



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: **Mata Gonzalez Subdivision – Pct. 3**
Preliminary Approval

Mata Gonzalez Subdivision is a two (2) lot subdivision located 600 feet North from the intersection of Mile 3 Road and Tom Gill Road.

The proposed Subdivision lies within the City of Penitas.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on August 28, 2007. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate 22.5 feet on Tom Gill 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 Arturo Garcia, P.E. 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 Tom Gill 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, future recommendations by Planning and other departments and the approval from the City of Penitas.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: Mata Gonzalez Subdivision 1st Review Page 1 of 2

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 adjoiners name and document number	12-31-07	CP
B	Correct the additional ROW for Tom Gill Road to 22.5 ft. right of way.	"	"
C	Provide a 25x25 corner clip for lot 3	"	"
D	Label lot curve for lot 2 and label it on curve data chart.	"	"
E	Show east right of way line	"	"
F	On metes and bounds correct monuments on drawing they should coincide with given description and correct bearing on property line to appear as mention on 2 nd callout.	"	"
G	<u>Plat notes:</u> 1)correct panel number asper approved drainage report 6)correct drainage calculations as per drainage report Provide additional plat note (see attachments) # each purchased contract.....	"	"
H	Correct acres on owners dedication to coincide with metes and bounds.	"	"
I	On location of subdivision description correct city of peñitas population to 1182 as per 2005 census. And correct mile ETJs , also correct that property falls in precinct no. 3	"	"
J	Provide LJWSC signed certification (see attachment)	"	"
K	<u>2ND SHEET COMMENTS:</u> <u>Water layout:</u> <ul style="list-style-type: none"> • Show proposed and existing septic tanks, if existing please show tie downs dimension to lot line. • Show water service for lot 2 • Provide north arrow and scale for drawing. • Label inches on existing waterline running on Tom Gill Road. 	"	"
L	<u>Topo and drainage layout:</u> <ul style="list-style-type: none"> • Label radius on pavement design • Is metal structure on lot 3 being removed? Please tie down dimensions from structure to lot line. • provide street cross section detail • provide spot topography] • provide street grading (label t/c) • does overhead power line have an existing easement? 	"	"

