



Hidalgo County Planning Department

Raul E. Sesin, PE, CFM
Planning Administrator

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TO: Judge Ramon Garcia, County Commissioner's Court
FROM: Raul E. Sesin, P.E., Planning Administrator
DATE: April 18, 2012
RE: **Casa De Dios Subdivision – Pct. 1
Preliminary Approval with Variance Request.**

Casa De Dios Subdivision is a one (1) lot subdivision located on the South of Mile 7 North Road approximate 200 feet east of Midway 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 February 16, 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 onsite drainage detention swale. An Engineer site plan will be required at development permit stage.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzales, ROW Agent on March 23, 2012. The proposed subdivision plat will dedicate ten (10) feet on Mile 7 North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by The City of Weslaco.

Water Services will be provided by The City of Weslaco. There is an existing two (2) inch waterline on Hackberry Road that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was submitted to, reviewed by Oscar Salinas; HCOEC Inspector on April 10, 2012. Property is less than one acre and project is not part of large common plan of development. Project will no need to coverage under TPDES general permit for construction activities (TXR150000).

Te developer is requesting a variance from the requirement on Chapter 2 Section 2.8 (B) of the Hidalgo County Model Subdivision Rules.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval on April 17, 2012** subject to staff comments, future recommendations by Planning and other departments and the approval of the City of Weslaco.



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LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: CASA DE DIOS 1st Review Page Page 1 of 1

Item Log	DESCRIPTION OF ITEMS: <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	Initials
		03-30-2012	JRT
	Approved letters from the <u>H.C.O.E.C.</u> ann.delafuente@hchd.org , <u>H.C.H.D.</u> roberto.serna@hchd.org and the <u>H.C.R.O.W.</u> roy.gonzales@co.hidalgo.tx.us is required before considering approval from The Hidalgo County Advisory Board and Commissioners Court. Please submit a complete set of plans to each individual department for their review and comments.		
1	1ST SHEET COMMENTS: Please verify Irrigation district certification signature block.		
2	Please correct City of Weslaco population as the 2010 census.		
3	PLAT NOTES: 5] Please delete "construction for residential..." paragraph. Refer to redline markups. 8] Please use the commercial use only plat note, see attachment. 9] Delete plat note does not apply, no drainage swale is being proposed. 15] Delete "multi-family" 17] Modify plat note; lot will be use for commercial. 18] County does not require sidewalk. 19] This note is being repeated on note 15 please delete. 20] Please modify plat note. County issues out the development permit. →ATTACHED PLEASE FIND ADDITIONAL PLAT NOTES REQUIRED BY THIS PLAT.		
4	2ND SHEET COMMENTS: Title "A" plat (commercial) does not required engineering reports, and subdivider certificate and statements. Please delete.		