



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: February 18, 2009

RE: **San Jacinto Estates No. 5 Subdivision– Pct. 1**
Preliminary Approval

San Jacinto Estates 5 is a sixty one (61) lot subdivision located on the North side of Mile 13 ½ North Road approximately ½ mile East of Mile 4 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 August 18, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate forty (40) feet on Mile 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 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 the North side of Mile 13 ½ North Road.

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 **February 17, 2009** 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:

San Jacinto Estate No.5 Subdivision

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2nd Review

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
		02-12-09	JRT
A	<u>1ST SHEET COMMENTS:</u> Provide recorded legal document number for the existing drain ditch for HCCD#9		
B	Provide north adjoiners information with their name and property document number.		
C	Verify with both HCCID#9 and NAWSC if they do not object to have their easement being overlap with each other.		
D	Verify if there's and existing easement for irrigation line inside Mile 13 ½ North Road. If so please show and provide recorded document number.		
E	<u>2ND SHEET COMMENTS:</u> Correct subdivider statement to concur with OSSF engineering report. Permits should have been paid and file with the HCHD if all OSSF have been installed.		
F	As per water engineering report; please make sure that all amounts coincide with the final engineer construction cost estimate and 30 year letter agreement from NAWSC prior to final original review.		
G	Make sure that OSSF engineering report coincides with original soil evaluation report prepared by Jose Angel Gonzalez prior to final original review.		
H	All modification on water and OSSF engineering report reflects on Spanish version.		
I	Please make sure that all mounts shown on the cost estimate chart coincides with final engineer construction cost estimate prior to final original review. This comment applies to the 3 rd sheet.		
J	<u>3RD SHEET COMMENTS:</u> Extend topography elevations at 500 feet north of subdivision boundary line		
K	Label for contractor to reconstruct Mile 13 ½ North Road side ditch to county specifications and provide cross section detail.		
L	Label if existing irrigation line will be removed or crush in place.		
M	Provide cross section detail for the over flow structure on the southeast corner of lot 4.		
N	Submit copy of the NOI application submitted to TCEQ, approval review memo from HCROW, and approved discharge permit.		