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# PLANNING DEPARTMENT

## County Of Hidalgo

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

TO: Judge Juan D. Salinas III  
County Commissioner's Court

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

DATE: August 22, 2007

RE: **Corin Estates Phase 2 Subdivision – Pct. 4  
Preliminary Approval**

Corin Estates Phase 2 is a one (1) commercial lot subdivision located approximately 309 feet North of S.H. 107 and approximately 660 feet West of Valverde Road.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 20, 2007. The proposed subdivision lies within Zone 6X & AH6 as per FEMA's FIRM.

Sanitary Services will be provided by OSSF. Soil Analysis 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 eight (8) inch waterline on Corin Avenue that will serve as the primary source of water for the proposed development.

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. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **August 21, 2007** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING  
DURING SUBDIVISION REVIEW**

**Corins Estates Ph 2 2<sup>ND</sup> Review**

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This form lists the documents lacking during the process of seeking subdivision approval. The County official receiving a document should upon its receipt fill out and initial an entry for the items lacking and then write the log number on the document. If needed use more than one line for the description

Item Log #	Description of Item	Date	Logger's Initials
A	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Label existing easement for Corins Estates PhI	08-06-07	CP
B	#1)delete construction of residential house paragraph #4)complete note see attachments #7)complete total detention acreage and square feet as per approved drainage report. See attachments for additional plat note.	"	"
C	Delete North Alamo Water Supply Corporation Right of Way Easement note because there are no easements being dedicated.	"	"
D	Correct index to sheet to describe exactly what is on 2 <sup>nd</sup> sheet	"	"
E	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Show OSSF assign area for lot 3	"	"
F	Provide a swale cross section detail	"	"
G	Show concrete pad on flood zone area "AH"	"	"
H	Approved drainage report does not coincide with subdivision design please resubmit another approved report.	"	"
	<b>Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.</b>		