



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: October 25, 2011

RE: **Julia Moreno Acres Subdivision – Pct. 3**
Preliminary Approval

Julia Moreno Acres Subdivision is a nine (9) lot subdivision located on the West side of El Pinto Road approximately 3 miles North of US Expressway 83.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on July 28, 2011. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by on-site drainage detention swales. The nearest drain ditch outfall is approximately 2 miles South of the subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on August 5, 2011. The proposed subdivision plat will dedicate ten (10) feet on El Pinto Road 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 Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Agua SUD. There is an existing eight (8) inch waterline on El Pinto 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 and reviewed by the Office of Environmental Compliance on August 5, 2011.

The Proposed Subdivision Plat shall comply with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code before Final Approval.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **October 18, 2011** subject to staff comments and future recommendations by Planning and other departments.