



# 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: September 27, 2011

RE: **Mandalay Bay Phase I Subdivision – Pct. 4**  
**Preliminary Approval**

Mandalay Bay Phase I Subdivision is a fifty (50) lot subdivision located on the Northwest corner of Kenyon Road and Ingle Road.

The proposed Subdivision lies within the City of Edinburg E.T.J. and was approved on September 08, 2011 by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to HCDD No. 1. H.C.D.D. No. 1 has some comments regarding the offsite excavation of an existing drainage ditch to accommodate the propose runoff from this development. The plat engineer will present details of the discussion with HCDD No. 1 at the meeting. 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, drainage will be provided by 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 August 17, 2011. The proposed subdivision plat will dedicate ten (10) feet on Ingle Road and ten (10) feet on Kenyon Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by the City of Edinburg.

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.

This subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by the Office of Environmental Compliance on August 31, 2011. 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 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 Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **September 20, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Edinburg.