



# 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: February 6, 2008

RE: **Goolie Meadows Phase 2 Subdivision– Pct. 1**  
**Final Approval with Financial Guarantee**

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. and was approved by the Planning and Zoning and City Commission of said City.

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. Soil Analysis were conducted by Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department. All septic tank systems have been installed, inspected and can be expected to function satisfactorily.

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 received Preliminary Approval from the Hidalgo County Commissioner's Court on October 09, 2007. The Subdivision Plat has been reviewed and does not comply with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code are being met. The Plat Engineer is requesting a variance to Section 2.4 Street and Alley layout requirements. Said section states "Where a subdivision abuts or contains an existing or proposed Major St., reverse frontage lots may be appropriate. When reverse frontage lots are designated, access shall be denied to the major street, and screen planting or a screening device shall be provided along the rear property line abutting such existing or proposed major street." The plat engineer is requesting that the County grant a variance to allow lots 97 through 107 and lots 108 through 114 have access onto Earling Rd. and Goolie Rd., respectively. The County recommends that the development comply with said subdivision rules and regulations. This has been a standard requirement on all plats that have this same issue. The existing Phase I also has the same restriction on the plat.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee** on **February 5, 2008**.