

### **ITEM # 3.0**

#### **PRELIMINARY & FINAL PLAT APPROVAL:**

El Crucero III Subdivision  
Being a resubdivision of a 21.50 acre tract of land out  
of Lot 18 and 19, Block 11, Texan Gardens  
Subdivision  
Suburban E.T.J.  
Developer: Pena Chapa Development, Inc.  
Engineer: South Texas Infrastructure Group

### **REVIEW DATA**

#### **PLAT DATA**

The property is located on SW corner of 5 Mile Rd. and Texan Rd. (Mission Suburban ETJ) – see vicinity map. El Crucero III Subdivision is a proposed 22 single family lot subdivision with an optional commercial use for Lots 17, 21 & 22 – see plat for actual dimension, square footages, and land uses.

#### **WATER**

The water CCN belongs to Agua Special Utility District. The developer is proposing to supply each lot by individual services from an existing 12” water main on the north side of 5 Mile Rd. and proposing a new 12” water extension east of Texan Rd. to supply Lots 18-22. There will be 3 fire hydrants to be used as filling stations via direction of the Fire Marshal’s office – see utility plan.

#### **SEWER**

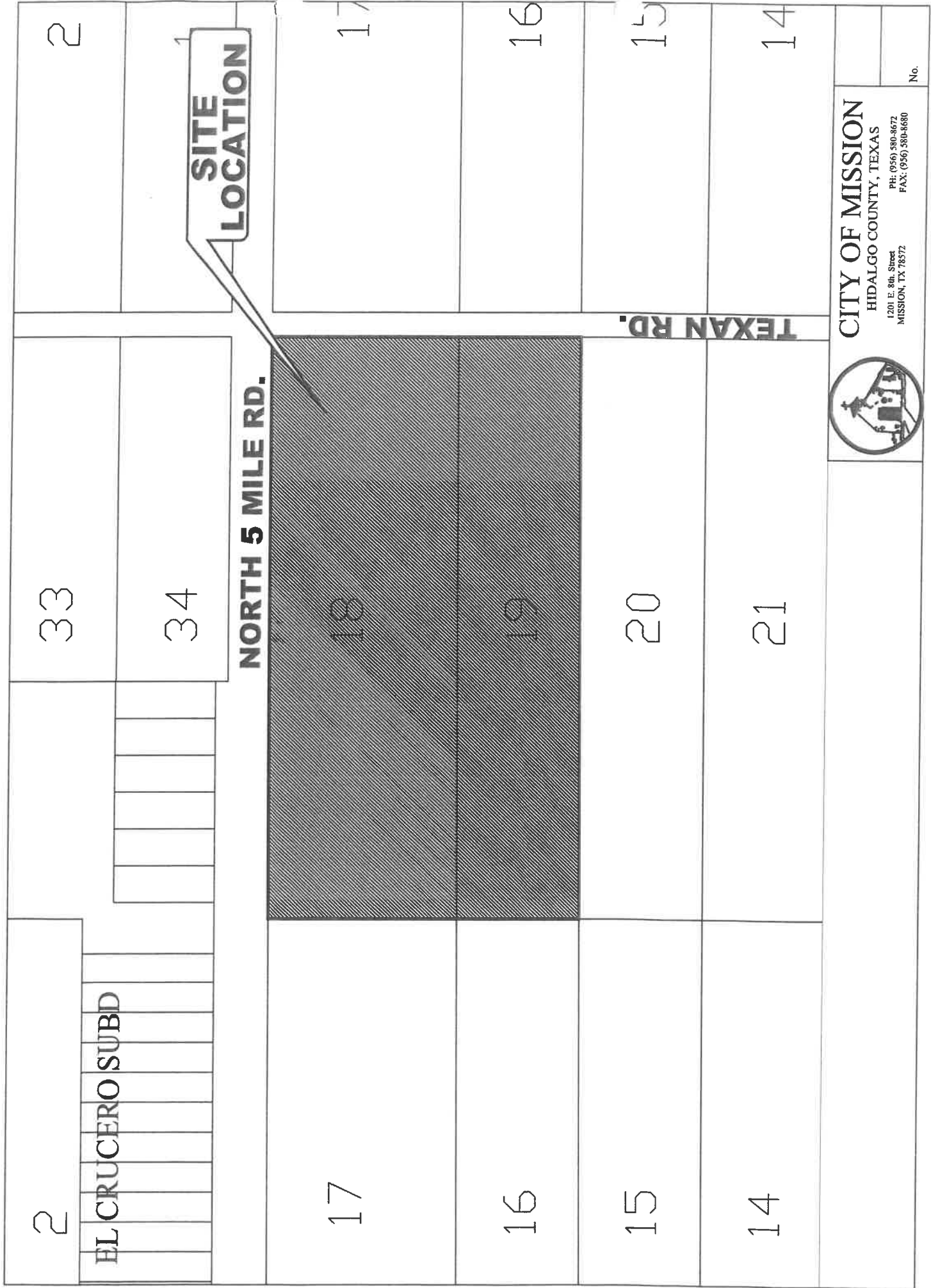
Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county’s typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission’s Sewer CCN.

