



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: **San Clemente Subdivision – Pct. 4
Preliminary Approval**

San Clemente Subdivision is a forty seven (47) lot subdivision located on the West side of North 83RD Road approximate 300 feet North of Mile 17 ½ North Road.

The proposed Subdivision lies within the rural area of the Hidalgo County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on April 24, 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 a storm drainage pipe system discharging into the Hidalgo County Drainage District No.1 drain ditch adjacent to the west property line.

The proposed subdivision plat was reviewed and approved by J. Benito Rodriguez, ROW Agent on November 14, 2011 subject to an additional 20 feet of right of way for the future relocation of the existing irrigation line and a release of easement from the irrigation district for the additional 20 feet of R.O.W. for North 83rd Road. The proposed subdivision plat will dedicate twenty (20) feet on North 83rd Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by N.A.W.S.C. There is an existing eight (8) inch sewer line on Zeke Ave. (North San Carlos Estates Subd. Phase II) that will serve as the primary collector of wastewater for the proposed development.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 17 ½ North Road 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 26, 2012. The applicant has submitted the required Small 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 **May 15, 2012** subject to staff comments, future recommendations by Planning and other departments.