



# 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: March 07, 2011

RE: **Las Comadres Acres Phase II Subdivision – Pct. 3**  
**Final Approval**

Las Comadres Acres Phase II Subdivision is an eighty (81) lot subdivision located on the West side of Abram Road approximate 800 feet North of FM 2221.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 23, 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 onsite detention swales. The nearest drain ditch outfall is approximate 3.5 miles southeast of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on May 20, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Abram 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 have been installed and inspected by The Hidalgo County Environmental Health Department on January. An approved letter was submitted by Elizardo "Chardo" Ramos, Environmental Health Division Manager on January 15, 2012.

Water Services will be provided by Agua SUD. There is an existing eight (8) inch waterline on Abram 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 09, 2012. Final review was completed and met requirement of the Hidalgo County MS4 permit (TXR040408) Construction Site Monitoring Program.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on July 26, 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 **March 6, 2012**