



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: **Re-subdivision of Lot 1, La Espada Subdivision – Pct. 3**
Final Approval

Re-subdivision of Lot 1, La Espada Subdivision is a one (1) commercial lot subdivision located on the West side of FM 492, approximately 212 feet North of Mile 6 North Road.

The proposed Subdivision lies within the City of Mission E.T.J. and was approved administratively by said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 23, 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 the development will utilize an on-site detention swale at building permit stage.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on May 12, 2011. The existing Road Right of Way is in compliance with the Hidalgo County Thoroughfare Plan and the Hidalgo County ROW Department.

Sanitary Sewer Services will be provided by OSSF.

Water Services will be provided by Agua SUD. There is an existing eight (8) inch waterline on FM 492 that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 1 acre but less than 5 acres, and requires no SWMP3, as reviewed by the Office of Environmental Compliance.

The subdivision received Preliminary Approval from the Hidalgo County Commissioners 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 **December 14, 2011**.