



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: May 18, 2011

RE: **Venecia Estates Subdivision – Pct. 3**
Preliminary Approval

Venecia Estates Subdivision is a two (2) lot subdivision located on the West side of La Homa Road approximately ¼ mile North of Mile 3 North Road.

The proposed Subdivision lies within the City of Mission E.T.J. and was approved by said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 22, 2011. The proposed subdivision lies within Zone “C” as per FEMA’s FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on April 07, 2011. The proposed subdivision plat will dedicate twenty (20) feet on La Homa 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 Jose A. Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing six (6) inch waterline on La Homa Road that will serve as the primary source of water for the proposed development.

As per the Engineer, the estimated amount of soil that will be disturbed is less than 1 acre and therefore requires no SWMP3, as reviewed by Dr. Lorie Ochoa, Office of Environmental Compliance. The Hidalgo County Office of Environmental Compliance will inspect the project to confirm the amount of soil disturbance as well as compliance with SWMP3 requirements.

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.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **May 17, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.