



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: **Mjay Subdivision – Pct. 4**
Preliminary Approval

Mjay Subdivision is a one (1) lot subdivision located on the East side of Terry Road approximately 1185 feet South of Mile 17 North 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 June 9, 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 utilizing properly graded landscaped areas which will overflow West towards Terry Road.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on June 28, 2011 subject to the water line will bore; sewer will cut a five foot trench and restore existing paved road. The proposed subdivision plat will dedicate twenty (20) feet on Terry Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided North Alamo Water Supply Corporation.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing four (4) inch waterline on Terry 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 **December 14, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Edinburg.

