



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: May 16, 2012
RE: **CIMA Subdivision – Pct. 3
Final Approval**

CIMA is one (1) lot commercial subdivision located on the North side of State Highway 107 approximate 400 feet West of Bryan Road.

The proposed Subdivision lies within the City of McAllen 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 January 29, 2010. 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 and drainage will be achieved by an onsite detention swale. The nearest drain ditch outfall is approximate $\frac{3}{4}$ miles south of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on March 23, 2010. No additional Road Right of Way will be dedicated by this plat, State Highway 107 is in accordance with the Hidalgo County Thoroughfare.

Sanitary Sewer Services will be provided by OSSF. Septic Tanks will be installed by lot owner at development permit stage

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing eight (8) inch waterline on State Highway 107 that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was submitted to, reviewed, by Oscar Salinas, inspector for the H.C.O.E.C. on May 08, 2012. The subdivision development will not be disturbing one acre of soil; therefore a TPDES general permit for construction Activities (TXR 150000) is not required.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on March 30, 2010. 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 **May 15, 2012**.