



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: August 17, 2011

RE: **Serna Ranch Subdivision – Pct. 1**
Preliminary Approval

Serna Ranch Subdivision is a three (3) lot subdivision located on the East side of FM 491 approximately 450 feet South of Mile 16 North Road.

The proposed Subdivision lies within the City of La Villa 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 08, 2011. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize the green area of each lot for detention.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on April 12, 2011. The proposed subdivision plat will dedicate twenty (20) feet on FM 491 and twenty five (25) feet on Serna Drive of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Fred Kurth, PE and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing four (4) inch waterline on FM 491 that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 5 acres in size however, it is disturbing less than 1 acre of soil, therefore requires no SWMP3, as reviewed by the Office of Environmental Compliance.

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 **August 16, 2011** subject to staff comments, future recommendations by Planning and other departments and approval from the City of La Villa.