



# 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: January 19, 2011

RE: **M & M Ranches Subdivision – Pct. 4**  
**Preliminary Approval**

M & M Ranches Subdivision is a six (6) lot subdivision located along the West side of US 281 approximately ¼ mile South of SH 1017.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on December 3, 2010. The proposed subdivision lies within Zone "A & C" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on December 13, 2010.

Sanitary Services will be provided by OSSF.

Water Services will be provided by the City of Edinburg. There is an existing eight (8") 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 January 18, 2011** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: M & M Ranches 1<sup>st</sup> Review Page 1 of 1

The following comments were no not address from 1<sup>st</sup> review

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
		12-14-10	JRT
12	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Please show and label the center line and the total existing road right of way for US 281.		
20	<b>PLAT NOTES:</b> 1] Provide flood zone "A" and "C" definition and correct FEMA panel map number.		
26	<b>2<sup>ND</sup> SHEET COMMENTS:</b> On OSSF engineering report; please submit a copy of the original soil evaluation report. Engineering report must coincide with original soil evaluation report.		
29	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Please provide natural water flow arrows		
31	Please provide concrete spillways connecting to the drainage detention swale along east line of lots 2 and 5. Also provide a construction detail of proposed concrete spillway. Refer to redline markups.		
33	TxDOT Driveway permit will be required before Final approval can be granted.		
35	Please label size of culvert and safety ends for proposed driveway subdivision entrance from US 281. Construction of driveway shall comply with TxDOT specification.		
36	Please show and label the center line and the total existing road right of way for US 281.		
37	Please show and dimension the total existing pavement width for US 281.		
39	Please verify BFE for the proposed construction of street section within flood zone "A" area. Class "A" pavement is required in all flood zones as designated by FEMA Maps where the base flood elevation is 2 feet or greater in depth.		
40	Crossing permit or confirmation for construction letter is required for Gas company for the installation of the proposed water line and the construction of the street.		
Item Log	<b>M &amp; M Ranches 2<sup>nd</sup> Review</b> new additional comments	Date	Initials
42	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Please make contours line more legible	01-11-11	JRT
43	An additional plat note will be required; <u>"No construction of any kind shall be allow within the area of flood zone "A" on lots 1 and 6"</u>		
44	<b>3RD SHEET COMMENTS:</b> Please clear all overlapped text notations; if necessary please reduce the size of the spot topography elevations.		