



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: August 17, 2011

RE: **Morningside Estates, LLC Subdivision – Pct. 4**
Preliminary Approval

Morningside Estates, LLC is a seventy (70) lot subdivision located on the South side of Texas Road, approximately 200 feet East of Cesar Chavez Road.

The proposed Subdivision lies within the City of Edinburg 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 14, 2011. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by Storm Drainage Pipe System with Type "A" inlets that will discharge into the HCDD No. 1 drain ditch located approximately ¼ mile West of the proposed subdivision.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on July 15, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Texas Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by David Omar Salinas, PE and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Texas Road that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by the Office of Environmental Compliance on August 4, 2011. In addition, a copy of the project's Notice of Intent (NOI) was submitted and approved by TCEQ and a copy was forwarded to the Hidalgo County Office of Environmental Compliance.

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 **August 16, 2011** subject to staff comments, future recommendations by Planning and other departments and approval from the City of Edinburg.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Morningside Estates LLC. 1st Review

Page Page 1 of 2

Item Log	DESCRIPTION OF ITEMS:	Date	Initials
	<i>Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	08-16-2011	JRT
	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 shall be located on each lot"</u> as a reservation from and exception to conveyance warranty.		
1	1ST SHEET COMMENTS:		
	Please rename subdivision "Morningside Estates" is already taken.		
2	Minimum utility easement shall be at 15 feet.		
3	Please assign a street name for each road ROW created by this subdivision plat. Street name shall be reviewed and approved by the LRGVDC addressing system.		
4	Please provide square footages for every proposed lot.		
5	Please provide "pin" symbols for each lot corner.		
6	Please provide road right of way dimension length. Refer to redline markups.		
7	A temporary cross-hatch turn around easement shall be provided at both street ends toward the east and the west side of the subdivision property.		
8	A drainage easement will be required by a different instrument number for the proposed storm drainage line crossing the west adjoining property owners.		
9	Please provide tie down dimension for the existing gas easement for lots 24, 25, and 26.		
10	Please dimension the existing ROW for Cesar Chavez Rd and trim right of way lines at the intersection with Texas Rd.		
11	Please label all the lines along the southwest corner of subdivision and all original lot lines. Please refer to redline markups.		
12	Please provide a detail site plan for lots 24, 25, and 26 with tie down dimension from lot line to gas easement.		
13	Please provide a monument to define "nail found" on legend.		
14	Please provide correct owners certification dedication and attestation.		
15	Please correct the Texas Water Code on the HCDD#1 certification acknowledgment.		
16	Please make sure all monuments coincide as described on the metes and bounds. Refer to redline markups.		
17	Please correct city of Edinburg population as per the 2010 census on the subdivision location description.		
18	Please provide the NAWSC easement/ ROW certification signature block.		
19	PLAT NOTES: 1] Need to describe both community panel numbers with its flood zone definition and statement. 2] Rear setback of 110 feet shall be for lots 25 through 40. Also please add the garage / car port front setback to be at 18 feet. Refer to redline markups. 3] Please add "the office of environmental compliance". Also add to the note that; <u>No commercial shall be allowed on all internal lots 2 through 39 and lots 41 through 70.</u> 5] Please provide a 2 nd BM set on concrete with disk. 9] Add the following restriction to plat note; <u>developer shall install a buffer fence to denied reverse frontage access from Texas Rd.</u> 10-A] is incomplete; please refer to attached plat notes. →Attached please find additional plat notes required by this plat ←		