



PLANNING DEPARTMENT County Of Hidalgo

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

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

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

DATE: July 16, 2008

RE: **Bearden Subdivision– Pct. 1
Final Approval**

Bearden Subdivision is a two (2) lot subdivision located on the North side of Mile 5 North Road and approximately 1101.52 feet East of Mile 4 West Road.

The proposed Subdivision lies within the City of Weslaco E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on March 10, 2008. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 5 North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by the City of Weslaco.

Water Services will be provided by the City of Weslaco. There is an existing six (6) inch waterline on Mile 5 North Road.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioner's Court on April 07, 2008. 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.

The Hidalgo County Advisory Board convened and recommended **Final Approval** on **July 15, 2008**.



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: July 16, 2008

RE: **Birch Phase II Subdivision– Pct. 1**
Final Approval with Financial Guarantee

Birch Phase II is a thirty (30) lot subdivision located on the North and South side of Mile 16 North Road approximately ½ mile East of FM 493.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 08, 2008. The proposed subdivision lies within a Zone "AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on the North side of Mile 16 North Road and twenty (20) feet on the South side of Mile 16 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 were conducted by Gustavo Chapa 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 16 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.

The Subdivision Plat received Preliminary Approval from the Hidalgo County Commissioner's Court on May 19, 2008. The Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit from Texas State Bank in the amount of \$30,000.00 was submitted to the Planning Department and addressed to the County Judge and County Commissioner's Court. The Letter of Credit will be used to secure the funds for the installation of thirty (30) septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on July 15, 2008.**



PLANNING DEPARTMENT

County Of Hidalgo

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

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

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

DATE: July 16, 2008

RE: **El Lucero Subdivision Phase 2 – Pct. 3
Final Approval**

El Lucero Phase 2 is a eighty seven (87) lot subdivision located approximately 2.84 miles North of US Business 83 and East of El Pinto Road.

The proposed Subdivision lies within the City of Sullivan and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 20, 2007. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Isaac Mata and approved by the Hidalgo County Environmental Health Department. All septic tanks have been installed, inspected and can be expected to function satisfactorily.

Water Services will be provided by La Joya Water Supply Corporation. There is an existing eight (8) inch waterline on Siria Street that will serve as the primary source of water for the proposed development.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioner's Court on February 20, 2008. 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.

The Hidalgo County Advisory Board convened and recommended **Final Approval** on **July 15, 2008**.



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: July 16, 2008

RE: **Hutton No. 7 Subdivision– Pct. 3**
Final Approval

Hutton No. 7 Subdivision is a two (2) commercial lot subdivision located on the Southwest corner of Mile 7 North Road and La Homa Road.

The proposed Subdivision lies within the City of Mission E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 08, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 7 North Road and twenty (20) feet on La Homa Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing six (6) inch waterline on Mile 7 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.

The Hidalgo County Advisory Board convened and recommended **Final Approval** on **July 15, 2008**.



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: July 16, 2008

RE: **La Donna South Subdivision – Pct. 1
Final Approval**

La Donna South is a two (2) commercial lot subdivision located approximately ¼ mile South from Lott Road on the West side of FM 493.

The proposed Subdivision lies within the City of Donna E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 26, 2006. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on FM 493 of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by the City of Donna.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing three (3) inch waterline on FM 493 that will serve as the primary source of water for the proposed development.

The Subdivision Plat received Preliminary Approval from the Hidalgo County Commissioner's Court on November 16, 2006. 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.

The Hidalgo County Advisory Board convened and recommended **Final Approval on July 15, 2008.**



PLANNING DEPARTMENT County Of Hidalgo

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

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

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

DATE: July 16, 2008

RE: **Laura Garza Estates Subdivision – Pct. 4
Final Approval with Financial Guarantee**

Laura Garza Estates Subdivision is a one (1) lot subdivision located on the West side of North Ware Road, approximately ½ mile South of Mile 7 Road.

The proposed Subdivision lies within the City of McAllen and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on April 27, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on North Ware 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 Aniceto Izaguirre and approved by the Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing five (5) inch waterline on North Ware 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.

