



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Segin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: August 17, 2011

RE: **Flamingo Ranches Subdivision – Pct. 4**
Final Approval with Financial Guarantee

Flamingo Ranches is a thirty five (35) lot subdivision located on the South side of Ingle Road approximately ¼ mile East of Doolittle Road.

The proposed Subdivision lies within the City of Edinburg 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 06, 2009. The proposed subdivision lies within Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by drainage detention swales and a storm drainage pipe system with Type "A" inlets. Pipe system will be connecting to an existing 24" RCP along the North side of Ingle Rd discharging into an existing Irrigation Drain Ditch located approximately 300 feet East of the development.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on November 05, 2009. The proposed subdivision plat will dedicate ten (10) feet on Ingle 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 Angel Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Ingle Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by the Office of Environmental Compliance. In addition, a copy of the project's Notice of Intent (NOI) was submitted and approved by TCEQ and a copy was forwarded to the Hidalgo County Office of Environmental Compliance.

The Subdivider is requesting Final Approval with Financial Guarantee. A Check in the amount of Fifty Two Thousand Five Hundred Dollars was submitted to the Planning Department and deposited into an Escrow Account. The Cash Deposit will be used to secure the funds for the installation of thirty five septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on August 16, 2011.**