



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: **Pueblo De Palmas Phase 12 Subdivision – Pct. 4
Final Approval**

Pueblo de Palmas Phase 12 Subdivision is a forty seven (47) lot subdivision located approximate 300 feet east of Alamo Rd and Approximate ½ mile North of FM 2812.

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 February 13, 2012. 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 a Storm drainage pipe system discharging into a private onsite drainage detention pond. The nearest drain ditch outfall is located approximate 2 miles south of the proposed subdivision.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on February 06, 2012. No additional Road Right of Way will be dedicated by this plat. Alamo Road is 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 ten (10) inch waterline on Alamo Road that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was submitted to review by Oscar Salinas, HCOEC Inspector on February 13, 2012. The Applicant has met the requirements of the Hidalgo County Storm Water Construction Site Monitoring Program.

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 **April 17, 2012**.