

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
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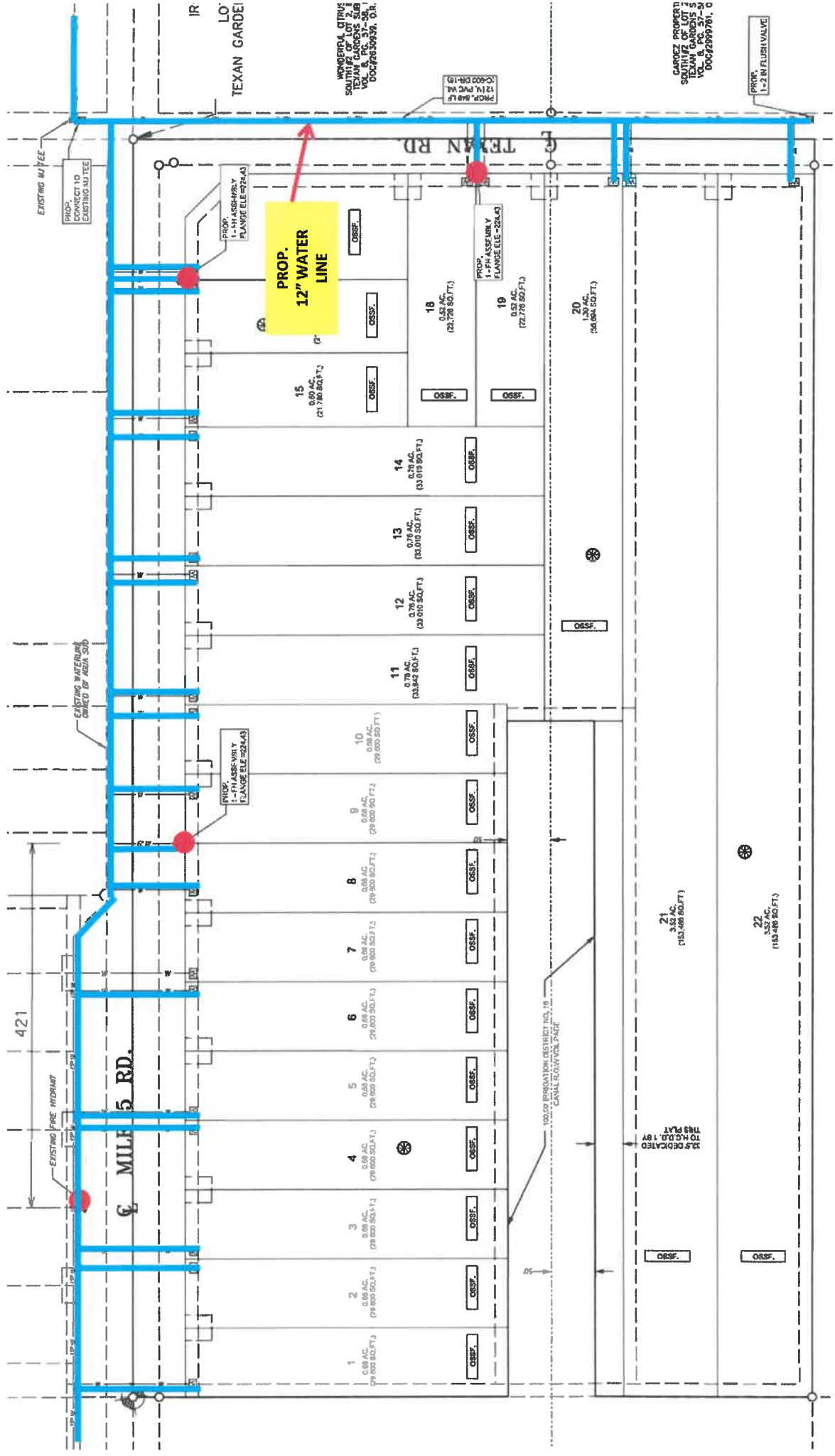
No.



**SITE
LOCATION**

TEXAN ROAD

MILE 5 RD.



PROP. 12" WATER LINE

WONDERLA CITRUS
SOUTH 1/2 OF LOT 2 &
LOT 3, PROJECT 58
VOL. 5, PAGE 58
DOC#2633053, O.R.

GARRETT PROPERTY
SOUTH 1/2 OF LOT 2 &
LOT 3, PROJECT 58
VOL. 5, PAGE 57-58
DOC#2633053, O.R.

15
0.60 AC.
(21,728 SQ.FT.)

18
0.52 AC.
(22,778 SQ.FT.)

19
0.52 AC.
(22,778 SQ.FT.)

20
1.30 AC.
(56,884 SQ.FT.)

14
0.29 AC.
(13,019 SQ.FT.)

13
0.78 AC.
(33,910 SQ.FT.)

12
0.78 AC.
(33,910 SQ.FT.)

11
0.78 AC.
(33,910 SQ.FT.)

10
0.08 AC.
(29,000 SQ.FT.)

9
0.08 AC.
(29,000 SQ.FT.)

8
0.08 AC.
(29,000 SQ.FT.)

7
0.08 AC.
(29,000 SQ.FT.)

6
0.08 AC.
(29,000 SQ.FT.)

5
0.08 AC.
(29,000 SQ.FT.)

4
0.08 AC.
(29,000 SQ.FT.)

3
0.08 AC.
(29,000 SQ.FT.)

2
0.08 AC.
(29,000 SQ.FT.)

1
0.08 AC.
(29,000 SQ.FT.)

421

1/2 MILE RD.

TEXAN RD.

IR
LO'
TEXAN GARDE!

EXISTING WATER
CONNECT TO
EXISTING UTILITY

PROP.
1-1/2" ASSEMBLY
FLANGE ELE=224.43

PROP. 8.0" FL.
12" PVC VAL
C-200 ER-18

PROP.
1-2" IN FLUSH VALVE

EXISTING WATERMAIN
OWNED BY AGUA SUD

PROP.
1-1/2" ASSEMBLY
FLANGE ELE=224.43

100.00 IRRIGATION DISTRICT NO. 19
CANAL RAVINE, PAGE

21
3.2 AC.
(153,498 SQ.FT.)

22
3.58 AC.
(153,498 SQ.FT.)

OSSF.

OSSF.

12.5' DEDICATED
TRASS R/W

12.5' DEDICATED
TRASS R/W

OSSF.

OSSF.

OSSF.

OSSF.

OSSF.

OSSF.

OSSF.

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OSSF.

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 CONDCTIONS


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 Subdivision, 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.


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



<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 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 <u> </u>	DATE <u>6-7-23</u>