



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: **Yamham Subdivision – Pct. 2
Final Approval**

Yamham Subdivision is a one (1) lot subdivision located on the east side of Jackson Road approximate ½ mile south of Hall Acres Road.

The proposed Subdivision lies within the City of Pharr E.T.J. and was reviewed and approved administratively by said city.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 13, 2011. The proposed subdivision lies within a Zone "B" 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 west towards Jackson Road. An Engineer site plan will be required at development permit stage.

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 The City of Pharr. There is an existing eight (8) inch sewer line on Fairmont Road that will serve as the primary source of sewer for the proposed development.

Water Services will be provided by The City of Pharr. There is an existing eight (8) inch waterline on Jackson 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 April 03, 2012 with a variance request. The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules.

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