



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: **Los Ebanos Professional Plaza Subdivision – Pct. 3**
Final Approval

Los Ebanos Professional Plaza is two (2) 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 Mission ETJ and was approved administratively by staff of said city on October 13, 2011.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on August 16, 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 will be achieved by an onsite detention swales. The nearest drain ditch outfall is approximate 1 mile south of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Carlos Moreno, ROW Agent on October 12, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Los Ebanos Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. All septic tanks will be installed at development permit stage. Septic tank design has been reviewed and approved by The Hidalgo County Environmental Health Department on January 10, 2012.

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

The H.C.O.E.C. conducted a final onsite inspection of the proposed project and has coordinated with the applicant regarding their compliance with their SWP3 on January 10, 2012. Final review was completed and has met the requirement of the Hidalgo County MS4 permit (TXR040408) Construction Site Monitoring Program.

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**.