

MEETING DATES:  
PLANNING & ZONING COMMISSION – MARCH 08, 2005  
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JUVENILE JUSTICE  
CENTER SUBDIVISION

**APPLICATION:** Preliminary Plat Approval of Juvenile Justice Center Subdivision

**APPLICANT:** County of Hidalgo

**ENGINEERING FIRM:** Quintanilla, Headley & Associates

**LEGAL:** A 30.69 acre tract of land out of Lots 13 & 14, Section 245, Texas-Mexican Railway Company Survey

**LOCATION:** On the West side of Doolittle Road, approximately 250.0' North from its intersection with Richardson Road (FM 2128)

**CURRENT USE OF PROPERTY:** Vacant

**PROPOSED ZONING/LAND USE:** Commercial

**SURROUNDING LAND USE:** Residential / Commercial offices

**ACCESS AND CIRCULATION:** This property has access to Doolittle Road

**PUBLIC SERVICES:** Public utilities are readily available to serve the subdivision.

**RECOMMENDATION:** Staff recommends approval of the preliminary plat subject to the following requirements.

**PLANNING DEPARTMENT REQUIREMENTS**

1. The plat is modified and information is provided as per meeting with project engineer on February 23, 2005.
2. The developer complies with all requirements of the utility companies serving this subdivision.

**NORTH ALAMO WATER SUPPLY CORPORATION**

3/8 MILE S OF SH 107 ON DOOLITTLE ROAD  
420 S DOOLITTLE RD EDINBURG TX 78539-9078

TELEPHONE 956-383-1618

FAX 956-383-1372

**Date: January 17, 2007**

**Re: Juvenile Justice Center**

**Dear Sir:**

On February 15, 2005 the Board of Directors of North Alamo Water Supply Corporation approved the above referenced subdivision application for water service conditioned upon the following items being satisfied.

(x) Provide a plat of the subdivision and the proposed water system layout and a site survey map drawn by a Registered Professional Engineer or Registered Public Surveyor.

() Subdivision greater than four lots developer must pay \$250.00 Review Fee.

(x) Provide NAWSC with a cost estimate of the on-site and off-site water system.

(x) Pay to NAWSC \$2,000.00 administrative fee.

(x) Purchase or provide for at least 1 meter installation(s).

(x) Purchase 1 NAWSC memberships at 150.00

(x) Execute the NAWSC Water Service Agreement immediately upon receipt of this letter.

(x) Provide a county approved final plat for NAWSC files and a 3.5" disk in the proper format.

(x) Provide for adequate raw water to supply the subdivision by obtaining a "Water Supply Agreement for Excluded Subdivision" from the irrigation district where the proposed subdivision is located and /or by paying NAWSC a water rights fee equal to \$850.00 per lot. \$27,370.00.

(x) Agree to abide by NAWSC's reimbursement policy and reimburse NAWSC as required under NAWSC's reimbursement policy for the cost of constructing water lines used to serve the subdivision.

(x) Install the subdivision water system (approved as submitted) (after approval of system by NAWSC) (approved with changes to submitted plat listed below). A preconstruction conference is required. The selection of the contractor is subject to NAWSC approval. You must notify the NAWSC superintendent no less than 48 hours -before beginning construction.

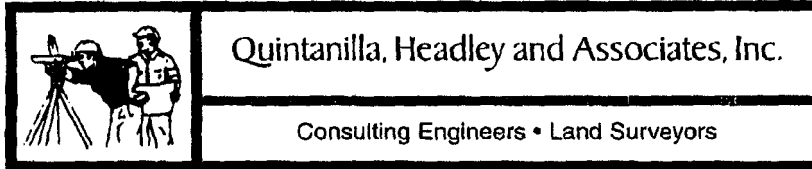
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3. The property shall be excluded from the Hidalgo County Irrigation District No. 1 for the purposes of converting the water rights from irrigation to municipal use.
4. All water and sanitary sewer improvements are for the private use of the proposed development. A note like this shall be placed on subdivision plat reflecting this requirement.
5. Engineering cost estimates and revised plans shall be submitted for a pre-construction meeting prior to beginning improvements.
6. A two (2%) percent inspection fee is paid to the City of Edinburg based on the final engineering estimates for all improvements inspected by the City.
7. A ten (10.0) foot utility easement is required along Doolittle Road.
8. All subdivision improvements shall comply with Storm Water Pollution Prevention Plan (SW3P) requirements. A note shall be placed on subdivision plat reflecting this requirement.

**PUBLIC WORKS DEPARTMENT REQUIREMENTS**

1. Project Engineer shall provide a five (5.0) foot wide sidewalk along Doolittle Road at the building permit stage. A note shall be placed on the plat reflecting this requirement.
2. The subdivision shall comply with the City's drainage policy and the Hidalgo County Drainage District No. 1 requirements. The drainage report must be approved by the Hidalgo County Drainage District No. 1.
3. Project Engineer shall provide eleven (11.0) foot additional pavement section plus curb & gutter along Doolittle Road.
4. A street lighting layout shall be submitted for a pre-construction meeting prior to beginning improvements.
5. All proposed detention ponds are for the private use of proposed development. A note like this shall be placed on subdivision plat reflecting this requirement.

- Municipal Projects
- Subdivisions
- Surveys



Alfonso Quintanilla, P.E., R.P.L.S.  
Jack A. Headley, R.P.L.S.  
Eulalio Ramirez, P.E.

124 E. Stubbs, Edinburg, Texas 78539 Phone: (956) 381-6480 Fax: (956) 381-0527

January 29, 2007

Mr. Israel (Buddy) Silva  
Juvenile Probation Department  
1300 S. Hwy. 281  
Edinburg, Texas 78539

Re: Juvenile Justice Center Subdivision

Dear Mr. Silva;

We are in the process of recording the subdivision plat for the Juvenile Justice Center. As per Moises Salazar with Hidalgo County Purchasing Department we need to send you any fees required to record this subdivision. Listed below are fees needed for North Alamo Water Supply Corporation.

1. One Membership = \$ 150.00
2. Water Rights Fee = \$ 27,370.00
3. Administrative Fee = \$ 2,000.00

Please issue one check in the amount of \$29,520.00 to North Alamo Water Supply Corp for the above mentioned fees.

We are also need a check to the City of Edinburg in the amount of \$2,053.42 for the 2% Inspection fee.

Should you have any questions or require additional information, please do not hesitate to contact our office. Thank You.

Sincerely,

  
Alfonso Quintanilla, P.E.