



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: **La Paloma Estates Unit 3 Subdivision – Pct. 1**
Final Approval

La Paloma Estates Unit No. 3 is a twenty two (22) lot subdivision located on the Northeast corner of Mile 13 North Road and Mile 2 West Road.

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 April 27, 2011. The proposed subdivision lies within Zone "AE" 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 located North adjacent parallel to the North property line of the subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on April 15, 2011. The proposed subdivision plat will dedicate twenty five (25) feet on Mile 13 North Road and thirty (30) feet on Mile 2 West 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 Environmental Health Department. The septic tank system has been installed, inspected and can be expected to function satisfactorily.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 13 North 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.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioner's Court on June 28, 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 Hidalgo County Advisory Board convened and recommended **Final Approval** on **October 18, 2011**.