



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 COMMISSIONERS COURT MEETING

DATE: 10-30-2012

PROPOSED RBA McALLEN (PEACH ST.) SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT. DEVELOPER: JUAN MARTINEZ.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Monte Cristo Rd (FM 1925) approximately 400 feet east of Hoehn Rd.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-11-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" (Un-Shaded) AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swale.

DISTANCE TO A DRAIN DITCH: Approximately 2.5 mile south of the subdivision development.

ROAD R.O.W. DEDICATION: 35 feet on Monte Cristo Rd (FM 1925)

H.C.R.O.W. APPROVED DATE: 10-10-2012 : By, Jesse Ozuna R.O.W. AGENT

SEWER SYSTEM: OSSF TO BE INSTALLED AT DEVELOPMENT PERMIT STAGE.
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____
 SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 12" LOCATION: Monte Cristo Rd (FM 1925).

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.

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

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.

