



# 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: February 22, 2012

RE: **Azteca Estates Subdivision – Pct. 1**  
**Preliminary Approval**

Azteca Estates is a seventy (70) lot subdivision located on the Northeast corner of Dillon Rd and Minnesota Rd.

The proposed Subdivision lies within the City of Donna E.T.J. and we have received authorization from them to be the lead entity in processing the proposed subdivision. The City will still be conducting an administrative staff review for the plat and will sign off on the final approved plat by the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 20, 2012. The proposed subdivision lies within a Zone "C" (Un-shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage detention will be achieved by onsite detention swales and by storm drainage pipe system discharging into the Donna Irrigation Drain ditch adjacent to the north property line.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzales, ROW Agent on January 18, 2012. The proposed subdivision plat will dedicate twenty (30) feet on Minnesota Road and fifty (50) feet on Dillon Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Jose Angel Gonzalez, and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing twelve (12) inch waterline on Minnesota Rd. that will serve as the primary source of water for the proposed development.

The applicant has submitted the required Large Construction Site Notice or NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project on January 01, 2012.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **February 21, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Donna.