



Hidalgo County Planning Department

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TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: May 16, 2012

RE: **Re-Subdivision of Lot 8 Victoria North Subdivision – Pct. 1
Final Approval**

Re-Subdivision of Lot 8 Victoria North Subdivision is a one (1) lot subdivision located on the east side of Victoria Road approximate ¼ mile south of Mile 10 North 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 January 13, 2011. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by onsite detention swale.

Sanitary Sewer Services will be provided by OSSF.

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

The proposed subdivision plat was reviewed by Ann Marie De La Fuente, Administrative Assistant on May 08, 2012. Project will not need to meet any storm water requirements. Coverage under TPDES general permit for construction activities (TXR150000) is not required.

The reason for this re-plat is to relocate the drainage easement, reduce the existing utility easement from 15 feet to 9 feet, reduce the minimum building rear setback, from 40 feet to 9 feet and the side setback from 9 feet to 5 feet.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules.

The Hidalgo County Advisory Board convened and recommended **Final Approval** on **May 15, 2012**.