



# 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. III Subdivision – Pct. 3**  
**Preliminary Approval**

Las Estrellas No. III Subdivision is a forty six (46) lot subdivision located North of Mile 5 North Road (FM 676) approximately 650 feet West of 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 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 eight (8) inch waterline on Mile 5 North Road 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 and reviewed by the Office of Environmental Compliance on October 12, 2011.

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 No.III 1<sup>st</sup> Review Page Page 1 of 1

| Item Log | <u>DESCRIPTION OF ITEMS:</u><br><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>   | Date<br>10-11-2011 | Initials<br>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 submit an exhibit (11"x17") separate from the subdivision plans showing the nearest drain ditch canal, distance from the proposed subdivision development. <b><u>Exhibit is required before approval from the County can be granted.</u></b>   |                    |                 |
|          | 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><u>1<sup>ST</sup> SHEET COMMENTS:</u></b><br>Please provide square footage for every lot.  |                    |                 |
| 2        | Review correspondence from TxDOT is required before approval from the county can be granted.  |                    |                 |
| 3        | Please label all original lot lines.  |                    |                 |
| 4        | Please clear overlapped contour elevation on lot 7.   |                    |                 |
| 5        | Please label surveyors monument on drawing as described on 3 <sup>rd</sup> callout.   |                    |                 |
| 6        | Please change health inspectors signature block title to " <u>Hidalgo County Assistant Chief Inspector</u> "  |                    |                 |
| 7        | <b><u>PLAT NOTES:</u></b><br>2] Delete statement within parenthesis if no commercial use will be allowed on any of these lots.<br>6] Please provide front garage / car port setback at 18 feet.<br>15] Plate note does not apply to this subdivision if no commercial use will be allowed.  |                    |                 |
| 8        | <b><u>2<sup>ND</sup> SHEET COMMENTS:</u></b><br>Show OSSF areas for every lot.  |                    |                 |
| 9        | TxDOT utility crossing permit will be required for both water lines crossing FM 676.  |                    |                 |
| 10       | Please provide flange elevation for all proposed fire hydrants.   |                    |                 |
| 11       | Please show soil boring location on drawing layout.   |                    |                 |
| 12       | Please mention on the 3 <sup>rd</sup> paragraph of the engineering report that all proposed water line will be installed inside a 15 foot AGUA S.U.D. exclusive easement.   |                    |                 |
| 13       | Please make sure soil data on engineering report coincides with original soil evaluation report from Jose A. Gonzales.  |                    |                 |
| 14       | Make sure all corrections / modification reflect on the Spanish engineering report.   |                    |                 |
| 15       | <b><u>4<sup>TH</sup> SHEET COMMENTS:</u></b><br>TxDOT driveway permit will be required for both entrances.  |                    |                 |
| 16       | Please show and label the drainage main pipe line where the two grated inlets on FM 676 connect to.   |                    |                 |
| 17       | Please provide spot topography elevations at 500 feet from the subdivision boundary line.   |                    |                 |
| 18       | Please label the type of material that will be use for the temporary turn around.   |                    |                 |