



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: February 6, 2008

RE: **Cantu Estates Subdivision – Pct. 1**
Preliminary Approval

Cantu Estates Subdivision is a two (2) lot subdivision located on the East side of FM 493 approximately $\frac{3}{4}$ of a mile North of SH 107.

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 December 6, 2007. The proposed subdivision lies within Zone "AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on FM 493 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 Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on FM 493 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 February 5, 2008** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision:

Cantu Estates 2nd Review

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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> Verify if there's an existing gas easement inside road right of way and if so please show on drawing and mention who does it belong to with doc. #.	12-12-07	JRT
B	As per HCROW dept comments, an additional gas easement dedicated to the owner of the gas line by this plat will be required.	"	"
C	<u>PLAT NOTES:</u> 2] Front setback should be 50 feet minimum and rear setback should be 30 feet minimum 8] Complete item "A" to read; <i>"a separate design shall be submitted for commercial use / multifamily use."</i> 13] Complete all public utility note by adding, <i>"by signing this plat developer and engineer certify that all other easements shown comply with the size required by each utility provider occupying an easement."</i>	"	"
D	<u>METES & BOUNDS:</u> Please define with a monument for both south west and north west corner of the property and described said monument on metes and bounds.	"	"
E	<u>2ND SHEET COMMENTS:</u> Verify if there's an existing irrigation line running across through the property because of irrigation valve inside the north line. If theres and existing line please show easement width, label who it belongs to and document number for recorded easement.	"	"
F	TxDOT crossing permit for water line is require and also a written confirmation where subdivision has been review by TxDOT dept.	"	"
G	<u>3RD SHEET COMMENTS:</u> Show existing gas line and easement with document number.	"	"
H	Provide natural water flow arrows.	"	"
I	Correct water line location on lot detail.	"	"
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		