



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-01-2025

PROPOSED LAS ENCINITAS PHASE 2 SUBDIVISION PRECINCT No. 4.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES INC. DEVELOPER: CWL LIMITED BY THREE L.L.C.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 99 *SINGLE FAMILY *MULTI-FAMILY 13 COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 33

FILLING STATIONS: 20

LOCATION DESCRIPTION: NORTH OF MONTE CRISTO ROAD APPROXIMATELY ¼ MILE WEST OF BRUSHLINE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-20-2020 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: NO R.O.W. IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 2-2-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-15-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSP'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 12" LOCATION: TERRY ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 2-2-2022: 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: MARCH 23, 2021

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

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.