



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: January 20, 2010

RE: **Spring Vista Subdivision– Pct. 1**
Preliminary Approval

Spring Vistas is a six (6) lot subdivision located at the Northeast corner of FM 493 and Mile 12 ½ North Road.

The proposed Subdivision lies within the City of Donna 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 November 25, 2009. The proposed subdivision lies within Zone "X Shaded" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on FM 493 and twenty (20) feet on Mile 12½ North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Raul E. Garcia, P.E. and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing twelve (12) inch waterline on Mile 12 ½ North that will serve as the primary source of water for the proposed 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. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **January 19, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Donna.

