



# 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: December 18, 2007

RE: **Las Dianas No. 1 Subdivision– Pct. 3**  
**Preliminary Approval**

Las Dianas No. 1 Subdivision is a twenty seven (27) lot subdivision located 3000 feet North of Mile 7 North Road and West of the Brushline 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 November 7, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on Brushline 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 Aniceto Izaguirre 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 Abram 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 **December 12, 2007** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING  
DURING SUBDIVISION REVIEW**

Name of Subdivision: Las Dianas No. 1 Subd. 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> Provide all adjoiner owners' name and document number.	11-28-07	CP
B	Provide a stub out to the south at 600 feet from Brushline Rd.	"	"
C	Label distance between internal street intersections	"	"
D	Label additional right of way to be dedicated by this plat.	"	"
E	Show total existing right of way for Brushline Rd.	"	"
F	Only show existing structures on 3 <sup>rd</sup> sheet	"	"
G	Also show on plat the 20.0 ft drainage easement running between lots 6 & 7 and 21 & 22 as per 3 <sup>rd</sup> sheet.	"	"
H	Label total canal right of way and mention to who does canal belong too w/document number.	"	"
I	<b><u>PLAT NOTES:</u></b> 3) correct minimum finish floor (see attachments) 7) show ___?___ acre feet detention 9) provide elevation and datum for bm#1 and a 2 <sup>nd</sup> permanent benchmark within the subdivision (conc. slab w/disk) 16) add to this note the following " if lots 1& 27 are commercial they will not have access thru NANI ST. or if used for residential, lots will have no access thru Brushline Rd. 21) mention who will be responsible to pay LJWSC fees See attachments for additional plat note: #) all public utilities easements.....	"	"
J	Correct monument labels to coincide with metes and bounds description, and label point of beginning.	"	"
K	On location of subdivision correct local government code to 212.001 and label that its city of mission five mile ETJ	"	"
L	Provide index to sheet chart (see attachment)	"	"
M	Provide contact information for surveyor on principal contact chart.	"	"
N	Provide ROW and Health dept. certification	"	"
O	<b><u>2<sup>ND</sup> SHEET COMMENTS:</u></b> Will there be any fire hydrants? If so please show them with their flange elevation.	"	"
P	Show total existing ROW	"	"

**LOG OF ITEMS LACKING  
DURING SUBDIVISION REVIEW**

Name of Subdivision: Las Dianas No. 1 Subd. 1<sup>st</sup> Review Page 2 of 2

Q	Engineering Report: <ul style="list-style-type: none"> <li>• Correct street name mention on water description</li> <li>• For septic will developer provide a letter of credit if so see attachments for new wording.</li> </ul>	“	“
R	All modification to water and sewer engineering report must be reflected on the Spanish version.	“	“
S	<b>Verify all amounts and dates prior to final review</b>	“	“
T	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Extend spot topography at approximately 500 feet and provide natural ground water flow arrows.	“	“
U	Show east right of way line for Brushline Rd	“	“
V	Label road conditions and dimension width, if not paved provide 1/3 escrow.	“	“
W	Label the radius on all pavement curbs	“	“
X	Correct street section detail	“	“
Y	Correct the flood zone and community panel on the engineer certification as per approved drainage report.	“	“
Z	<b>Submit a set of plans to the right of way department for their review and clearance.</b>	“	“
AA	<b>Submit the following to our office NOI application and waterline crossing permits from the right of way and irrigation district.</b>	“	“
	<b>Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.</b>		