



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: June 22, 2010

RE: **San Jacinto Estates No. 7 Subdivision – Pct. 1**
Preliminary Approval

San Jacinto Estates No. 7 Subdivision is a seventy (70) lot subdivision located on the East side of Mile 4 ½ West Road approximately 540 feet South of Mile 10 North Road.

The proposed Subdivision lies within the City of Weslaco 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 May 13, 2010. The proposed subdivision lies within a Zone "A" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty five (25) feet on Mile 10 North Road and fifteen (15) feet on Mile 4 ½ West Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by the City of Weslaco.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 10 North Road and along Mile 4 ½ West 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.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval on June 21, 2010** 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 Estates No.7 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
		06-21-10	JRT
A	1ST SHEET COMMENTS: Please provide dimension distance from the center line to the existing north right of way line of Mile 10 North Road.		
B	Approval review memo from the L.R.G.V.D.C. (911 Dept.) is required for all proposed street names.		
C	Provide north arrow on vicinity map.		
D	Label the point of begging on drawing as describe on metes and bounds.		
E	Please delete the HC. Assistant Chief Inspector certification signature block. Approval signature not required, because subdivision will be treated by the City of Weslaco sanitary sewer.		
F	PLAT NOTES: 1] Please modify plat note with the approved LOMA form FEMA prior to preparing the original plat for final approval. 2] Please add the garage / carport setback to at 18' for front and side corner setback. 7] Delete this plat note it does not apply for this subdivision. → See attachment for additional plat note required for this plat.		
G	2ND SHEET COMMENTS: As per my conversation with Bernard Rodriguez, City of Weslaco Interim Director, an exclusive easement for the construction of the sewer line on the south side of Mile 10 North Road and the East side of Mile 4 West Road is required.		
H	Please provide utility crossing permits from HC. R.O.W. for the water line crossing on Mile 10 North Road and Mile 4 ½ West Road.		
I	Provide Flange elevation for all proposed fire hydrants.		
J	Correct the subdivider statement.		
K	3RD SHEET COMMENTS: Provide culverts with safety ends and both entrances from Mile 10 North Road and Mile 4 ½ West Road.		
L	Label for contractor to re-grade road side ditch on Mile 4 ½ West road and Mile 10 North Road to county specs.		
M	Provide natural water flow arrows.		
N	A drainage easement is required by different instrument number for discharge pipe into existing drain ditch along the south east corner of the subdivision.		
O	Extend topography elevation at 500 feet from property line.		
P	Please provide complete information and dimensions for the existing drain ditch canal along the south east corner of the subdivision.		
Q	Storm discharge structure detail does not coincide with drainage design.		