



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Sessin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

TO: Judge Ramon Garcia  
County Commissioner's Court

FROM: Raul E. Sessin, P.E., Planning Administrator

DATE: April 20, 2011

RE: **Amended El Monte Commercial Subdivision – Pct. 3**  
**Final Approval**

Amended El Monte Commercial Subdivision is a eight (8) residential lot subdivision located on the Northeast corner of Tabledo Road and El Pinto Road.

The proposed Subdivision lies within the City of Sullivan E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 25, 2010. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on April 12, 2011. The proposed subdivision plat will dedicate twenty (20) feet on El Pinto Road and ten (10) feet on Tabledo Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Jose A. Gonzalez and approved by the Hidalgo County Environmental Health Department. All septic tank systems have been installed, inspected and can be expected to function satisfactorily.

Water Services will be provided by AGUA SUD. There is an existing ten (10) inch waterline on El Pinto Road that will serve as the primary source of water for the proposed development.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code.

This Plat is being amended to convert commercial lots into residential lots.

The Hidalgo County Advisory Board convened and recommended **Final Approval** on **April 19, 2011**.