



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: **Wynn Ranches Subdivision – Pct. 4**
Preliminary Approval

Wynn Ranches Subdivision is a twenty five (25) lot subdivision located North of Alberta Road approximately 1368 feet West of Valverde Road.

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

The Drainage Report was submitted to, reviewed and comments. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Alberta Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Alberta 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 and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: Wynn Ranches 1st 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 street name and length. Submit a set of plans to 911 dept to verify street name and to USPS post Master.	09-17-07	JRT
B	Provide Topography contours.	“	“
C	Show west adjoiners “Rios Apartment Subd” and the remanding a acres of the Matias Rios tract.	“	“
D	<u>PLAT NOTES:</u> 5} complete this note and provide a 2 nd BM set on concrete w/ disk. 6} provide total cubic feet and acres feet for the total detention calculation. 8} please include multifamily use on item “A” 14} Please complete this note with the correct wording. 15} this note does not apply to this subdivision. <u>Please add the following plat notes:</u> <i>Lots __ and __ shall not have access/driveway onto _____ Road unless said lots are designated for commercial use.</i>	“	“
E	<u>METES & BOUNDS:</u> Label P.O.B. on drawing and provide a monument for the 2 nd and 3 rd call out as described on metes and bounds.	“	“
F	<u>2ND SHEET COMMENTS:</u> Provide HCROW dept. water line crossing permits for Alberta Road.	“	“
G	Provide notary public certificate acknowledgment on subdivider certificate and statement.	“	“
H	As per the water and sewage engineering report, please provide all amounts prior to final original mylar review.	“	“
I	<u>3RD SHEET COMMENTS:</u> Provide topography elevation, contours, natural water flow arrows, street grading top curb elevation and extend topo elevation at 500 feet.	“	“
J	Provide NOI application and ROW approval.	“	“
K	Provide approval drainage report from HCDD#1.	“	“
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		