



# PLANNING DEPARTMENT

## County Of Hidalgo

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

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

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

DATE: October 3, 2007

RE: **Goolie Meadows Phase 2 Subdivision– Pct. 1**  
**Preliminary Approval**

Goolie Meadows Phase 2 is a sixty five (65) commercial and residential lot subdivision located on the South east intersection of Mile 11 ½ North Road and Earling Road.

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

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on August 2, 2007. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate forty (40) feet on Earling Rd and ten (10) feet on Goolie 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 eight (8) inch waterline on Goolie 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 October 2, 2007** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Donna.

**LOG OF ITEMS LACKING  
DURING SUBDIVISION REVIEW**

Name of Subdivision:

**Goolie Meadows 1<sup>st</sup> Review**

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This form lists the documents lacking during the process of seeking subdivision approval. The County official receiving a document should upon its receipt fill out and initial an entry for the items lacking and then write the log number on the document. If needed use more than one line for the description

Item Log #	Description of Item	Date	Logger's Initials
A	<b><u>1<sup>ST</sup> SHEET COMMENTS:</u></b> Consider to relocate drainage swale for lots 97 thru 114 towards the rear of each lot because access on to residential lots is from Liam Street and Joshua street.	09-18-07	JRT
B	A 50x50 corner clip is requiring for lot 107 for Earling and Goolie Road street intersection.	“	“
C	Don't show water line on plat only on 2 <sup>nd</sup> sheet water/ossf layout.	“	“
D	Provide document number for existing Donna Irrigation District Canal ROW.	“	“
E	Describe subdivider certificate and statement on 2 <sup>nd</sup> sheet of the index to sheet.	“	“
F	Correct subdivision name on planning commission of city of Donna signature block.	“	“
G	As per subdivision location description, mention that property is on the southwest corner of Goolie and Earling Road.	“	“
H	<b><u>PLAT NOTES:</u></b> 5) Front setback for commercial lots fronting Earling Road should be at minimum of 50 feet and 25 feet or easement whichever is greater fronting Goolie Road. <i>Provide a plat note restricting access on to lots 97 thru 114 from Earling Road and Goolie Road unless lots are use for commercial.</i>	“	“
I	<b><u>METES &amp; BOUNDS</u></b> Label P.O. B on drawing and verify if monument was set or found on 7 <sup>th</sup> callout.	“	“
J	<b><u>2<sup>ND</sup> SHEET COMMENTS:</u></b> Move all OSSF area outside easements on lots 109 thru 114.	“	“
K	Provide flange elevation for all proposed fire hydrants.	“	“
L	Why are you proposing two swales easements for lots 97 thru 107? It does not match 1 <sup>st</sup> or 3 <sup>rd</sup> sheet.	“	“
M	<b><u>Water Engineer Report:</u></b> <ul style="list-style-type: none"> <li>▪ Street name on 2<sup>nd</sup> paragraph</li> <li>▪ Amount from 30 year letter agreement.</li> <li>▪ Submit engineer construction cost estimate prior to final review.</li> </ul>		
N	<b><u>Sewer Engineer Report:</u></b> <ul style="list-style-type: none"> <li>▪ Provide new and complete sewage engineer report see attach copy.</li> </ul>	“	“
O	Provide notary public certificate and statement for subdivider certificate and statement.	“	“

