



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: January 23, 2008

RE: **Ellis No. 5 Subdivision – Pct. 3**
Preliminary Approval

Ellis No. 5 is a thirty three (33) lot subdivision located on the West side of Abram Road and approximately 2400 feet North of Mile 4 Road.

The proposed Subdivision lies within the City of Mission.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 7, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate five (5) feet on Abram 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 Pablo E. Pena and approved by the 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 **January 22, 2008** 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: Ellis No.5 3RD Review Page 1 of 1

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	<u>1ST SHEET COMMENTS:</u> Provide curve data chart with the following information; Delta Bearing, Radius, Length, and chord.	01-17-08	JRT
B	Verify if there is an existing easement for the gas line inside the road ROW of Abram Rd	"	"
C	<u>METES & BOUNDS:</u> As per 2 nd and 3 rd callout please describe monument shown on drawing.	"	"
D	Correct index to sheet description, to include row and HCHD certification	"	"
E	Provide street length between internal street intersections.	"	"
F	<u>2ND SHEET COMMENTS:</u> On engineer sewer report provide new wording if a letter of credit will be granted.	"	"
G	All modification on sewer report must be reflected on the Spanish version	"	"
H	Show the construction cost estimate chart	"	"
I	Submit a set of plans to HCROW dept for there review and clearance. Also submit a copy of the NOI submitted to TCEQ.	"	"
J	Please Submit 30 yr letter and the letter of credit prior to final review.	"	"
K	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.	"	"