



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: May 18, 2011

RE: **Las Palmas Del Norte No. 3 Phase I Subdivision – Pct. 3**
Preliminary Approval

Las Palmas Del Norte No. 3 Phase I Subdivision is a two (2) lot subdivision located on the South side of Mile 5 North Road approximately ¼ mile West Palm Drive Road.

The proposed Subdivision lies within the City of Mission E.T.J. and was approved by said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on August 3, 2010. The proposed subdivision lies within Zone “X Un-shaded” as per FEMA’s FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on March 31, 2011. The proposed subdivision plat will dedicate twenty five (25) feet on Mile 5 north Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing six (6) inch waterline on Mile 5 North Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 1 acre of land but less than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by Dr. Lorie Ochoa, Office of Environmental Compliance on May 12, 2011.

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 **May 17, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.

