



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: January 19, 2011

RE: **Baseline Heights Unit 3 Subdivision – Pct. 1**
Preliminary Approval

Baseline Heights Unit 3 Subdivision is a twenty two (22) lot subdivision located along the North side of Mile 12 ½ North Road approximately ¼ mile West of FM 491.

The proposed Subdivision lies within the City of Mercedes 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 July 15, 2011. The proposed subdivision lies within Zone “X” as per FEMA’s FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on September 14, 2010. The proposed subdivision plat will dedicate thirty five (35) feet on Mile 12 ½ 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 Alfredo Guerra and approved by the Environmental Health Department.

Water Services will be provided by the North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Santa Rita Avenue 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 18, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mercedes.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: **BASELINE HEIGHTS No.3 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>	01-10-11
A	1ST SHEET COMMENTS: Please submit a copy of the plat to the US Postal service representative in your area to determine the location of the centralized box units (CBU). See attached memo.		
B	Approval from the L.R.G.V.D.C (911 Dept.) is required for street name.		
C	PLAT NOTES: → Additional plat notes are required; <ul style="list-style-type: none"> ➤ Lots 13 and 22 shall not have access/driveway onto (<u> mile 12 ½ north rd</u>) unless utilized for commercial use. If the aforementioned lots are utilized for commercial use, then the lot owner will be required to install a buffer fence abutting all residential lots and along (<u> Santa Ana Ave.</u>) to deny access onto lot. Location of access/driveway shall be shown on the site plan as per note ___ and is subject to approval from the hidalgo county planning department. ➤ An off-street parking lot site plan & drainage plan approved by the hidalgo county planning department shall be required for schools, commercial industrial & multifamily use at the time of application for construction prior to the issuance of a building and/or development permit. No water or light clearances shall be issued until the site plan, drainage plan and ossf plan are approved and proposed improvements are constructed in accordance with county and state standards. 		
D	Please provide the NAWSC easement / ROW, owner's dedication certificate.		
E	2ND SHEET COMMENTS: Make sure water and OSSF engineering report coincide with the final engineering report, 30 year letter and letter of credit before printing on mylar.		
F	3RD SHEET COMMENTS: Label and dimension the existing road condition for Mile 12 ½ North Rd. If Road has not been paved then, 1/3 escrow will be required for the front section of the subdivision.		
G	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.		