



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sessin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Juan D. Salinas III
County Commissioner's Court

FROM: Raul E. Sessin, P.E., Planning Administrator

DATE: November 7, 2007

RE: **Southern Oaks Subdivision– Pct. 1**
Preliminary Approval

Southern Oaks Subdivision is a one (1) lot subdivision located approximately 330 feet West from the intersection of Mile 6 North Road and Mile 3 ½ West Road.

The proposed Subdivision lies within the City of Weslaco E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on March 12, 2007. The proposed subdivision lies within Zone "AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Mile 6 North Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by City of Weslaco. There is an existing twelve (12) inch waterline on Mile 6 Road that will serve as the primary source of water for the proposed development.

The 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. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **November 6, 2007** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Weslaco.

