



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: **Le Vendicion Ranch Subdivision – Pct. 4**
Preliminary Approval

Le Vendicion Ranch is three (3) lot subdivision located on the south side of Ingle Road approximate 300 feet East of Cesar Chaves Road.

The proposed Subdivision lies within the rural area of the Hidalgo County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on November 02, 2011. 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 detention will be achieved by on-site retention. The nearest drain ditch outfall is approximate 1.3 miles south of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzales, ROW Agent on December 08, 2011. The proposed subdivision plat will dedicate ten (10) feet on Ingle 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 North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Ingle Rd. that will serve as the primary source of water for the proposed development.

The applicant has submitted the required Large 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 February 07, 2012.

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.