The Subdivision Plat received Preliminary Approval from the Hidalgo County Commissioner's Court on February 20, 2008. The Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit from Texas State Bank in the amount of \$1,500.00 was submitted to the Planning Department and addressed to the County Judge and County Commissioner's Court. The Letter of Credit will be used to secure the funds for the installation of one (1) septic tank system.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on July 15, 2008.**



PLANNING DEPARTMENT

County Of Hidalgo

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

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

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

DATE: July 16, 2008

RE: **Maldonado Commercial Subdivision - Pct. 4
Preliminary Approval**

Maldonado Commercial is a seven (7) commercial lot subdivision located at the Northwest corner of SH 107 and Valverde Road.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on March 08, 2008. The proposed subdivision lies within a Zone "AH & X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on SH 107 and forty (40) feet on Valverde Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be North Alamo Water Supply Corporation.

Water Services will be provided by North Alamo Water Supply Corporation. There is an six (6) inch waterline on Valverde 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 July 15, 2008** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: **Maldonado Commercial 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
		06-27-08	JRT
A	1ST SHEET COMMENTS: Provide lot dimension for C-1 north lot line and provide crow feet arrows for C2 curve length.		
B	Correct detention swale easement width along the rear side of lots C-1 through C-6.		
C	Minimum easement width for all utility and drainage swale is 15 feet. Also dimension easement box area for sewer lift station.		
D	Confirm the existing east road ROW for Valverde Rd not only if it's apparent.		
E	As per index to sheet description please add the HCHD and HCROW certifications on sheet one and delete all the items that do not apply to a commercial plat "title A" on sheets two and three. Modifications must apply to all three sheets.		
F	Correct subdivision location description to state that property falls outside the city of Edinburg 2 mile ETJ and that it's within the rural area of the county.		
G	PLAT NOTES: 1) Delete paragraph where you state " <i>construction for residential housing</i> " it does not apply to title A. 5) Please establish a BM with subdivision lots set on concrete with disk. 17&18) notes are contradicting with drawing notation. You are mention that irrigation stand pipe will be removed and plat note read that it will be relocated. 19) Correct plat to mention that sewer service must be connected to a "commercial building"		
H	2ND SHEET COMMENTS: Water and sewer engineer report, subdivider certificates, and cost estimate chart, are not required on commercial plat "title A"		
I	Show dual water service for lots C-1 and C-2 outside drainage and utility easement. Also show sewer service for lot C-7.		
J	3RD SHEET COMMENTS: Provide 50'x50' compacted pad site elevated to BFF in every lot that falls inside flood zone "AH". Also show location of pad site at every lot 50 feet from lot frontage and with minimum finish floor elevation.		



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

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

DATE: July 16, 2008

RE: **Midway Meadows Subdivision– Pct. 1
Final Approval with Financial Guarantee**

Midway Meadows is a thirteen (13) lot subdivision located on the Southeast corner of Mile 6 North Road and Midway Road street intersection.

The proposed Subdivision lies within the City of Weslaco E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on February 12, 2008. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) on Mile 6 Road and ten (10) feet on Midway 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 Military Highway Water Supply Corporation. There is an existing six (6) inch waterline on Mile 6 Road and Midway 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.

The Subdivision Plat received Preliminary Approval from the Hidalgo County Commissioner's Court on May 19, 2008. The Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit from First National Bank in the amount of \$13,000.00 was submitted to the Planning Department and addressed to the County Judge and County Commissioner's Court. The Letter of Credit will be used to secure the funds for the installation of thirteen (13) septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on July 15, 2008.**



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: July 16, 2008

RE: **Rancho Hernandez Subdivision– Pct. 3
Preliminary Approval**

Rancho Hernandez Subdivision is a four (4) lot subdivision located on the South side of Mile 4 Road approximately 323 feet West of Bienestar Road.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on November 13, 2006. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on 4 Mile Line Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing four (4) inch waterline on Mile 4 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 July 15, 2008** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of McAllen.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Rancho Hernandez (2nd 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> Please provide street names fronting subdivision and closes intersection.	07-11-08	JRT
B	Tic down gas line from property lines on each lot where gas line crosses and show/label gas csmnt with documentation number.	"	"
C	Show original division lot line between lots 5 & 6 as mention on metes and bounds.	"	"
D	Show original subdivision lot line for south west adjoiners and provide doc# for Benito Torres and Virginia G. Alfamn.	"	"
E	<u>PLAT NOTES:</u> #7) Add this line to note: <i>"the lot owner shall be responsible for the maintenance of the swales."</i>	"	"
F	<u>METE AND BOUNDS:</u> Assign a monument for each point describe on metes and bounds and label if set or found (monument shall reflect on legend)	"	"
G	Correct Texas Water Code on HCDD#1 (49.211).	"	"
H	Show on drawing how is sewage services being provide for existing residences and describe it on sewage report.	"	"
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		