



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: 05-27-2014

PROPOSED VILLA SALAZAR SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOC. DEVELOPER: ALICIA WELLS/ ESTELLA RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 3 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South of SH 107 approximately 500 feet West of Sharp Rd.

SUBDIVISION LIES WITHIN THE: 5 Mile ETJ of Edinburg AND AFTER FURTHER REVIEW, THE PROPOSED SUBDIVISION IS NOT REQUESTING UTILITY SERVICES FROM THE CITY THEREFORE NO REVIEW OR APPROVAL FROM THE CITY IS REQUIRED.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-27-14 PROPERTY LIES WITHIN FLOOD ZONE: "X SHADED" AS PER FEMA.

DRAINAGE DESIGN: Detention will be provided by depressed area of the lot.

ROAD R.O.W. DEDICATION: No additional Right of Way dedication is required for SH 107

H.C.R.O.W. APPROVED DATE: 03-31-14 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 04-25-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: R.E. Garcia
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: on SH 107

H.C.O.E.C. APPROVED DATE: 04-08-14 : By Martin Ramirez, Director of Office of Environmental Compliance

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.

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON: _____, _____

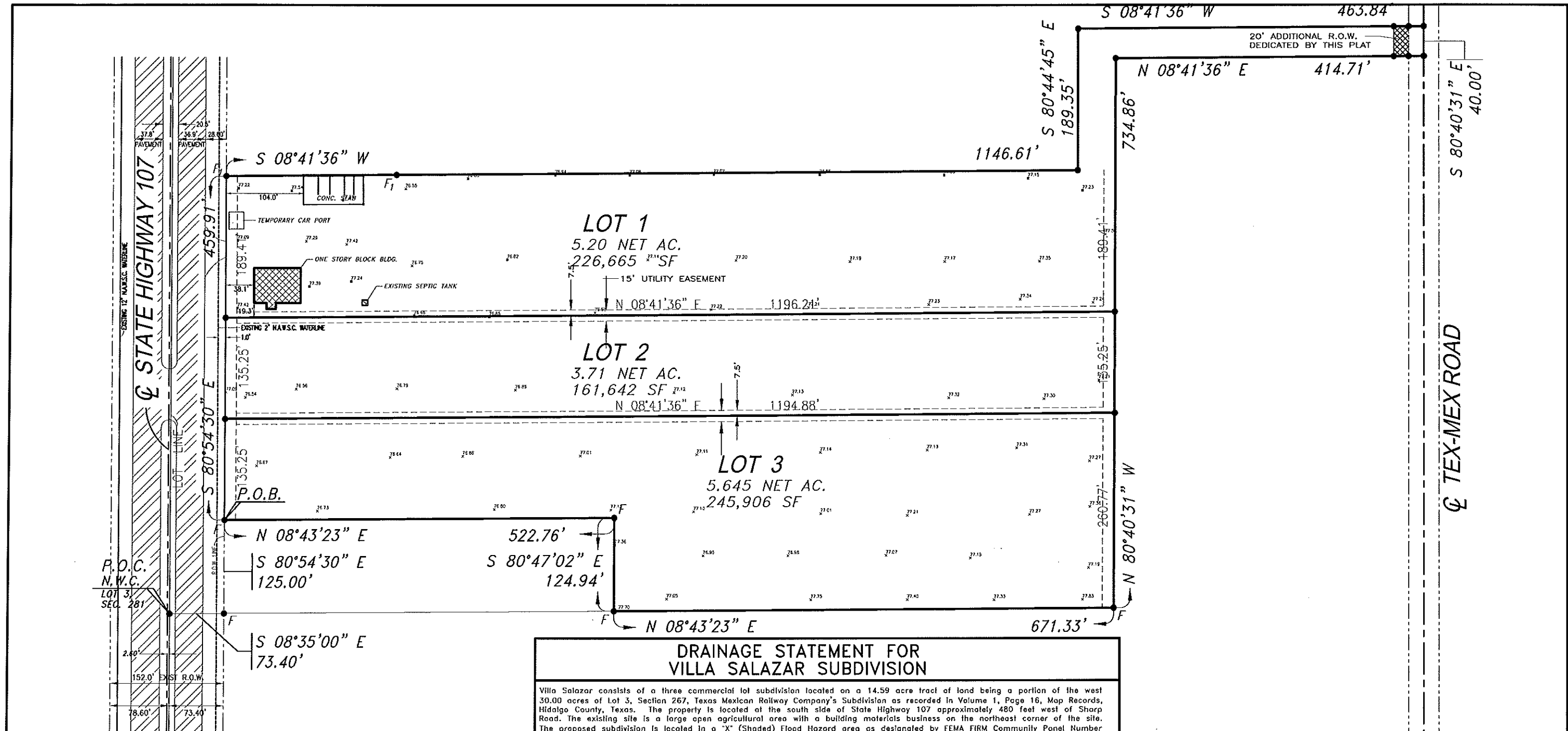
VARIANCE REQUEST: VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 2.8 SECTION B. LOT FRONTAGE ON COUNTY ROAD. THE REQUIREMENT IS 65.0 FEET, THE PROPOSED IS 40.0 FEET.

