



# 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: March 21, 2011

RE: **Kyrios Subdivision – Pct. 1**  
**Preliminary Approval**

Kyrios Subdivision is a six (6) lot subdivision located on the Northeast corner of 11<sup>th</sup> Street and Walker Road.

The proposed Subdivision lies within the City of Donna 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 November 24, 2004. The proposed subdivision lies within a Zone "B" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on February 24, 2011. The proposed subdivision plat will dedicate five (5) feet on Walker Road and ten (10) feet on 11<sup>th</sup> Street of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

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

Water Services will be provided by the City of Donna. There is an existing sixteen (16) inch waterline on 11<sup>th</sup> Street 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 **March 15, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Donna.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: **Kirios Subdivision 1<sup>st</sup> 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
21	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Lot one shows 2 water line services, please clarify.		
27	Please verify the drainage report; it does not coincide with the approved report by HCDD#1 on 11/24/04. Also please correct the FEMA map revised date on report.		
Item Log	<u><b>Kirios Subdivision 2<sup>nd</sup> Review</b></u> New Additional Comments	Date	Initials
32	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Please correct the community panel number effective map revised date on plat note number 3.		
33	Please make the city limit line on the vicinity map more noticeable. Refer to redline markups this comment shall also apply to the second sheet.		
34	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Please show detention swale inside the "drainage detention swale easement" not on the utility easement.		
35	The estimate chart needs to include the total construction cost for the drainage detention swale.		
36	Please review and revise the final construction cost estimate you submitted on 03-04-2011. Please only include the items used and provide the unit cost, quantity and the total cost. The engineer construction cost estimate shall describe the grand total for the water distribution system, sanitary sewer, and drainage. These final amounts shall reflect on the cost estimate chart and the water and sewer engineering reports.		
37	Please verify the water engineering report; please clarify how many existing services are their available currently operable, and how many service were proposed and installed for this development.		
38	As per the Drainage report; please refer to the scan drainage report I send you via email.		
39	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><b>"No more than one single family detached dwelling per lot"</b></u> as a reservation from and exception to conveyance warranty. Sample deed shall be submitted before final approval can be granted.		