



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
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T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-04-2023

PROPOSED VISTA DELTA SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA HEADLEY AND ASSOCIATES DEVELOPER: SIX PRIMOS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 84 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 3 1/2 WEST ROAD AND MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF ELSA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-31-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 62.0 FEET ONTO MONTE CRISTO ROAD AND 10.00 FEET ONTO MILE 3 1/2 WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-5-2022 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-20-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: MONTE CRISO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-31-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

Final Approval *subject to recommendations other departments*

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.

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