



# 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: February 20, 2008

RE: **Andy Subdivision – Pct. 1**  
**Preliminary Approval**

Andy Subdivision is a two (2) lot subdivision located on the North side of Mile 15 North Road approximately ¼ mile West of FM 493.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 30, 2008. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty (30) feet on Mile 15 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 North Alamo Water Supply Corporation. There is an existing two (2) inch waterline on Mile 15 North 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 February 19, 2008** subject to staff comments and future recommendations by Planning and other departments.

**LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW**

Name of Subdivision: Andy Subdivision 1<sup>st</sup> Review Page 1 of 1

Item Log	DESCRIPTION OF ITEMS: <i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		2/15/08	CP
A	<b>1<sup>st</sup> SHEET COMMENTS:</b> Plat notes: complete note number 7 and correct spelling for notes 11 and 15.		
B	On metes and bounds please correct description on 2 <sup>nd</sup> , 3 <sup>rd</sup> , and 4 <sup>th</sup> callouts to coincide with what is shown on drawing.		
C	Provide north arrow for vicinity map, and correct index to sheet description for sheet 2.		
D	<b>2<sup>nd</sup> SHEET COMMENTS:</b> Complete construction cost estimate chart		
E	Provide all the construction cost for the water engineering report		
F	for sewer engineering report please provide new wording for ossf being covered by a letter of credit (see attachments)		
G	All modification on water and sewer report must be reflected on the Spanish version.		
H	<b>3<sup>rd</sup> SHEET COMMENTS:</b> Dimension and label road condition (paved, asphalt, or caliche).		
I	Submit a set of plans to the post master that services this area for review.		