



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: April 21, 2010

RE: **Perez Phase I Subdivision – Pct. 3**
Preliminary Approval

Perez Phase I is a one (1) lot subdivision located along the West side of Bentsen Palm Drive approximately $\frac{3}{4}$ mile North of Mile 3 North 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 February 25, 2010. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate 2.3 feet on Bentsen Palm Drive of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary 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 Bentsen Palm Drive 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 **April 20, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Perez Phase I 1st Review

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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
		04-21-10	JRT
A	1ST SHEET COMMENTS: Please provide a 15' drainage swale easement.		
B	PLAT NOTES: 2] Front setback shall be at 40 feet. Please add the front setback for garage / car port to be at 18' 3] Delete wording inside parenthesis, if only residential use will be allow. 5] Please show location of BM on drawing layout 12] Please mention on plat note, who is requiring the 5' sidewalk. 13] Delete this plat note it does not apply to this subdivision. **add to the end of the general plat notes the following; "see sheet 2 for continuation of the general plat notes"		
C	Please correct metes and bounds.		
D	Correct sheet 3 of the index to sheet description.		
E	Provide property location description.		
F	Minimum utility easement shall be at 15 feet.		
G	2ND SHEET COMMENTS: As per the general plat notes; please continue the numerical sequence and delete plat note 5 because it does not coincides with this subdivision.		
H	Please complete the water engineering report.		
I	All modification needs to reflect on Spanish engineering reports.		
J	3RD SHEET COMMENTS: Please correct drainage report; it does not coincide with original approved report by HCDD#1.		
K	Drainage swale shall be constructed inside a drainage detention swale casement no inside the utility easement.		
L	Provide spot topography elevation with subdivision and extend topography contours south of subdivision boundary at 500 feet.		
M	Please forward a sample warranty deed that the developer shall be utilizing to convey lots within this subdivision. The sample deed shall include the restriction <u>"No more than one single family detached dwelling per lot"</u> as a reservation from and exception to conveyance warranty. For future reference you can log into our new website www.co.hidalgo.tx.us "planning department", there you will find general information on subdivision plating requirements.		