



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: March 21, 2012

RE: **Pueblo De Palmas Phase 14 Subdivision – Pct. 4**
Preliminary Approval

Pueblo de Palmas Phase 12 Subdivision is a thirty six (36) lot subdivision located approximate 300 feet east of Alamo Rd and Approximate ½ mile North of FM 2812.

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 February 13, 2012. The proposed subdivision lies within a Zone "X" Un-Shaded as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by a Storm drainage pipe system discharging into a private onsite drainage detention pond. The nearest drain ditch outfall is located approximate 2 miles south of the proposed subdivision.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez, ROW Agent on February 17, 2012. No additional Road Right of Way will be dedicated by this plat. Alamo Road is in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by The City of Edinburg. There is an existing ten (10) inch sewer line on Alamo Road that will serve as the primary source of water for the proposed development.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing ten (10) inch waterline on Alamo Road that will serve as the primary source of water for the proposed development.

The applicant has submitted the required Large Construction Site Notice or NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project on March 15, 2012.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **March 20, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Edinburg.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: **Pueblo de Palmas Phase 14 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>	03-09-2012	JRT
4	<u>1ST SHEET COMMENTS:</u> Please provide owners name and property ID number for the north adjoining property.		
Item Log	<u>2ND REVIEW COMMENTS</u>	Date	Initials
15	<u>1ST SHEET COMMENTS:</u> <u>PLAT NOTE:</u> 3] Please delete wording within parenthesis. No use other than Residential will be allowed on this subdivision. NO COMMERCIAL USE WILL BE ALLOWED.		
16	<u>2ND SHEET COMMENTS:</u> Make sure water and sewer engineering report coincide with drawing and the entire infrastructure cost amount and 30 year letters.		
17	Please re submit the drainage design plan as per lot 77 detention area. As discussed in our meeting; please verify road side ditch natural ground elevation in compare with proposed drainage detention low area.		