



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

SUBDIVISION ADVISORY BOARD MEETING

DATE: 12-18-2017

PROPOSED L.C.I. SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: RUBEN DE LA GARZA HINOJOSA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH SIDE OF CANTON ROAD APPROXIMATELY ¼ MILE WEST OF CESAR CHAVEZ ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of EDINBURG and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-27-2017 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED WITHIN THE LOW AREAS OF THE PROPOSED LOTS AND BY REGRADING THE EXISTING ROADSIDE DITCH FOR CANTON ROAD.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED FOR CANTON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-08-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-12-2017 By, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: EXISTING OSSF IN LOT 1.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 2.5" LOCATION: CANTON ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 9-11-2017 : By MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ \$1,500.00 For: OSSF(S) 1 (LOT 2)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

MAY 02, 2017

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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.

L.C.J. SUBDIVISION

BEING A 3.76 ACRES TRACT OF LAND, SAME BEING A REPLAT OF ALL OF LOT 1, O.J.J. SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 37, PAGE 74, MAP RECORDS OF HIDALGO COUNTY, TEXAS

CARLOS B. L. GARZA
DOC# 555516, H.C.O.R.
LOT 3 BLOCK 55 ALAMO LAND &
SUGAR COMPANY'S SUBDIVISION
VOL. 1, PG. 24-26, H.C.M.R.

MIGUEL DE LOS SANTOS
DOC#1876137, H.C.O.R.
LOT 3 BLOCK 55 ALAMO LAND &
SUGAR COMPANY'S SUBDIVISION
VOL. 1, PG. 24-26, H.C.M.R.

P.O.B.
NORTH WEST CORNER
LOT 1, O.J.J. SUBDIVISION
VOL. 37, PG. 74, H.C.M.R.



