



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: May 19, 2010

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

Goolie Meadows Phase IV is nineteen (19) residential and six (6) commercial lot subdivision located on the Northwest corner of Earling Road and Goolie 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 February 11, 2010. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Goolie Road and forty (40) feet on Earling 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 Environmental Health Department.

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 **May 18, 2010** 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 Phase IV 2nd Review

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Item Log	<u>DESCRIPTION OF ITEMS:</u>	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>	05-11-10
A	1ST SHEET COMMENTS: The L.R.G.V.D.C. is requesting a copy of the plat on PDF to be sent via email clpacheco@sbcglobal.net to review the proposed street name.		
B	As per the 40' irrigation ditch ROW; please state to what irrigation district it belongs to and provide recorded document number.		
C	As per the dedication of the drain ditch ROW by this plat, please state to whom you are dedicating it.		
D	Please show continuation of Goolie Road right of way toward the north.		
E	As per plat note No.18, please mention that buffer fence will be installed by developer.		
F	Please correct distance to Goolie Road right of way line on metes and bounds description.		
G	2ND SHEET COMMENTS: Provide flange elevation for all proposed fire hydrants.		
H	Show location of all proposed OSSF for each lot.		
I	Crossing permission from gas company is required.		
J	As per engineering reports, please make sure all amounts coincide with engineers final construction cost estimate, 30 year letter, and original letter credit.		
K	3RD SHEET COMMENTS: Label all street curve radius dimensions.		
L	Label to remove/replace the t-box from Joshua Drive entrance from Earling Road.		
M	1/3 escrow is required for unimproved caliche Goolie Road.		
N	Discharge permit is required approved by irrigation district and drainage district.		
O	Please forward a sample warranty deed that the developer shall be utilizing to convey lots within this subdivision. The sample deed shall include the restriction "No more than one single family detached dwelling per lot" as a reservation from and exception to conveyance warranty.		