

### **ITEM# 3.0**

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

El Cordero Subdivision  
Being a 20 acre tract of land out of Lots 25 & 26,  
Block 15, 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 Western Rd. approximately 2,700' north of 6 Mile Line Rd. (Mission Suburban ETJ) – see vicinity map. El Cordero Subdivision is a proposed 33 Single Family Residential lot subdivision. – 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 connect to an existing 8" water line located along the west side of Western Rd. to provide water service to each lot. 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**

The proposed internal street is a 32' back-to-back within a 50' Right of Way. Access will be from Western Road. The proposed drainage system shall consist of internal inlets in the street to collect surface runoff. Pipes sizes range from 18" to 36" to have an outfall to PD-lateral, to be extended and maintained by HCDD No. 1. The City Engineer has reviewed and approved the drainage report.

#### **RECOMMENDATION**

Staff recommend approval subject to meeting the Model Subdivision Rules complying with the street alignment policy and meeting any comments from the County Planning Department.

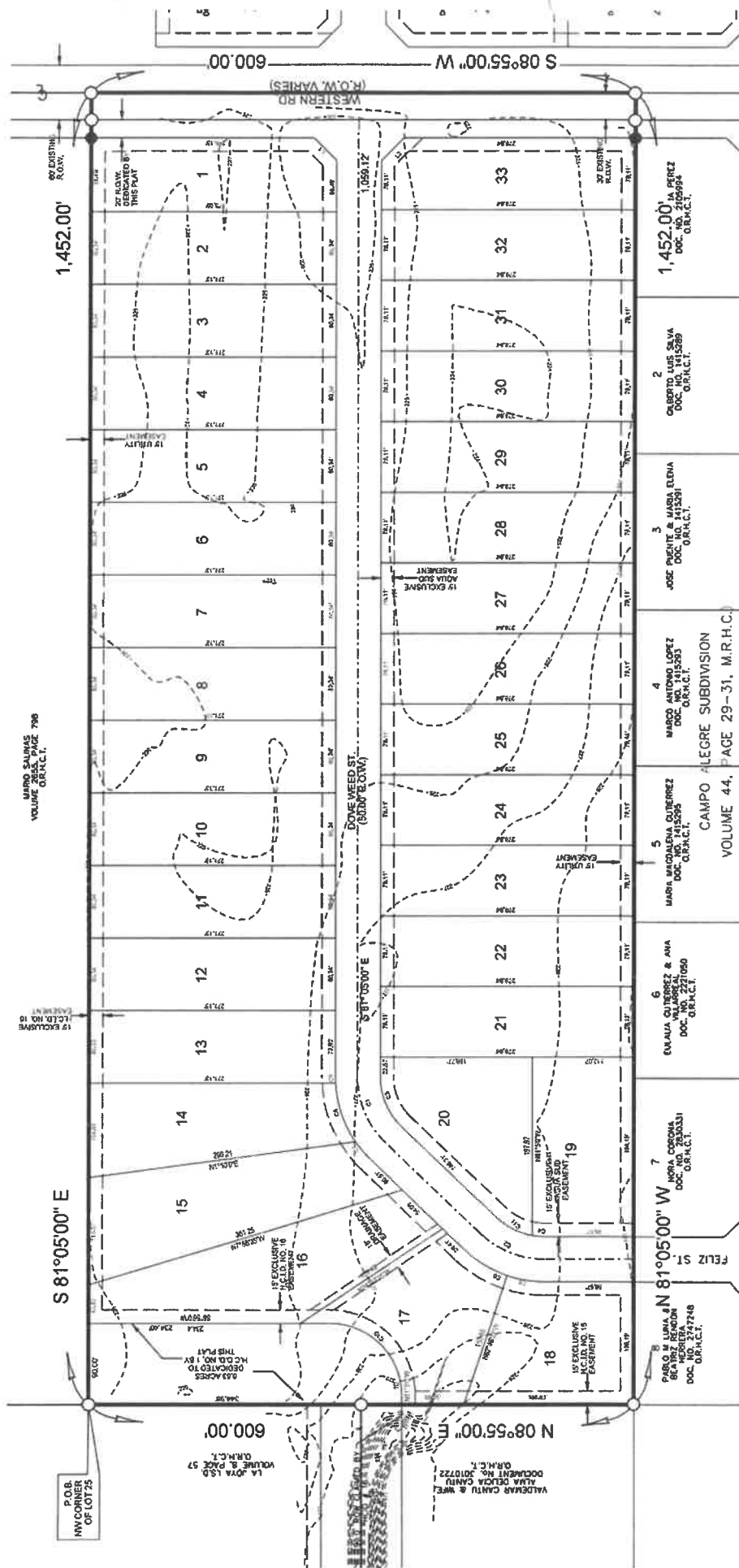


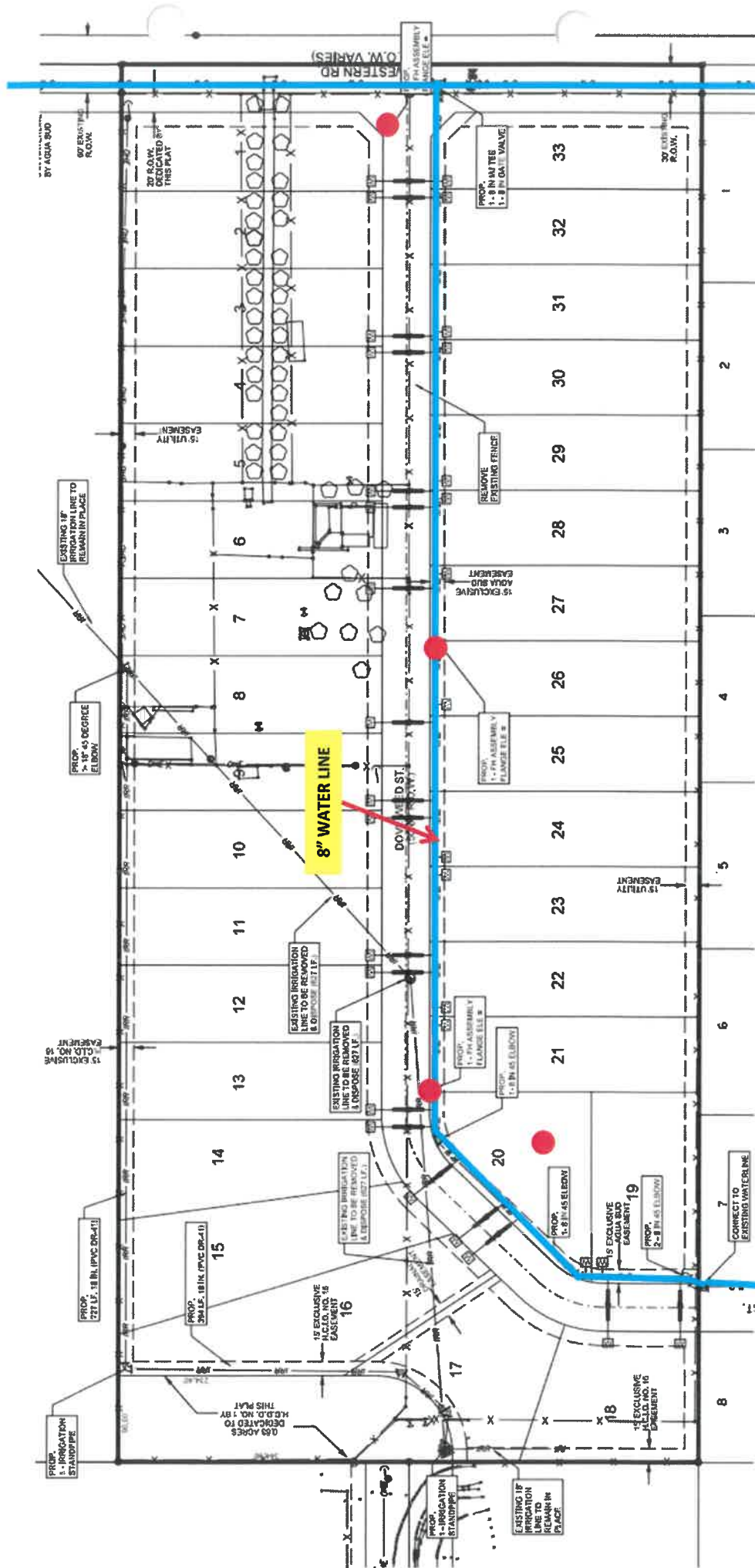


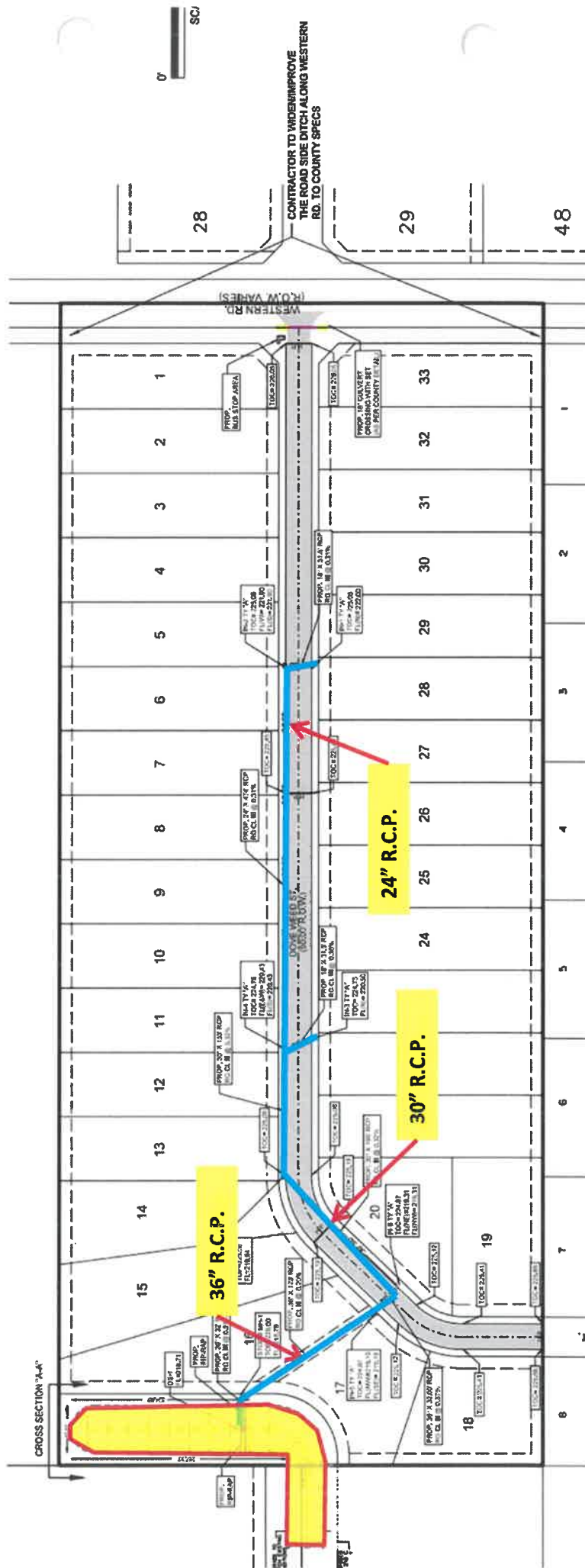
**SITE  
LOCATION**

