



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: August 17, 2011

RE: **Re-subdivision of Lot 1, La Espada Subdivision – Pct. 3**
Preliminary Approval

Re-subdivision of Lot 1, La Espada Subdivision is a one (1) commercial lot subdivision located on the West side of FM 492, approximately 212 feet North of Mile 6 North Road.

The proposed Subdivision lies within the City of Mission E.T.J. and was approved administratively by said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 23, 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 the development will utilize an on-site detention swale at building permit stage.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on May 12, 2011. The existing Road Right of Way is in compliance with the Hidalgo County Thoroughfare Plan and the Hidalgo County ROW Department.

Sanitary Sewer Services will be provided by OSSF.

Water Services will be provided by Agua SUD. There is an existing eight (8) inch waterline on FM 492 that will serve as the primary source of water for the proposed development.

The proposed subdivision is more than 1 acre but less than 5 acres, and requires no SWMP3, as reviewed by the 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 Mission.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Re-Subdivision of Lot 1 La Espada Subdivision 2nd Review Page Page 1 of 1

Item Log	<u>DESCRIPTION OF ITEMS:</u>	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>	08-11-2011	JRT
5	<u>1ST SHEET COMMENTS:</u> <u>PLAT NOTES:</u> 1] Please verify plat note statement it does not coincide with subdivision. Also please correct the community panel number and the FEMA revised date. 5] Please indicate location of BM on plat.		
9	<u>2ND SHEET COMMENTS:</u> Staff strongly recommends for engineer to show the proposed commercial site plan design on this sheet.		
10	Verify if the existing driveway complies with TxDOT specification. Driveway will be required as part of the site plan review approval for the development permit.		
11	Was the drainage detention calculation for the storm water runoff prepared considering the proposed commercial site plan? Please assign a drainage detention easement based on the proposed commercial site plan. Easement shall be reflected on all sheets.		
12	Please correct font style and provide the community panel number with revised date on the drainage report engineer certification. Please refer to the redline markups.		