



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: **La Joya ISD No. 7 Subdivision – Pct. 3**
Preliminary Approval

La Joya ISD No. 7 Subdivision is a two (2) school lot subdivision located on the North side of Mile 7 North Road (FM 2221), approximately 1700 feet West of Salida del Sol Drive.

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 September 5, 2005. The proposed subdivision lies within Zone "C & A" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF package wastewater treatment plant. Soil Analysis were conducted by Bob Base 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 Mile 7 North 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 **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: La Joya I.S.D. Middle School No.7 4th review Page 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	PRELIMINARY APPROVAL IS REQUIRED FROM COMMISSIONER'S COURT IN ORDER TO START ANY CONSTRUCTION	05-25-06	JRT
B	PRELIMINARY APPROVAL IS REQUIRED FROM THE WATER CORPORATION IN ORDER TO START CONSTRUCTION	"	"
C	ANY NEW SUBDIVISION WITHIN L.J.W.S.C. CCN SHALL REQUIRED A LETTER OF APPROVAL FOR SERVICE FROM T.C.E.Q.	"	"
D	<u>1ST SHEET COMMENTS:</u> Verify with irrigation district if they require approval for this subdivision.	"	"
E	Verify w/ L.J.W.S.C. if they require an exclusive 15' csmnt fronting mile 7 north road.	"	"
F	<u>PLAT NOTES:</u> Note#1 provide (BFE) being determined for flood zone 'A' and on drainage plan. Note #5 provide a Permanent BM (conc. Slab w/ a disk)	"	"
G	Note #13, add "drainage plan" wording to notation requirement.	"	"
H	Provide street name and north adjoiners information: name and documentation number.	"	"
I	"vol. 1320, pg. 363, HCDR" is this legal doc.# for the total R.O.W. or only the north section?	"	"
J	Provide a 100' radius cul-de-sac turn around at the end of prop street toward lot #2	"	"
K	<u>2ND SHEET COMMENTS:</u> Provide x-sect. for over flow structure to discharge to roadside ditch, and label.	"	"
L	Provide general permit to discharge storm water associated w/ construction activities.	"	"
M	Label radius for turn around (minimum radius for title "A" plat is 90') and also street width dimension.	"	"
N	Provide top of curb and high point elevations for street grading. Also provide water flow arrows on street grading.	"	"