



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: **El Lucero Subdivision Phase 2 – Pct. 3**
Preliminary Approval

El Lucero Phase 2 is a eighty seven (87) lot subdivision located approximately 2.84 miles North of US Business 83 and East of El Pinto Road.

The proposed Subdivision lies within the City of Sullivan.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 20, 2007. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF.

Water Services will be provided by La Joya Water Supply Corporation. There is an existing eight (8) inch waterline on Siria Street 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, future recommendations by Planning and other departments and the approval from the City of Sullivan.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: El Lucero 1st Review Page 1 of 1

Item Log	DESCRIPTION OF ITEMS: <i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		01-30-08	JRT
A	1ST SHEET COMMENTS: Provide a stub out towards the north between lots 96 and 97.		
B	Provide length dimension for all proposed streets.		
C	Provide owners name and property document for all adjoiners.		
D	Submit a set of plans to "911 Dept" for their review of street names.		
E	Reconfigure lot 111 to comply with the minimum lot size of ½ acre/21,780 sf.		
F	Correct population on subdivision location description to 4,292-2005 census.		
G	Update all signature certification to 2008.		
H	PLAT NOTES: 5) Provide a minimum of two permanent benchmarks set on concrete with in subdivision. 6) Minimum finish floor should be 18 inches above the center line of the street or 18 inches above natural ground whichever is greater. 11) complete item "A" for a separate design for commercial and multifamily use.		
I	METES & BOUNDS: Show P.O.B. on drawing as describe on metes and bounds.		
J	2ND SHEET COMMENTS: Provide flange elevation for all proposed fire hydrants.		
K	Show OSSF to all lots.		
L	Final engineering construction cost estimate is required prior to final original review.		
M	WATER ENGINEER REPORT: 1. Correct corporation of water provider name. 2. Correct 3 rd paragraph on the amount of water services when stub out is extended north. 3. Update water meter installation date.		
N	SEWAGE ENGINEERIN REPORT: 1. Show soil testing on drawing 2. Make sure you use the correct report prior to final original review if OSSF will be installed of developer will provide a letter of credit. <i>All modification should reflect on Spanish version.</i>		
O	3RD SHEET COMMENTS: Approval from HCROW dept and united state post office is required prior to preliminary plat approval.		
P	Correct pavement radius on cul de sac.		