#### **STREETS & STORM DRAINAGE**

Access will be from Mile 5 Rd. for Lots 1-16 and from Texan Rd for Lots 17-22. Storm water will be mitigated by installing a grate inlet on Texan Rd that will drain into an existing drain ditch located on the property. The developer is dedicating the property that encompasses the existing drain ditch which will account for a volume of 52,568 cft for detention purposes. The City Engineer has reviewed and approved the drainage report.

#### **RECOMMENDATION**

Staff recommend approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 380-8672  
 FAX: (956) 380-8680

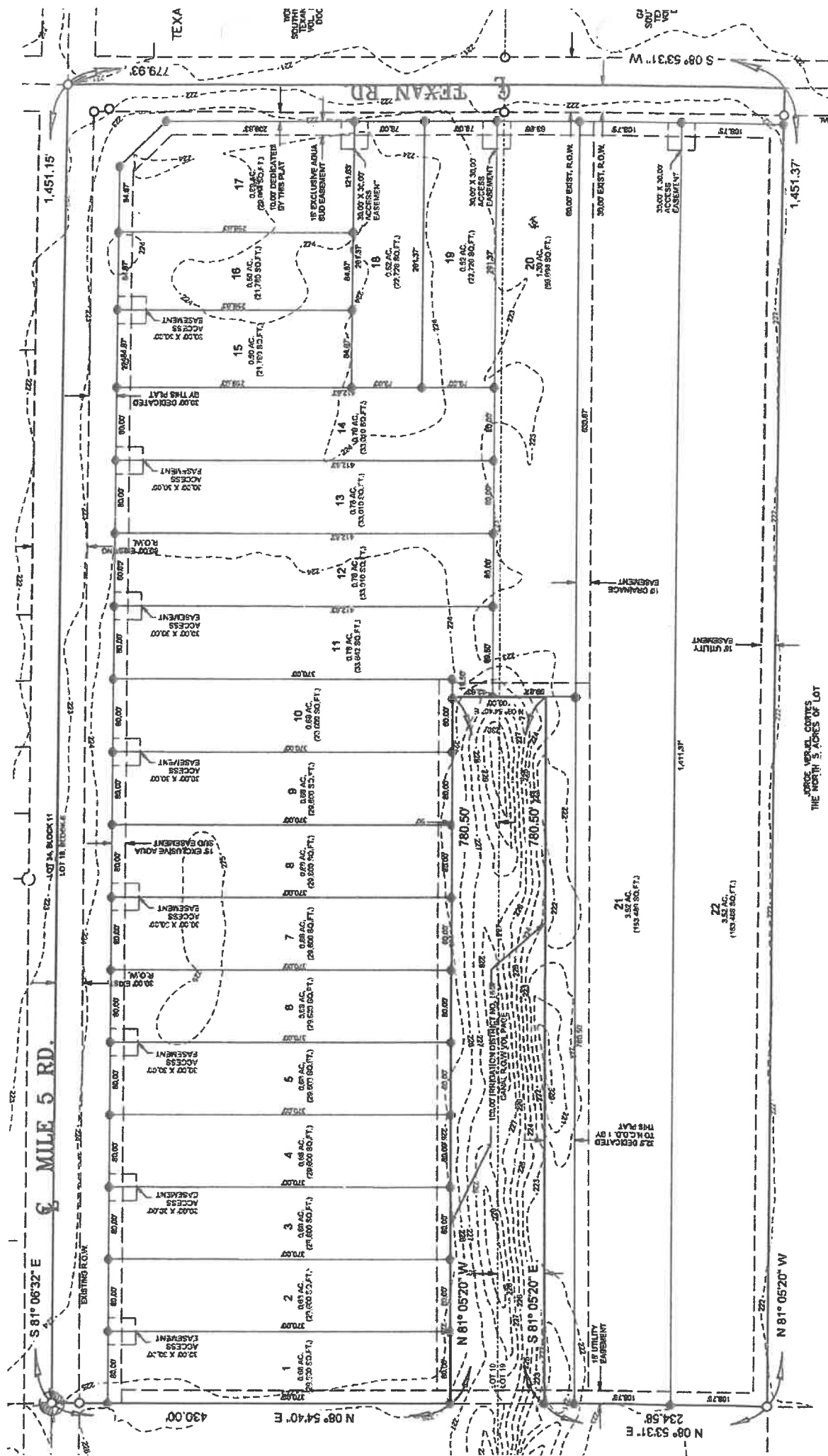
No.

