



# PLANNING DEPARTMENT

## County Of Hidalgo

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

TO: Judge Ramon Garcia  
County Commissioner's Court

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

DATE: April 20, 2011

RE: **Paris Ranches Subdivision – Pct. 1**  
**Preliminary Approval**

Paris Ranches Subdivision is a ten (10) lot subdivision located on the West side of Mile 6 West Road approximately 300 feet North of Mile 16 North Road.

The proposed Subdivision lies within the City of Elsa 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 November 09, 2009. The proposed subdivision lies within Zone "X Not Shaded" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on February 22, 2011. The proposed subdivision plat will dedicate 48.26 feet on Mile 6 North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan. Additional Road Right of Way curves and aligns with design approved by Tedsi.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Jose A. Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by the North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 6 North 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. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **April 19, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Elsa.

