



PLANNING DEPARTMENT

County Of Hidalgo

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

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

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

DATE: June 25, 2008

RE: **Frontera Heights Phase 2 Subdivision– Pct. 1**
Preliminary Approval

Frontera Heights Phase 2 Subdivision is a nine (9) lot subdivision located on the North side of 13 ½ Mile North Road and West of Mile 6 West Road.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 26, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate forty five (45) feet on 13 ½ North 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 North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 6 West 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 June 24, 2008** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Weslaco.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: **Frontera Heights Phs II 3rd Review** Page 1 of 1

Item Log	<u>DESCRIPTION OF ITEMS:</u> <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
		06-10-08	JRT
A	1ST SHEET COMMENTS: Please dedicate 15.24 feet exclusive easement to CP&L by this plat as a continuation from the dedicated 50 feet on Frontera Heights Ph I.		
B	Please show crow arrows at each property corner.		
C	PLAT NOTES 2] Provide revised to reflect LOMR date 5-30-08 13] Complete note by stating that > <i>"Lot owner shall be responsible for the maintenance of the drainage swale".</i>		
D	Add Hidalgo County Health and ROW department certification to sheet one of the index to sheet.		
E	Please provide a copy of the CP&L blanket easement deed.		
F	2ND SHEET COMMENTS: On water engineer report please mention that <i>"the 8" water line will be installed inside a 15 foot N.A.W.S.C exclusive easement"</i> running west along the north side of Mile 13 ½ North Rd.		
G	Delete the last two sentence where you mention the installation date for the water meter installation and replace it with the fallowing; <i>"the entire water facilities have been approved and accepted by the NAWSC and will be operable as of the date of the recording of the plat"</i>		
H	As per final sewer engineering report please provide latest report when utilizing letter of credit, see attach sample.		
I	Provide subdivider certificate and statement with notary public certification acknowledgment.		
J	Correct subdivision name on final sewer engineering report.		
K	All modification on water and sewage engineer need to reflect on Spanish version.		
L	3RD SHEET COMMENTS: Provide revised to reflect LOMR date 5-30-08 on drainage report and engineer certification.		
M	Provide curb and gutter detail.		