



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: November 22, 2011

RE: **Juan & Felipa Serna Subdivision – Pct. 2**
Preliminary Approval

Juan & Felipa Serna Subdivision is a one (1) lot subdivision located on the East side of Gwin Road approximately ¼ mile South of Benito A. Ramirez Road.

The proposed Subdivision lies within the City of Edinburg 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 July 12, 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, drainage will be provided by on-site drainage detention swales.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on August 29, 2011. The proposed subdivision plat will dedicate ten (10) feet on Gwin 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 Isaac Mata and approved by the Hidalgo County Environmental Health Department on November 9, 2011.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Gwin Road that will serve as the primary source of water for the proposed development.

Soil disturbance is less than 1 acre. No Storm Water Pollution Prevention Plan(SWPPP) is required under TPDES Permit 150,000.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **November 21, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Edinburg.