



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: December 14, 2011

RE: **Fidencio Garcia Estates Subdivision – Pct. 1**
Preliminary Approval

Fidencio Garcia Estates Subdivision is a three (3) commercial lot subdivision located on the South side of FM 1925 (Monte Cristo Rd) approximately 2000 feet East of FM 493.

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 October 25, 2011. The proposed subdivision lies within a Zone "X Shaded" 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 Roy Gonzalez, ROW Agent on November 09, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Monte Cristo 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 Raul E. Garcia, P.E. and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Monte Cristo Road that will serve as the primary source of water for the proposed development.

This subdivision is more than 1 acre but less than 5 acres and therefore requires a SWM3P which was submitted, reviewed, and approved by the Office of Environmental Compliance on December 12, 2011.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **December 14, 2011** subject to staff comments and future recommendations by Planning and other departments.

