



# 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 27, 2012

RE: **Texas Estates Subdivision – Pct. 4**  
**Preliminary Approval**

Texas Estates Subdivision is a seventy (70) lot subdivision located on the South side of Texas Road, approximately 200 feet East of Cesar Chavez Road.

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 original Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on December 7, 2011. A revised Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on March 23, 2012. The proposed subdivision lies within a Zone "X Unshaded" as per FEMA's FIRM. As per the H.C.D.D. No. 1 latest approved Drainage Report, drainage will be provided by a combination of on-site drainage detention swales and a storm sewer system network comprising of inlets and storm sewer pipe that will discharge into the HCDD No. 1 drain ditch located approximately 2,600 miles North of the proposed development.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on April 15, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Texas 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 David Omar Salinas, PE 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 Texas Road 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 August 4, 2011.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **January 17, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Edinburg.