



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Segin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Juan D. Salinas III
County Commissioner's Court

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

DATE: October 14, 2008

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

Ash Subdivision is a thirteen (13) lot subdivision located on the South east corner of Mile 12 North & Victoria Road.

The proposed Subdivision lies within the City of Donna E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 30, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty five (35) feet on Victoria Road and twenty (20) feet on Mile 12 North 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 were conducted by Gustavo Chapa and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Victoria Road. That will serve as the primary server of water for the development.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code with the exception of the following comments.

Our department originally was requiring that the proposed 24" outfall located at the Northeast corner of the development be extended westerly to the intersection of Mile 12 Rd and Victoria Road and the installation of a new line along the Southern line of Lot 1 from Victoria Rd to the drain ditch. We have met with the engineer and discussed our requirements as stated above. They are not receptive to our request and are wanting to leave the plan as originally submitted. The Planning Department has no objection to leaving the 24" proposed outfall at the Northeast corner of Lot 13. However, we are requiring that the aforementioned storm sewer line along the North boundary of Lot 13 be installed. This will assist in channeling water from the natural drainage basin to the ditch while minimizing flooding of Victoria Rd. and Mile 12 North.

The Hidalgo County Advisory Board convened and recommended to **deny** Preliminary Approval on **October 7, 2008**. This item is now before you.

