



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sestin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Juan D. Salinas III
County Commissioner's Court

FROM: Raul E. Sestin, P.E., Planning Administrator

DATE: March 11, 2008

RE: **Lantana Ranch Subdivision – Pct. 3**
Preliminary Approval

Lantana Ranch Subdivision is a five (5) lot subdivision located on the Southeast corner of Mile 3 Road and Volcano Road.

The proposed Subdivision lies within the City of Mission.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 7, 2005. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Pablo Pena, PE 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 3 Line 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 **March 5, 2008** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Lantana Ranch (7th 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> PLAT NOTES: 4)correct minimum finish floor note (refer to redlines)	01-30-08	CP
B	Correct La Joya Certification, show the most recent one.	"	"
C	Please update the year on all certification.	"	"
D	<u>2nd SHEET COMMENTS:</u> Provide correct wording for installed septic tanks see attachments for an example.	"	"
E	All modification must be reflected on the Spanish version	"	"
F	Provide all cost amounts and installation dates for water and sewer report prior to final review.	"	"
G	on lot detail correct lot number that show the single service and complete construction cost chart.	"	"
H	Submit a set of plans to the US post master that services this subdivision for their review and clearance.	"	"
I	Submit the following documents to our office: <u>preliminary approval:</u> Txdot permits for driveways NOI application letter of approval from la joya water letter of approval from US post master office <u>final approval:</u> 30 year water agreement letter Construction cost estimates Health Department inspection letter 1/3 escrow is required for unpaved roads.	"	"
J	Please submit a new approved drainage report by Vanguard Engineering. And provide an exact copy on 3 rd sheet.	"	"
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		