**SITE  
LOCATION**

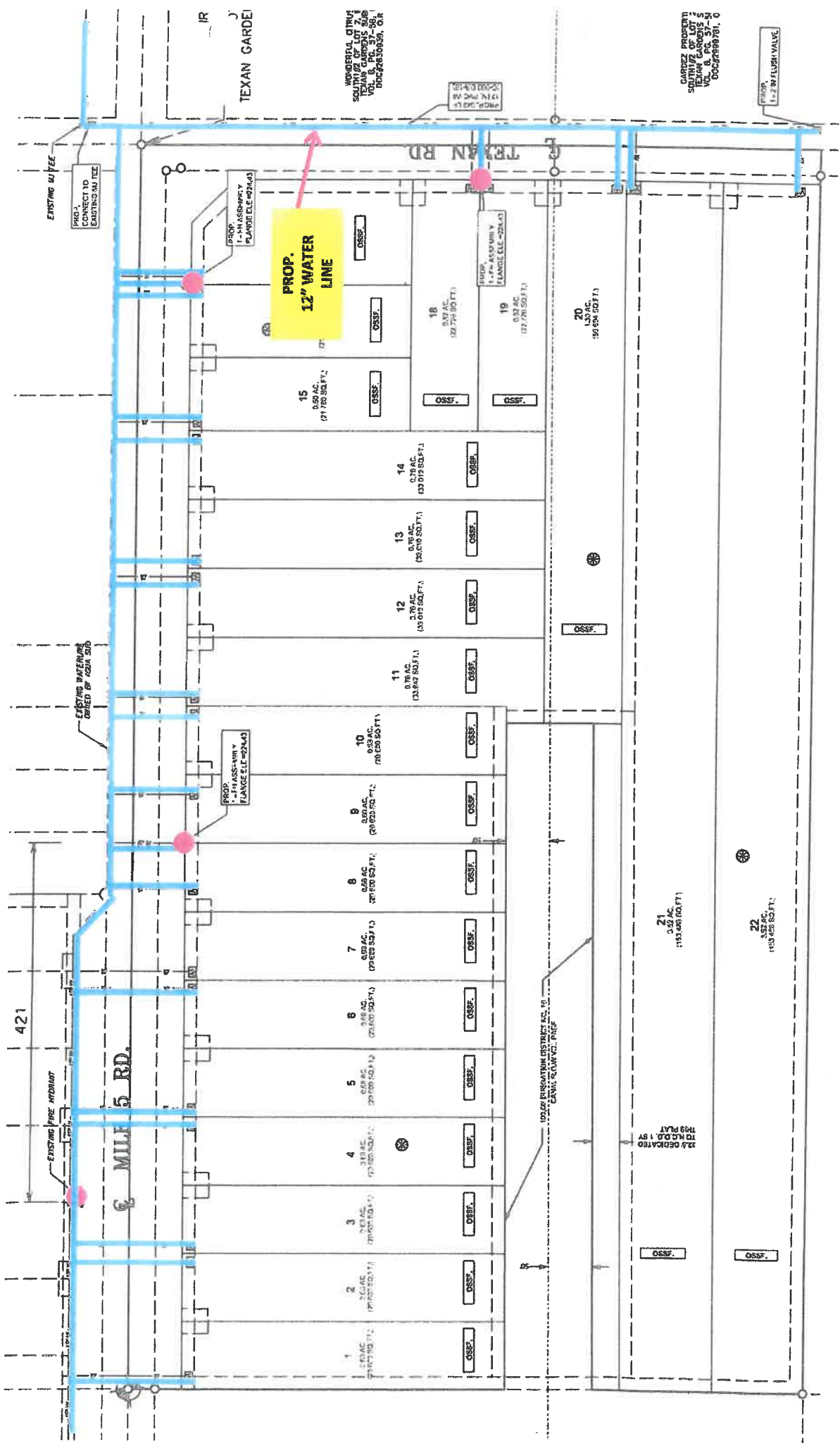
TEXAN ROAD

MILE 5 RD.









