



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: November 17, 2010

RE: **Palmito Estates Unit II Subdivision – Pct. 4**
Preliminary Approval

Palmito Estates Unit II Subdivision is a forty three (43) lot subdivision located on the South side of Mile 13 North Road approximately 250 feet East of Valverde Road.

The proposed Subdivision lies within the City of Donna E.T.J. and was approved administratively by said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on September 16, 2010. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Ramirez, ROW Agent on September 16, 2010. The proposed subdivision plat will dedicate forty (40) feet on Mile 13 North 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 North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 13 North 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 **November 16, 2010** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Donna.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Palmito Estates Unite 2. 2nd Review Page 1 of 1

Item Log	<u>DESCRIPTION OF ITEMS:</u>	Date	Initials
	<i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	11-12-10	JRT
A	1ST SHEET COMMENTS: PLAT NOTES: 4] Provide benchmark information and add one more benchmark set on concrete with disk within the subdivision. 5] Add to the plat note that not commercial use shall be allow on all internal lots 2 through 24 and lots		
B	Submit a set of plans to your local and nearest U.S. Post office for advice where the location of the cluster boxes units will be placed.		
C	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 " <i>No more than one single family detached dwelling per lot</i> " as a reservation from and exception to conveyance warranty.		