



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: **Spring Vistas Subdivision – Pct. 1**
Final Approval

Spring Vistas is a six (6) lot subdivision located on the Northeast corner of FM 493 and Mile 12 ½ North Road.

The proposed Subdivision lies within the City of Donna ETJ and was approved by Planning & Zoning and City Council of said city.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on November 25, 2009. The proposed subdivision lies within a Zone “X” (shaded) as per FEMA’s FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be achieved by onsite detention swale.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on June 28, 2006. The proposed subdivision plat will dedicate twenty (20) feet on FM 493 and twenty (20) feet on Mile 12 ½ North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. All septic tank have been installed and inspected by The Hidalgo County Environmental Health Department on January 17, 2012.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Mile 12 ½ Rd. that will serve as the primary source of water for the proposed development.

The H.C.O.E.C. conducted a final review and determined that less than one acre of soil disturbance would take place during construction and it was not part of a large common plan of development. Coverage under TPDES General Permit for Construction Activities (TXR 150000) was not required.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on January 26, 2010. 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 **February 21, 2012**.