



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: **Serna Ranch Subdivision – Pct. 1**
Final Approval

Serna Ranch is a three (3) lot subdivision located on the East side of FM 491 approximate 450 feet South of Mile 16 North Road.

The proposed Subdivision lies within the City of La Villa ETJ and was approved by Planning & Zoning and City Council of said city.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 08, 2011. The proposed subdivision lies within a Zone "X" (shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage detention will be achieved by utilizing the green areas of each lot.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzales, ROW Agent on April 12, 2011. The proposed subdivision plat will dedicate twenty (20) feet on FM 491 and twenty five (25) feet on Serna Drive of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. All septic tank have been installed and inspected by The Hidalgo County Environmental Health Department on January 01, 2012.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (4) inch waterline on FM 491 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 August 22, 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**.