



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Sesin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

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

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

DATE: November 7, 2007

RE: **Cobblestone Subdivision– Pct. 3**  
**Preliminary Approval**

Cobblestone Subdivision is a one hundred eight (108) lot subdivision located on the West side of Taylor Road approximately ¼ mile South of Mile 5 Road.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 22, 2006. The proposed subdivision lies within Zone “C” as per FEMA’s FIRM.

The proposed subdivision plat will dedicate ten (10) feet on Taylor Road and twenty (20) feet of Mile 5 Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by the City of McAllen.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing twelve (12) inch waterline on Mile 5 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 McAllen.

