



# 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: September 27, 2011

RE: **Vaquero Estates Phase II Subdivision – Pct. 1**  
**Preliminary Approval**

Vaquero Estates Phase II Subdivision is a fifty nine (59) lot subdivision located on the East side of Mile 3 West (FM 1015) approximately ¼ mile North of Mile 10 North Road.

The proposed Subdivision lies within the City of Weslaco 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 August 11, 2011. The proposed subdivision lies within a Zone "X & X Shaded" 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 HCID No. 9 Drain Ditch located on the North & East side of development.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on August 18, 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 North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Western Drive that will serve as the primary source of water for the proposed development.

This subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by the Office of Environmental Compliance on September 16, 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.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **September 20, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Weslaco.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: **Vaquero Estates Phase II 1<sup>st</sup> Review** Page Page 1 of 1

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>	09-15-2011	JRT
	Approved letter from the H.C.O.E.C. is required before considering approval from The Hidalgo County Advisory Board and Commissioners Court. Please forward a complete set of plans on PDF to <a href="mailto:ann.delafuente@hchd.org">ann.delafuente@hchd.org</a> for their review. Approval Letter from HCHD and HCROW is required before considering approval from The Hidalgo County Advisory Board and Commissioners Court.		
	Please send a copy of the plat on PDF via email to Sergio Castro LRGVDC Assistant Director <a href="mailto:scastro@lrgvdc911.org">scastro@lrgvdc911.org</a> for street name and addressing verification. Approval from the LRGVDC is required before approval from the county can be granted.		
1	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Please specify complete subdivision name for the N.E. corner of "Vaquero Estates Phase I" and P.O.B.		
2	Please label the N.E. and the S.E. subdivision corners that <i>"points weren't able set of found because they fall inside the drain ditch."</i>		
3	Please add the H.C.H.D. certification on sheet one and the construction details on sheet three of the index to sheet description.		
4	<b>PLAT NOTES:</b> 1] Please indicate each flood zone if shaded or not shaded. Refer to redline markups.		
5	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Please submit a copy of the original soil evaluation report. Make sure soil report coincides with OSSF engineering report.		
6	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Please provide both discharge outfalls cross section detail.		
7	Approve discharge permit from the HCDD#1 and Irrigation District will be required prior to final approval.		