



## Hidalgo County Planning Department

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Planning Administrator

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TO: Judge Ramon Garcia, County Commissioner's Court

FROM: Raul E. Sesin, P.E., Planning Administrator

DATE: April 25, 2012

RE: **Comanche Subdivision – Pct. 1  
Preliminary Approval**

Comanche Subdivision is a thirty four (34) lot subdivision located on the West side of Mile 2 West Road approximate ½ mile North of Mile 11 North Road.

The proposed Subdivision lies within the City of Weslaco 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 March 27, 2012. The proposed subdivision lies within a Zone "X" (shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage detention will be achieved by onsite detention swales and by storm drainage pipe system discharging into the H.C.D.D.#1 Drain ditch adjacent to the West property line.

The proposed subdivision plat was reviewed and approved by Roy Gonzales, ROW Agent on March 22, 2012. The proposed subdivision plat will dedicate ten (10) feet on Mile 2 West 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 Jose Angel Gonzalez, 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 Mile 2 West 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 April 11, 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 **April 24, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Weslaco.