



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: **Los Gomez Subdivision – Pct. 2**
Preliminary Approval

Los Gomez Subdivision is a two (2) lot subdivision located on the East side of Nebraska Road approximately 800 feet South of Moore Road.

The proposed Subdivision lies within the San Juan 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 13, 2011. The proposed subdivision lies within a Zone "B" 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 is approximately ½ mile North of the subdivision development.

The proposed subdivision plat will dedicate thirty (30) feet on Nebraska 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 on November 10, 2011.

Water Services will be provided by the City of San Juan. There is an existing eight (8) inch waterline on Nebraska 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 San Juan.