



Hidalgo County Planning Department

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TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: May 16, 2012

RE: **Quintana Auto Parts Subdivision – Pct. 1
Preliminary Approval**

Quintana Auto Parts Subdivision is a two (2) lot subdivision one commercial and one residential, located on the West side of Mile 1 ½ West Road, approximate ¼ mile North of Mile 11 North Road.

The proposed Subdivision lies within the City of Mercedes 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 December 19, 2011. 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. The nearest drain ditch is approximate 2 miles south of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzales, ROW Agent on February 21, 2012. The proposed subdivision plat will dedicate ten (10) feet on Mile 1 ½ 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 Alfredo Guerra, and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing four (4) inch waterline on Mile 1 ½ West Road 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 June 07, 2012. The proposed is less than one (1) acre and is not part of a larger common plan of development. Therefore, it will not need coverage under TPDES General Permit for Construction Activities (TXR150000).

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval on June 19, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Mercedes.