



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: February 17, 2010

RE: **Las Comadres Acres Phase I Subdivision – Pct. 3**
Preliminary Approval

Las Comadres Acres Phase I is a one hundred eleven (111) lot subdivision located along the East side of Western Road approximately 150 feet North of Mile 7 North Road.

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 September 29, 2009. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

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

Sanitary Sewer Services will be provided by OSSF.

Water Services will be provided by Agua S.U.D. There is an existing eight (8) inch waterline on Western 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 16, 2010** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Las Comadres Acres Phase I 2nd Review Page 1 of 1

Item Log	DESCRIPTION OF ITEMS:	Date	Initials
	<i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	02-11-10	JRT
A	<p align="center"><u>SHEET S-1 COMMENTS:</u></p> <p>On index to sheet: please describe all signature certification block on S-1, need to provide a separate sheet for all paving and drainage construction detail improvements, and a separate sheet for the water and OSSF engineering reports.</p>		
B	<p><u>PLAT NOTES:</u></p> <p>1] Please provide flood "X" definition. 4] Please complete plat note restriction wording. (see attachment) 12] Provide owners name on plat note. → See attachment for additional plat note restriction. <u>**provide a plat note restricting driveway access on to lots 30,31,35,36 and 84 from Western Road and lots 56, 57 and 111 from Abram Road.**</u></p>		
C	Please correct the entire metes and bounds. Please define each property corners with a surveyor's monument, callout and define the existing road right of way for Western Road and Abram Road. Make sure that every monument described on metes and bounds reflect on legend.		
D	<p align="center"><u>SHEET S-2 COMMENTS:</u></p> <p>Please provide all adjoiners information with owners name, legal description and property document number.</p>		
E	Approval from the L.R.G.V.D.C. for all street names is required.		
F	Please provide tie down dimensions for the existing 30 feet HCID#16 easement from the property boundary line and lot line. Provide a site plan exhibit for each lot line being affected by the existing 30 foot HCID#16 easement.		
G	Please provide a 15 foot drainage detention swale for all lots 89 through 111.		
H	As per lot square footage chart; please include all of the 111 lots.		
I	Submit soil evaluation reports.		
J	<p align="center"><u>SHEET S-3 COMMENTS:</u></p> <p>Please label the center line of Western Road and label the additional road right of way dedicated by this plat.</p>		
K	Please change right of way line type to "phantom line type".		
L	Please label the total existing road right of way for Abram Road and make sure you dedicate the necessary road right of way by this plat. Abram Road is a proposed 80' collector street.		
M	Please label the center line of Abram Road and show the continuation of the existing road right of way toward the north east side of the property.		
N	Please correct lot dimension for lot 13.		