



# 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: **Mirasol Estates Subdivision – Pct. 1**  
**Preliminary Approval**

Mirasol Estates Subdivision is a thirty eight (38) lot subdivision located between Old La Blanca Road and FM 493 North of Mile 11 North Road.

The proposed Subdivision lies within the City of Donna E.T.J. and was approved Administratively by Planning Staff.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 6, 2011. The proposed subdivision lies within Zone "C & X" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on December 17, 2010. The proposed subdivision plat will dedicate twenty (20) feet on FM 493 and forty (40) feet on Mile 11 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 Environmental Health Department.

Water Services will be provided by the North Alamo Water Supply Corporation. There is an existing twelve (12) inch waterline on FM 493 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: Mirasol Estates 1<sup>st</sup> 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>	01-13-11	JRT
1	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Please label the 15' and the 20' irrigation easement if existing or dedicated by this plat. Also please provide name of irrigation district.		
2	Please provide contours.		
3	Please label, dimension and show the existing center line of Old La Blanca Rd and FM 493.		
4	Please provide bearing for all corner clips.		
5	Please change line type to center line for all proposed internal streets.		
6	Please label each lot corner with a "pin" symbol.		
7	Please provide names for all streets being proposed and dedicated by this plat. Street name shall be review and confirm with the LRGVDC addressing system.		
8	Please label the hidden line within the west right of way of FM 493. Refer to redline markups.		
9	Please define all surveyors' monument on legend chart. Refer to redline markups.		
10	Please correct street name from Old Mirasol Estates Rd to Old La Blanca Rd. This comment shall apply to all 3 sheets.		
11	As per the property location description, please correct the street name and precinct number.		
12	<b>PLAT NOTES:</b> 1] Please verify statement, because there is not a noted finish floor elevation on lots. 2] Please provide flood zone "X" definition. 3] Front setbacks for lots fronting FM 493 shall be 50 feet and 25 feet for lots 9-17 & 24-38. 4] Please provide complete benchmark information and show the location on drawing layout. 18] Please specify who will be responsible to install the buffer fence.		
13	<b>2<sup>ND</sup> SHEET COMMENTS:</b> H.C.ROW Utility crossing permit is required for the 8" water line crossing Old La Blanca Rd.		
14	OSSF Engineering report does not coincide with the original soil evaluation report prepared by Jose A. Gonzales. Comment shall also apply to the Spanish engineering report.		
15	<b>3<sup>RD</sup> SHEET COMMENTS:</b> 1/3 Escrow is required for Mile 11 North Rd.		
16	Please provide spot topography elevation and contours.		
17	Please make all text notations more legible. Refer to redline markups.		
18	The 15 foot NAWSC easement does not coincide with the 1 <sup>st</sup> sheet. Please verify this concern.		
19	Please provide flood zone "X" definition on drainage report engineer certification.		
20	Please provide detail title name for the inlet. Refer to redline markups.		