



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: October 25, 2011

RE: **Las Estrellas No. II Subdivision – Pct. 3**
Preliminary Approval

Las Estrellas No. II Subdivision is a six (6) lot subdivision located on the Southwest corner of Mile 6 North Road and Minnesota Road.

The proposed Subdivision lies within the City of Mission 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 September 2, 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 on-site drainage detention swales. The nearest drain ditch outfall is approximately 1 ¼ mile South of the subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Carlos Moreno, ROW Agent on October 13, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Mile 5 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 Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Agua SUD. There is an existing six (6) inch waterline on Minnesota Road that will serve as the primary source of water for the proposed development.

Soil disturbance is less than 1 acre. No Storm Water Pollution Prevention Plan(SWPPP) is required under TPDES Permit 150,000.

The Proposed Subdivision Plat shall comply with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code before Final Approval.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **October 18, 2011** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Las Estrellas II 1st 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>	10-06-2011	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 ann.delafuente@hchd.org for their review. Approval Letter from HCHD and HCROW is required before considering approval from The Hidalgo County Advisory Board and Commissioners Court.		
	Please submit an exhibit (11"x17") separate from the subdivision plans showing the nearest drain ditch canal, distance from the proposed subdivision development. <u>Exhibit is required before approval from the County can be granted.</u>		
1	<u>1ST SHEET COMMENTS:</u>		
	Please provide tie down dimension from lot line to gas easement line for lot 2.		
2	Please label the BM and P.O.B. on drawing. Please refer to redline markups.		
3	Please correct distance on 3 rd callout of the metes and bounds. Please refer to redline markups.		
4	Please incorporate sheet 2 and 3 description on the index to sheet.		
5	<u>PLAT NOTES:</u>		
	2] Please clarify this plat note. What other use a side from commercial will be required for these lots? Please specify the intend of the other use a side from commercial.		
	6] Front setbacks for lots 1 and 2 shall be 50 feet fronting Mile 6 North Rd.		
6	<u>2ND SHEET COMMENTS:</u>		
	H.C.ROW crossing permit will be required for all water service crossing Mile 6 North Rd and Minnesota Rd.		
7	Please provide spot topography elevation at 500 feet from the south property line.		
8	Please correct the water engineering report; no 8" water line is being proposed therefore no installation will be required. Please verify the 3 rd paragraph.		
9	Please make sure soil data on engineering report coincides with original soil evaluation report from Jose A. Gonzales.		
10	Please show soil boring on drawing.		
11	Please delete paving improvements on cost estimate chart.		
12	Make sure all corrections / modification reflect on the Spanish engineering report.		