



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: February 17, 2010

RE: **Ranchitos Commercial Subdivision– Pct. 1**
Preliminary Approval

Ranchitos Commercial Subdivision is a eight (8) commercial lot subdivision located on the North side of US 281 (Military Road) approximately 450 feet East from FM 88 (Texas Ave.)

The proposed Subdivision lies within the City of Progresso 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 25, 2010. The proposed subdivision lies within Zone "B Shaded" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty five (25) feet on US 281 (Military) 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 Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Military Highway Water Supply Corporation. There is an existing twelve (12") inch waterline on US 281 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 **February 16, 2010** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: **Ranchitos Commercial 1st 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
A	1ST SHEET COMMENTS: Provide index to sheet description.	02-08-10	JRT
B	Provide metes and bounds property description. Correct total property acres on owner's dedication, certification and attestation and on legal description below the subdivision name sheet title.		
C	Right of way /easement language does not apply to this subdivision please delete. Certification belongs to N.A.W.S.C.		
D	Please provide the west adjoiners legal description information.		
E	Please show all existing structures and irrigation line on 2 nd sheet on topography and survey layout.		
F	Label the center line of U.S. Highway 281 (Military Road)		
G	As per the general plat note restriction please add to plat note 17; <i>"no additional access driveways will be allowed from this subdivision to U.S. 281 (Military Road)."</i> See Attachment for additional plat note restriction for commercial use only.		
H	2ND SHEET COMMENTS: Water and OSSF engineering report and Subdivider certificate and statement are not required for commercial title "A" plats.		
I	Staff recommends to disregard the 3 rd sheet and show the drainage report and all proposed driveways on this sheet.		
J	Show natural ground water flow arrows.		
K	Please show assigned areas for all OSSF on each lot.		
L	Please verify with M.H.W.S.C. if they will required an exclusive easement dedicated by this plat.		
M	Please extend spot topography elevation at 500 feet east from the original lot line of subdivision boundary.		
N	Label for contractor to re-construct U.S. 281 road side ditch to TxDOT specifications.		
O	Label and dimension the existing pavement width for U.S. 281.		
P	Please clear all text notations and spot topography elevation along U.S 281 road right of way. Make all text legible.		
Q	Please show all monument/symbols on sheet legend.		