



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: July 05, 2011

RE: **Santa Clara Estates Subdivision – Pct. 1**
Preliminary Approval

Santa Clara Estates is a twenty nine (29) lot subdivision located on the Southwest corner of Mile 10 ½ North Road and FM 493.

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 April 12, 2011. The proposed subdivision lies within Zone "C & X" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on May 13, 2011. The proposed subdivision plat will dedicate ten (10) feet on Old La Blanca Rd. and twenty (20) to thirty (30) feet on FM 493 of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by North Alamo Water Supply Corporation.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Old La Blanca Road that will serve as the primary source of water for the proposed development.

The proposed plat is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by Dr. Lorie Ochoa. In addition, a copy of the project's Notice of Intent (NOI) was submitted and approved by TCEQ and a copy was forwarded to the Hidalgo County Office of Environmental Compliance.

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 June 21, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Donna.