



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: January 19, 2011

RE: **Lerma Estates Phase I Subdivision – Pct. 1**
Preliminary Approval

Lerma Estates Phase I Subdivision is a six (6) commercial lot subdivision located on the West side of FM 493 approximately 1 mile South of Stites 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 September 23, 2010. The proposed subdivision lies within Zone "B" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Guadalupe Rodriguez, ROW Agent on December 10, 2010. The proposed subdivision plat will dedicate twenty (20) feet on FM 493 of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by the City of Donna.

Water Services will be provided by the North Alamo Water Supply Corporation. There is an existing eighteen (18") inch waterline on FM 493 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 18, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Donna.

