



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: August 24, 2010

RE: **Moulin Rouge Ranches Subdivision – Pct. 4**
Final Approval with Financial Guarantee

Moulin Rouge Ranches is a twelve (12) lot subdivision located along the North side of Sioux Road approximately ½ mile East of Tower Road.

The proposed Subdivision lies within the City of Alamo 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 March 23, 2010. The proposed subdivision lies within a Zone "C & A" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Sioux 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 Sioux 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.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioner's Court as Nature View Subdivision on June 1, 2010. The Subdivider is requesting Final Approval with a Cash Deposit. A Cash Deposit in the amount of \$12,000.00 was submitted to the Planning Department and deposited into Escrow for Septic Tanks Account No. 00-1100-211-00-000-018-0-000. The Cash Deposit will be used to secure the funds for the installation of twelve (12) septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee** on **August 17, 2010**.