



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: August 17, 2011

RE: **La Victoria Phase I Subdivision – Pct. 1**
Preliminary Approval

La Victoria Phase I is a ninety two (92) lot subdivision located on the West side of Victoria Road, approximately 660 feet South of Walker 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 August 4, 2011. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by Storm Drainage Pipe System with Type "A" inlets that will discharge into the HCDD No. 1 Drain Ditch located adjacent to the West of the development.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on August 05, 2011. The proposed subdivision plat will dedicate thirty (30) feet on Victoria Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by the City of Donna.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Victoria Road 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 Hidalgo County Office of Environmental Compliance on April 14, 2011. 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 **August 16, 2011** subject to staff comments, future recommendations by Planning and other departments and approval from the City of Donna.