



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Sestin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

TO: Judge Rene Ramirez  
County Commissioner's Court

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

DATE: January 20, 2010

RE: **J.L. Cantu Subdivision– Pct. 4**  
**Preliminary Approval**

J.L. Cantu Subdivision is a two (2) lot subdivision located along the North side of Alberta Road approximately 1000 feet East of Raul Longoria Road.

The proposed Subdivision lies within the City of Edinburg 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 April 08, 2009. The proposed subdivision lies within Zone "B & AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Alberta 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 Isaac Mata and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing two (2") inch waterline on Alberta 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 **January 19, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Edinburg.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision:

**JL. Cantu 2<sup>nd</sup> Review**

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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
		05-13-09	JRT
A	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Provide street names and show all surrounding subdivision on vicinity map and correct local government code to 42.021. This comment shall apply to all three sheets.		
B	Please correct the location of the designated flood zone as per FEMA map.		
C	As per metes and bounds please provide a survey monument to define the P.O.B (S.E. corner of this tract) and the S.W. corner of this tract. Also please callout on metes and bounds all the found iron rods for all property corners as shown on drawing.		
D	On plat note #2 please state the establish BFE for flood zone "AH"		
E	<b>2<sup>ND</sup> SHEET COMMENTS:</b> As per my conversation with Daniel Flores, NAWSC has the existing 4" water line along the south ROW line of Alberta Rd. Make sure this modification reflects on the water engineering report and drawing. Also you need to describe in report that a casing will be installed to extend that water line across Alberta Road.		
F	Please correct OSSF engineering report, some wording is not legible and are being repeated.		
G	Please move engineer certification below report. Aalso do the same thing with the Spanish engineer certification.		
H	All modification on water and OSSF engineering report need to reflect on Spanish version.		
I	Please provide tie down dimension for the existing OSSF in lot 2.		
J	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Property legal description does not coincide with warranty deed and or the 1 <sup>st</sup> and 2 <sup>nd</sup> sheet.		
K	Attach please find engineer certification wording for drainage report. Also please move certification below drainage report.		
L	Please correct typical drainage swale detail to comply with county specifications.		
M	Pad site shall be elevated to BFE and engineer shall confirm and certify elevation.		