



# 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: **Ranchitos Commercial Unit 2 Subdivision – Pct. 1**  
**Final Approval**

Ranchitos Commercial Unit 2 Subdivision is a five (5) commercial lot subdivision located on the Northeast corner of FM 88 and US Highway 281.

The proposed Subdivision lies within the City of Progreso E.T.J. The City Council has agreed to Hidalgo County being the approving authority for any rules and regulations required for Ranchitos Commercial Unit 2 Subdivision.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on December 08, 2011. The proposed subdivision lies within a Zone "B" (shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, detention shall be provided on the lots at the time of development permit application stage.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzales, ROW Agent on December 06, 2011. The proposed subdivision plat will dedicate ten (10) feet on FM 88 and twenty five (25) on U.S. Highway 281 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 on January 13, 2012.

Water Services will be provided by Military Highway Water Supply Corporation. There is an existing twelve (12) inch waterline on north side of U.S. Highway 281 that will serve as the primary source of water for the proposed development.

The applicant has submitted the required Small Construction Site Notice or NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project on January 10, 2012.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules and the Texas Local Government Code.

The Hidalgo County Advisory Board convened and recommended **Final Approval** on **January 17, 2012**.