



Hidalgo County Planning Department

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TO: Judge Ramon Garcia, County Commissioner's Court
FROM: Raul E. Sesin, P.E., Planning Administrator
DATE: April 18, 2012
RE: **Lopez Heights Subdivision – Pct. 4
Final Approval with Financial Guarantee**

Lopez Heights Subdivision is a one (1) lot subdivision located on the South side of Iowa Road approximate ½ mile East of Tower Road.

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 August 04, 2011. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by properly graded landscaped areas which will overflow towards the existing drain ditch.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on March 13, 2012. The proposed subdivision plat will dedicate twenty (20) feet on Jackson Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF.

Water Services will be provided by N.A.W.S.C. There is an existing eight (8) inch waterline on Iowa Rd. that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was reviewed by Ann Marie De La Fuente, Administrative Assistant on March 12, 2012. Project will not need to meet any storm water requirements. Coverage under TPDES general permit for construction activities (TXR150000) is not required.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on September 27, 2011 with a variance request. The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules.

The Subdivider is requesting Final Approval with Financial Guarantee. A Cash Deposit in the amount of \$1,5000.00 was submitted and deposited into the Escrow Account. The Cash Deposit will be used to secure the installation of one septic tank.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on April 17, 2012.**