



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: February 22, 2012

RE: **H & R Subdivision – Pct. 3**
Preliminary Approval

H & R is one (1) lot subdivision located on the West side of Mayberry Road approximate 340 feet north of Mile 8 North Rd.

The proposed Subdivision lies within the City of McAllen ETJ. And was approved by the Planning and Zoning Commission of said city on January 17, 2012

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 17, 2012. The proposed subdivision lies within a Zone "X" (Un-shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be achieved by a 15 foot detention swale. The nearest drain ditch outfall is approximate 1 ½ miles south of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Victor Gallardo, ROW Agent on January 25, 2012. The proposed subdivision plat will dedicate twenty (20) feet on Mayberry 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 Angel Gonzalez, and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing two (2) inch waterline on Mayberry Rd. that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was submitted to, reviewed, by Oscar Salinas, inspector for the H.C.O.E.C. on February 07, 2012. Subdivision development will not be disturbing one acre of soil; therefore a TPDES general permit for construction Activities (TXR 150000) is not required.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **February 21, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of McAllen.