



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: **James C. Swint Sr. Subdivision – Pct. 1**
Final Approval

James C. Swint Sr. is one (1) lot subdivision located on the North side of FM 495 approximate 264 feet East of Border Road.

The proposed Subdivision lies within the City of Alamo ETJ and was approved by the Board of Commissioners of said city on Tuesday, September 06, 2011.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 22, 2011. The proposed subdivision lies within a Zone "C" (Un-shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be achieved by an onsite detention swale.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on April 12, 2011. The proposed subdivision plat will dedicate ten (10) feet on FM 495 of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. The septic tank has been installed and inspected by The Hidalgo County Environmental Health Department on January 15, 2012.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing four (4) inch waterline on FM 495 Rd. that will serve as the primary source of water for the proposed development.

The H.C.O.E.C. conducted a final review and determined that less than one acre of soil disturbance would take place during construction and it was not part of a large common plan of development. Coverage under TPDES General Permit for Construction Activities (TXR 150000) was not required.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on September 27, 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 **February 21, 2012**.