



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONER'S COURT MEETING

DATE: 09-18-2012

PROPOSED MANDALAY BAY PHASE 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY AND ASSOC. DEVELOPER: RICHARD A. GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 49 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Southeast corner of FM 2812 and Kenyon Rd.

SUBDIVISION LIES WITHIN THE: The rural area of the County.
 ETJ of _____ and was approved administratively by said City.
 ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-27-2011 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage pipe system.

DISTANCE TO A DRAIN DITCH: Approximate 660 South of subdivision development.

ROAD R.O.W. DEDICATION: 20 feet on FM 2812 and 10 feet on Kenyon Rd by this plat.

H.C.R.O.W. APPROVED DATE: 02-02-2012: By, Benito Rodriguez R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY _____
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD
 SANITARY SEWER BY: Edinburg LINE SIZE: 8" LOCATION: Ingle Rd.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: FM 2812.

H.C.O.E.C. APPROVED DATE: 08-15-2012 : By Ann Marie De La Fuente, Administrative Assistant

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

LARGE CONSTRUCTION

The applicant has submitted the required 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.

Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS
 A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON:

STAFF RECOMMENDS:

March 20, 2012.

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of _____.

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This 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.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects * Subdivisions * Surveys

August 14, 2012

Mr. Raul Sesin, P.E.
Planning Administrator
Planning Department
Hidalgo County
1304 S. 25th St.
Edinburg, Texas 78539

Re: Lots 85 thru 94, and 99, MANDALAY BAY SUBDIVISION PHASE II

Dear Mr. Sesin:

On behalf of the developer Garco, Ltd., I am requesting a variance on the front minimum building setback from 25.0 feet to 15.0 feet.

The reason for this request is to allow the placement of manufactured homes with 60.0 feet in length.

Please review this request and present it to the County Subdivision Advisory Board for their consideration.

Should you have any questions, please feel free to call me at 381-6480.

Sincerely,

Alfonso Quintanilla, P.E., R.P.L.S.
President