



# 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: June 25, 2008

RE: **Winston Commercial Plaza - Pct. 1**  
**Preliminary Approval**

Winston Commercial Plaza is a six (6) commercial lot subdivision located at the Northeast intersection of Mile 12 North Road and Mile 4 West.

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 January 17, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty (30) feet on Mile 4 West Road and ten feet on Mile 12 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 12 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 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: Winston Commercial Plaza 1<sup>st</sup> 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
		05-09-08	JRT
A	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Provide site plans for lots 1 and 4.		
B	Minimum easement for utility and drainage swale is 15 feet.		
C	Provide a corner clip for lot 1 of 50x50.		
D	Verify with HCROW dept if they have any concern with the existing 25' MVEC inside Mile 12 North Road.		
E	Correct easement labeling on the rear of lots 1 through 4.		
F	Drainage easement and NAWSC easement do not match with 2 & 3 <sup>rd</sup> sheet of the plat.		
G	Label P.O.B. on drawing as per Metes and Bounds description.		
H	Provide index to sheet description chart for each sheet.		
I	<b>PLAT NOTES:</b> 2] Front setback for lots 1 through 5 should be at 50 feet and 20 feet for lot 1 side corner. 5] Show location of BM on drawing as describe in plat note. 15&18] Complete plat notes see attachment sample. → See attachment for additional plat notes.		
J	Complete sheet number 1 of 3 on sheet title block.		
K	As per index to sheet description please mention that property is located in the north east corner of mile 4 west roads and Mile 12 north road.		
L	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Commercial title "A" plat does not require the water and sewer engineer report.		
M	If you want, you may include the topo and drainage layout on this sheet with drainage report and swale detail.		
N	Provide Flange elevation for all proposed fire hydrant.		
O	Show existing storm drainage pipes on topo and drainage layout only and verify if there is an existing easement for drainage line.		
P	Verity if there is an easement for the existing overhead power line along the east ROW line of Mile 4 west.		
Q	Easement design does not coincide with 1 <sup>st</sup> sheet.		
R	Construction cost estimate and subdivider certificate and statement do not apply to title "A" plat.		
S	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Show location of share driveway with culvert and safety ends and label for contractor to re-grade road side ditch for mile 4 west road and mile 12 North road.		
T	As per share driveway entrance please extend pavement 59 feet in from lot line to provide a 24 feet side access for each lot. Provide a share drive entrance detail, refer to 3 <sup>rd</sup> sheet for sample design.		