



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: August 17, 2011

RE: **Las Palmas Del Norte No. 3 Phase I Subdivision – Pct. 3**
Final Approval with Financial Guarantee

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 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 August 3, 2010. The proposed subdivision lies within Zone "X Un-shaded" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize drainage detention swales.

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. Soil Analysis were conducted by Jose M. Rojas, Jr. and approved by the Hidalgo County Environmental Health Department.

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 received Preliminary Approval from the Hidalgo County Commissioners Court on May 23, 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.

The Subdivider is requesting Final Approval with Financial Guarantee. A Check in the amount of Three Thousand 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 two septic tank systems.

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