



# PLANNING DEPARTMENT

## County Of Hidalgo

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

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

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

DATE: October 3, 2007

RE: **Jordan Gardens Subdivision– Pct. 3**  
**Preliminary Approval**

Jordan Gardens is a thirty five (35) lot subdivision located on the Southeast corner of Mile 6 North and Minnesota Road.

The proposed Subdivision lies within the City of Mission E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on August 17, 2007. The proposed subdivision lies within Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty (30) feet on Mile 6 Road and fifteen (15) feet on Minnesota Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

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 La Joya Water Supply Corporation. There is an existing eight (8) inch waterline on Minnesota & 7 Mile Line Road 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 **October 02, 2007** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.

## LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Jordan Gardens 1<sup>st</sup> Review

Page 1 of 2

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><u>1<sup>ST</sup> SHEET COMMENTS:</u></b> Submit a set of plans to the "911 Dept." (956)631-3481 with Juan Gomez to review the proposed subdivision street names for this subdivision.	09-20-07	JRT
B	Verify with HCROW Dept. on irrigation valves located inside the south east intersection of mile 6 North and Minnesota Road ROW and show irrigation line connecting to valves.	"	"
C	Change gas easement line type to "hidden", provide gas line easement document number and provide site plans for all lots affected by gas easement	"	"
D	Verify the dedication of the easement being proposed between lots 13 & 14 because on the 2 <sup>nd</sup> sheet shows that easement is a 10' LJWASC.	"	"
E	A 15 feet utility easement is required for lot 12; if water line is not being routed inside LJWASC easement along the rear of lots 11 thru 13, Then consider dedicating to be for utility.	"	"
F	Correct subdivision location description by stating that property is on the southeast corner of Mile 6 North and Minnesota Road.	"	"
G	As per index to sheet; provide engineer, HCID#6 and HCDD#1 certification on 1 <sup>st</sup> sheet, and separate topo and drainage from 2 <sup>nd</sup> sheet.	"	"
H	Minimum lot frontage for cul-de-sac on lot 13 is 40 feet and correct item "C" on curve data chart.	"	"
I	<b><u>PLAT NOTES:</u></b> 3] delete the 40 feet front setback dedication for lots 1, 24, and 25 because there is no access allow on to these lots from Minnesota road and because lots 1 thru 24 are designated to be residential. 5] Minimum finish floor elevation shall be 18" above the center line of street or 18" above natural ground whichever is greater. 6] Provide a 2 <sup>nd</sup> permanent BM with in subdivision on concrete slab w/ disk. 13 & 18] provide correct complete wording restriction for the utility easement and off-street parking lot sitplan. 17] Reword this note to read " <u>lots 1 thru 24 should be for residential use only</u> " 20] Reword this note to read " <u>no access allow from Minnesota Road shall be permitted on to lots 1 and 24.</u> " 21] Please label on plat note if lots 25 thru 35 are for commercial use only, and add to the share driveway note restriction the following wording " <u>and shall be constructed prior to final approval by developer.</u> " *drainage swale easement plat note is require, see attachment.	"	"
J	<b><u>2<sup>ND</sup> SHEET COMMENTS:</u></b> <i>Water Engineer Report:</i> Verify amount of dual service line, provide unit price for fire hydrant and complete this paragraph by provide water meter installation dates.	"	"