**WESTERN ROAD**









**DRAINAGE REPORT – EL CORDERO SUBDIVISION**

**PROJECT LOCATION**

El Cordero Subdivision is a proposed 33 Lot Single Family Residential lots subdivision located within the city of Mission 3 ½ Mile extraterritorial jurisdiction (ETJ). The property is located on Western Rd. and approximately 2,700 feet north of 6 Mile Line Rd.

Being a 20 acre tract of land out of Lots 25 and 26 Block 15, Texan Gardens Subdivision, recorded in Volume 8, Page 57-58, Map Records, Hidalgo County, Texas.

**FLOOD PLAIN**

The property is in zone "X" & "A", Zone "X" are areas of 500-year flood and Zone "A" are areas with No base flood elevations determined; Community Panel No. 480334 0290 D, revised June 06, 2000. Based on recent improvements to the site, we have determined that the Base Flood Elevation for this Zone "A" on this specific property is \_\_\_\_\_. Property is in process to be taken out of the flood zone with LOMA Case No \_\_\_\_\_.

**SOIL CONDITIONS**

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 96.5% of Brennan fine sandy loam, with 0 to 1 percent slopes and 3.5% of Ramadero sandy clay loam, with 0 to 1 percent slopes. Existing terrain has a westerly natural flow direction. These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. Both soils are listed in Hydrologic Group B, having moderate infiltration rate when thoroughly wet. See Appendix C.

**EXISTING CONDITIONS**

The subject property is currently undeveloped. Topographic elevations obtained from the site indicate that the existing terrain has a very slight grade approximately (0-0.8%). 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 17.17 cfs.

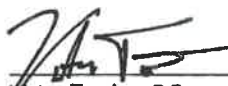
## El Cordero Subdivision

### DRAINAGE REPORT



#### PROPOSED CONDITIONS

The proposed drainage system shall consist on the installation of an internal storm sewer system with inlets in the street to collect surface runoff from lots and street. This system will be sized as per calculations on **Appendix F**. Pipe sizes range from 18" to 30" and will consist of a proposed outfall to PD-Lateral (FID: 1250), maintained by HCDD No. 1.

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. The peak rate will be **56.96 cfs** which will give us a net increase of **39.79 cfs**. For proposed Cordero Subdivision only **73,753 cubic-feet**, or **1.693 acre-feet** of storm water runoff will be required to be detained. We are proposing an extension for the existing drain ditch (PD-LATERAL, FID:1250) located at the west of the proposed subdivision. See Appendix D for the specifications.

  
Victor Trevino, P.E.  
South Texas  
Infrastructure Group, LLC  
03/22/2023



<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 checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
	
H.C.D.D. NO. 1	DATE 3-20-23