PROP.  
12" WATER  
LINE

PROP.  
1-1/4" ASSEMBLY  
FLANGE ELEV. 422.43

PROP.  
1-1/4" ASSEMBLY  
FLANGE ELEV. 424.43

15' x 10' (150' x 100')  
BY 24" DIA. N.C.  
17' 0" ELEV. 420.00

PROP.  
1-1/2" REFRESH VALVE

CAREER PROPERTY  
SOUTH 1/2 OF LOT  
12, 13, 14, 15, 16, 17, 18  
VOLUME 1, PAGE 57-58  
DCC 2019-071, 0

WHEREBY, OF THE  
SOUTH 1/2 OF LOT  
12, 13, 14, 15, 16, 17, 18  
VOLUME 1, PAGE 57-58  
DCC 2019-071, 0

IR  
TEXAN GARDE

EXISTING UTILITY  
CONNECT TO  
EXISTING UTILITY

EXISTING WATERLINE  
DRAINAGE & ASH SUB

EXISTING FIRE HYDRANT

6 MILK RD.

TEXAN RD.

100' x 100' (100' x 100')  
CANAL, CULVERT, PIPE

12' x 12' (12' x 12')  
10' x 10' (10' x 10')

6 MILE 5 RD

IRON ROD S.I.  
LOT 34, BL  
TEXAN GARDENS

MONROVIA, TEXAS, LLC  
SOUTH 1/2 OF LOT 2, BLOCK 10  
TEXAN GARDENS SUBDIVISION  
WILSON P.L.L.C.  
DOC 208,303,3, 08-11-11

CONTRACTOR TO PROVIDE NECESSARY  
DETAILS TO COUNTY SPECIFICATIONS

GARRETT PROPERTIES, L.L.C.  
SOUTH 1/2 OF LOT 2, BLOCK 10  
TEXAN GARDENS SUBDIVISION  
WILSON P.L.L.C.  
DOC 208,303,3, 08-11-11

