



# 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: **Mandalay Bay Phase II Subdivision – Pct. 4**  
**Preliminary Approval**

Mandalay Bay Phase II Subdivision is a forty nine (49) lot subdivision located on the Southeast corner of FM 2812 and Kenyon Rd.

The proposed Subdivision lies within the City of Edinburg E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on October 27, 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 provided by storm drainage pipe system with Type "A" inlets. Pipe system will be connecting to an existing 36" RCP along the East side of Kenyon Rd discharging into an existing Irrigation Drain Ditch located approximately 600 feet south of the development.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on February 02, 2012. The proposed subdivision plat will dedicate ten (10) feet on Kenyon Road and twenty (20) feet on FM 2812 Rd. of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by The City of Edinburg.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing twelve (12) inch waterline on FM 2812 Rd. that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was submitted to, reviewed by Oscar Salinas; HCOEC Inspector on February 17, 2012. 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.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **March 6, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Edinburg.