



# 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: January 26, 2009

RE: **La Frontera Estates Phase 3 Subdivision– Pct. 1**  
**Preliminary Approval**

La Frontera Estates Phase 3 is a ninety four (94) lot subdivision located on the West side of Valverde Road approximately 1 ½ mile South of Business 83.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on June 09, 2008. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

The proposed subdivision plat will dedicate forty five (45) feet on Valverde 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 Jose A. Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Juarez Avenue that will serve as the primary server of water for the 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 **January 20, 2009** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Donna.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: La Frontera Estates Phase III 2<sup>nd</sup> Review Page 1 of 2

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
		01-16-09	JRT
A	<b><u>SHEET 1 of 5 COMMENTS:</u></b> Verify Green Meadows subdivision recorded volume and page numbers on subdivision legal description.		
B	<b><u>PLAT NOTES:</u></b> 5] BMI; specify the exact location on the south side of Juarez Road		
C	<b><u>SHEET 2 of 5 COMMENTS:</u></b> Label to whom are you dedicated the 45 foot drain ditch ROW.		
D	Verify Green Meadows subdivision recorded volume and page numbers on subdivision legal description.		
E	<b><u>SHEET 3 of 5 COMMENTS:</u></b> Label assigned location of proposed OSSF for lots 59 and 60. Provide site plan for lot 60 showing the buildable area for lot.		
F	Label easement on lot 1 along the west right of way line of Val Verde Road.		
G	<b><u>SHEET 4 of 5 COMMENTS:</u></b> Provide natural water flow arrows.		
H	Please label the unpaved section of Val Verde Road fronting lots 44 and 45 if developer will provide a 1/3 escrow or if it will be paved as part of the subdivision improvements.		
I	<b><u>SHEET 5 of 5 COMMENTS:</u></b> Please label each proposed drain ditch section detail to match with the drawing. Also please verify top of inlet, pipe flow and existing drain ditch flow elevations because it does not coincide with drawing.		
J	As per the water and o.s.s.f. engineering report, please provide new updated wording. See attached sample report.		
K	All modification in water and ossf engineering report need to reflect in Spanish report.		
L	<b>For future reference you can log into our new website <a href="http://www.co.hidalgo.tx.us">www.co.hidalgo.tx.us</a> "planning department", there you will find general information on subdivision plating requirements.</b>		