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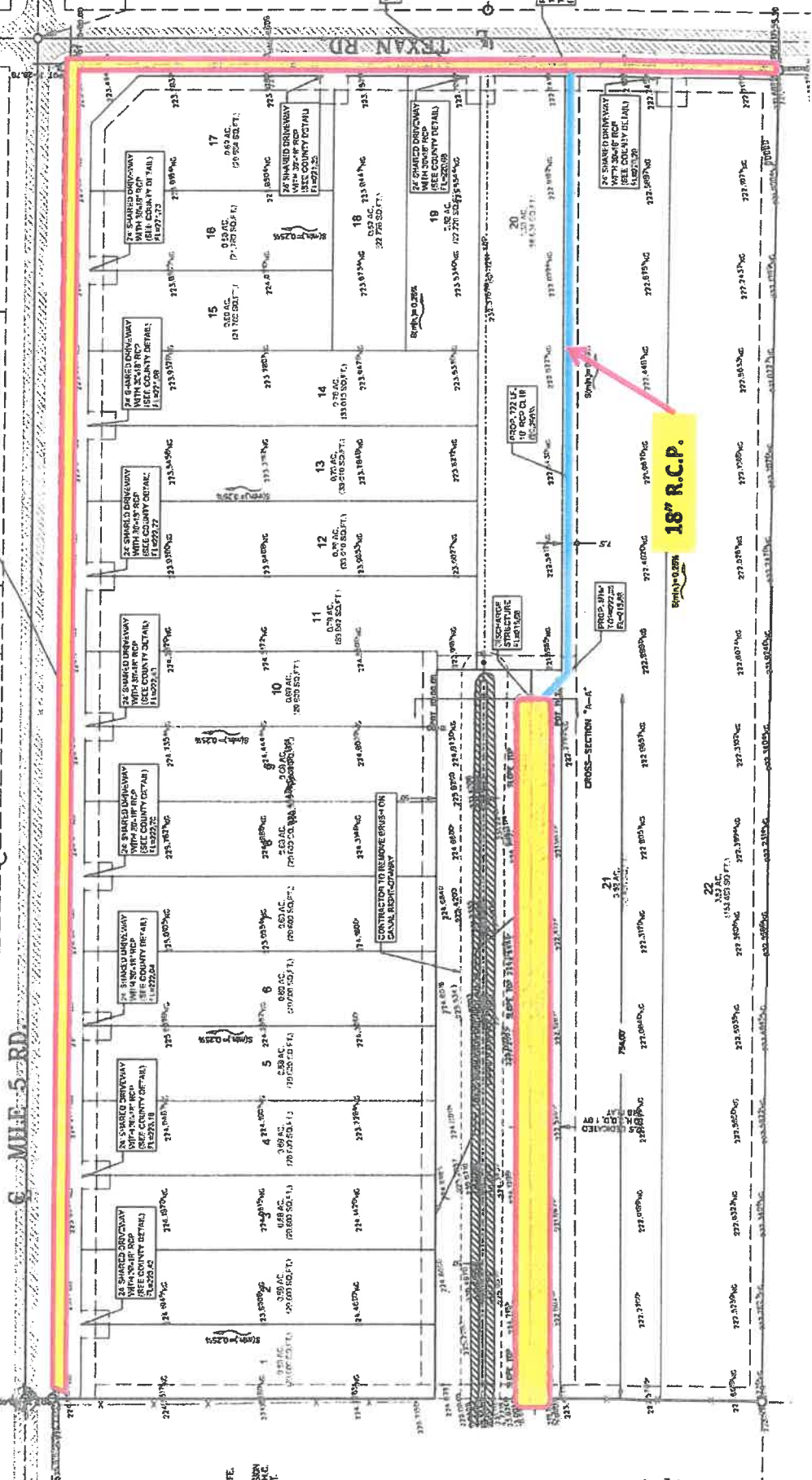
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18" R.C.P.

8' MIN. 0.50%

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EL CRUCERO III SUBDIVISION

DRAINAGE REPORT

DRAINAGE REPORT – EL CRUCERO III SUBDIVISION

PROJECT LOCATION

El Crucero III Subdivision is a proposed 22 Lot Single Family Residential & Commercial subdivision located within the City of Mission jurisdiction, located at the intersection of Texan Road & 5 Mile Rd. Being a 25.98 acre tract of land out of All of Lot Eighteen (18) & Lot Nineteen (19), Block Eleven (11), TEXAN GARDENS, Hidalgo County, Texas, according to the map recorded in Volume 8, Pages 57-58, Map Records, Hidalgo County, Texas.

FLOOD PLAIN

The property is in zone "X"; Zone "X" are areas of 500-year flood; Community Panel No. 480334 0290 D, revised June 06, 2000.

SOIL CONDITONS



According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 93.1 % of Brennan fine sandy loam (3), with 0 to 1 percent slope, and of 6.9% of Cuevitas-Randado complex (51), with 0 to 3 percent slopes; These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. This soils are listed in Hydrologic Group B. See Appendix C.


EXISTING CONDITIONS

The subject property is currently undeveloped. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade towards the Northeast corner of the property. In accordance with the Drainage policies of the City of Mission and County of Hidalgo, the Rationale Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately 23.63 cfs.

PROPOSED CONDITIONS

In accordance with the City of Mission and County of Hidalgo Drainage Policy, the peak rate for runoff for this development will be mitigated to the proposed 50-year storm water runoff. As per attached calculations, the peak rate will be 49.44 cfs, which will give us a net increase of 25.81 cfs. For proposed El Crucero III Subdvision, we have calculated that approximately a total of 51,098 cft or 1.173 acre-ft, will be mitigated by installing a grate inlet on Texan Road that will drain into a existing drain ditch (PD Lateral 3, UID: 1531) located within the property. Developer is dedicating the property than encompasses the existing drain ditch which will account for a volume of 52,568 cft for detention purposes, see Appendix G.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
 H.C.D.D. NO. 1	6-7-23 DATE

  
Victor Trevino, P.E.  
South Texas  
Infrastructure Group, LLC  
06/06/2023