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, 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.



REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

**MAP OF TOPOGRAPHY AND DRAINAGE:
VILLA SALAZAR SUBDIVISION**

A 15.19 acre tract of land being a portion of the west 30.00 acres of Lot 3, Section 267, Texas Mexican Railway Company's Subdivision as recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas, also being a portion of that certain tract described in General Warranty Gift Deed recorded in Document #2120910, Official Records, Hidalgo County, Texas, also being that certain tract described in Gift Warranty Deed recorded in Document # 1029601, Official Records, Hidalgo County, Texas

DATE: MARCH 5, 2014

SCALE: 1" = 60'

ENGINEER (F-5001) & SURVEYOR (10015300)
PREPARED BY: R.E. GARCIA & ASSOCIATES
 116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539
 PHONE (956) 381-1061 FAX: 381-1280

**SHEET NO. 2
OF 2 SHEETS**

**DRAINAGE STATEMENT FOR
VILLA SALAZAR SUBDIVISION**

Villa Salazar consists of a three commercial lot subdivision located on a 14.59 acre tract of land being a portion of the west 30.00 acres of Lot 3, Section 267, Texas Mexican Railway Company's Subdivision as recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas. The property is located at the south side of State Highway 107 approximately 480 feet west of Sharp Road. The existing site is a large open agricultural area with a building materials business on the northeast corner of the site. The proposed subdivision is located in a "X" (Shaded) Flood Hazard area as designated by FEMA FIRM Community Panel Number 480334 0325 D dated May 17, 2000. Zone "X" (Shaded) is defined as "areas of the 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood".

The soil for this property is dark grayish brown sandy clay loam which is moderately previous. This soil is found to be in the Hydrologic Group "B" as determined by use of the Soil Survey of Hidalgo County. (see attachment). Currently the property is vacant.

Existing runoff is directed north towards existing road ditches on State Highway 107. State Highway 107 flows east and discharges into an existing Hidalgo County Drainage District No. 1 drainage ditch east of the site. The proposed subdivision will utilize properly graded detention areas to detain storm runoff which will overflow into State Highway 107. The individual lot detention plans will be reviewed and approved by the Hidalgo County Planning department.

In accordance with the Hidalgo County Drainage Policy, a minimum detention volume of 74,251 cubic feet of storm runoff will be detained with a maximum discharge rate of 5.426 cfs. The peak rate of runoff will not be increased during the 10 year rainfall event.

CERTIFICATION:
 By my signature below, I certify that this subdivision lies in a Flood Zone "X" Shaded; areas between limits of the 100 year flood and 500 year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood

REGISTERED PROFESSIONAL ENGINEER # 64790

DATE

