



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: May 19, 2008

RE: **Alcantar Pedroza Subdivision– Pct. 3**
Preliminary Approval

Alcantar Pedroza is a two (2) lot subdivision located on the East side of Los Ebanos Road approximately ¼ mile North of Mile 3 North Road.

The proposed Subdivision lies within the City of Mission E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on March 31, 2008. The proposed subdivision lies within a Zone “C” as per FEMA’s FIRM.

The proposed subdivision plat will dedicate twenty (20) on Los Ebanos Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Jose A. Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing three (3) inch waterline on Los Ebanos 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 **May 15, 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: Alcantar – Pedroza 2nd 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
		04-29-08	CP
A	1ST SHEET COMMENTS: Correct city of Mission new population as per 2005 census (60,146)		
B	METES & BOUNDS: Mention irrigation canal information with name and document number on 3 rd callout.		
C	2ND SHEET COMMENTS: Crossing permit is require for both crossing on Los Ebanos Road.		
D	as per right of way comments fence needs to be removed from Los Ebanos Right of Way		
E	Please provide easement and document number for existing irrigation line running along the south property line.		
F	Please extend topography elevation at 500 feet towards the north and the south side of the property line.		
G	On water engineering report amounts must coincide with 30 year letter and with engineers construction cost estimate.		
H	For sewer engineering report mention existing septic tank and provide date when inspected by health department.		
I	All modification on the water and sewer report must be reflected on the Spanish version.		
J	Correct cost estimate chart as per engineer construction cost estimate submitted to our office.		