



# 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: July 20, 2011

RE: **La Capilla Subdivision – Pct. 1**  
**Final Approval**

La Capilla Subdivision is a one (1) commercial lot subdivision located on the South side of Toluca Ranch Road approximately ½ mile East of FM 1015.

The proposed Subdivision lies within the City of Progresso Lakes 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 18, 2011. The proposed subdivision lies within Zone “B” as per FEMA’s FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize on-site detention swales.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on May 3, 2011. The proposed subdivision plat will dedicate ten (10) feet on Toluca Ranch 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 Angel Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by the Military Highway Water Supply Corporation. There is an existing four (4) inch waterline on Toluca Ranch that will serve as the primary source of water for the proposed development.

The proposed subdivision 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 **Final Approval** on **July 19, 2011**.