



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: January 18, 2012

RE: **Lantana Acres No.7 Subdivision – Pct. 1**
Final Approval

Lantana Acres No.7 is a thirty nine (39) lot subdivision located on the north side of Mile 22 ½ North Rd intersection with Engleman Gardens Road.

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 March 28, 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 detention will be achieved onsite detention swales and by storm drainage pipe system discharging into the W.C.W.C.& I.D.No.1 Drain ditch adjacent to the north property line.

The proposed subdivision plat was submitted to, reviewed, and approved by Benito Rodriguez, ROW Agent on April 06, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Mile 22 ½ North Road and forty (40) feet on Engleman 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 A. Gonzalez and approved by the Hidalgo County Environmental Health Department. All septic tanks systems have been installed, inspected by the HCHD and can be expected to function satisfactory.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 22 ½ North Road that will serve as the primary source of water for the proposed development.

The Hidalgo County Office of Environmental Compliance Department has reviewed the proposed project for final on January 13, 2012. The Developer has met the requirement of the Hidalgo County MS4 Permit (TXR040408) Construction Site Program.

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 **January 17, 2012**.