

ITEM # 4.1

PRELIMINARY & FINAL PLAT APPROVAL:

Texan Crossing Subdivision
A 16.00 acre tract of land being all of Lot 17,
Block 10, Texan Gardens Subdivision
Rural E.T.J.
Developer: Mark Fryer & DeEtta Fryer
Engineer: Quintanilla, Headley & Associates, Inc.

REVIEW DATA

PLAT DATA

The proposed subdivision is located on the Southeast corner of Mile 6 North Road and Texan Road (Mission Rural ETJ). – see vicinity map. The developer is proposing (21) Twenty-One Single Family Residentials lots – 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 North side of W. Mile 6 Road with a proposed 8" water line to provide water service to each lot. There are 3 fire hydrants provided to be used as filling stations via direction of the Fire Marshal's office – see utility plan

SEWER

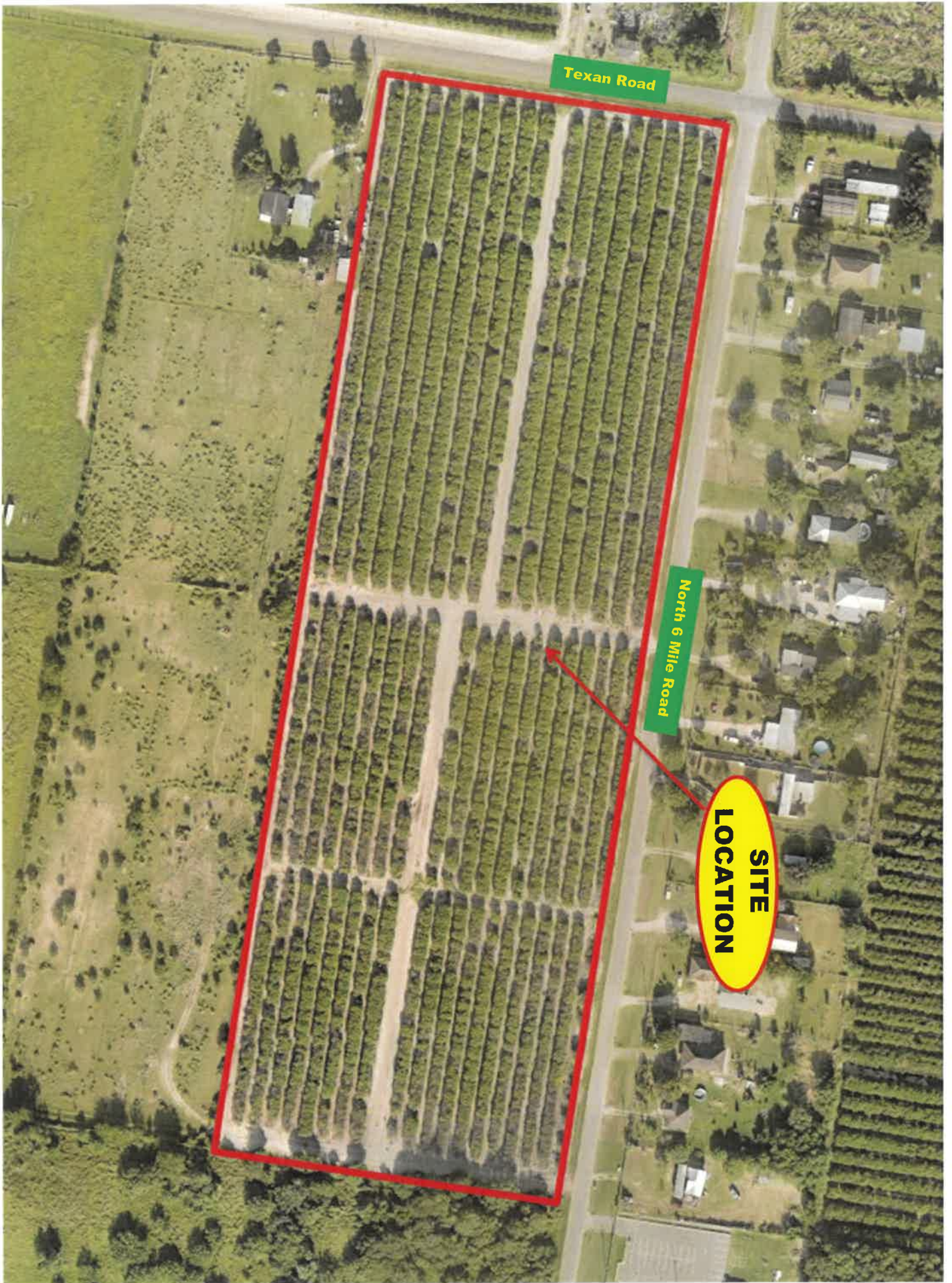
Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county's typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission's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

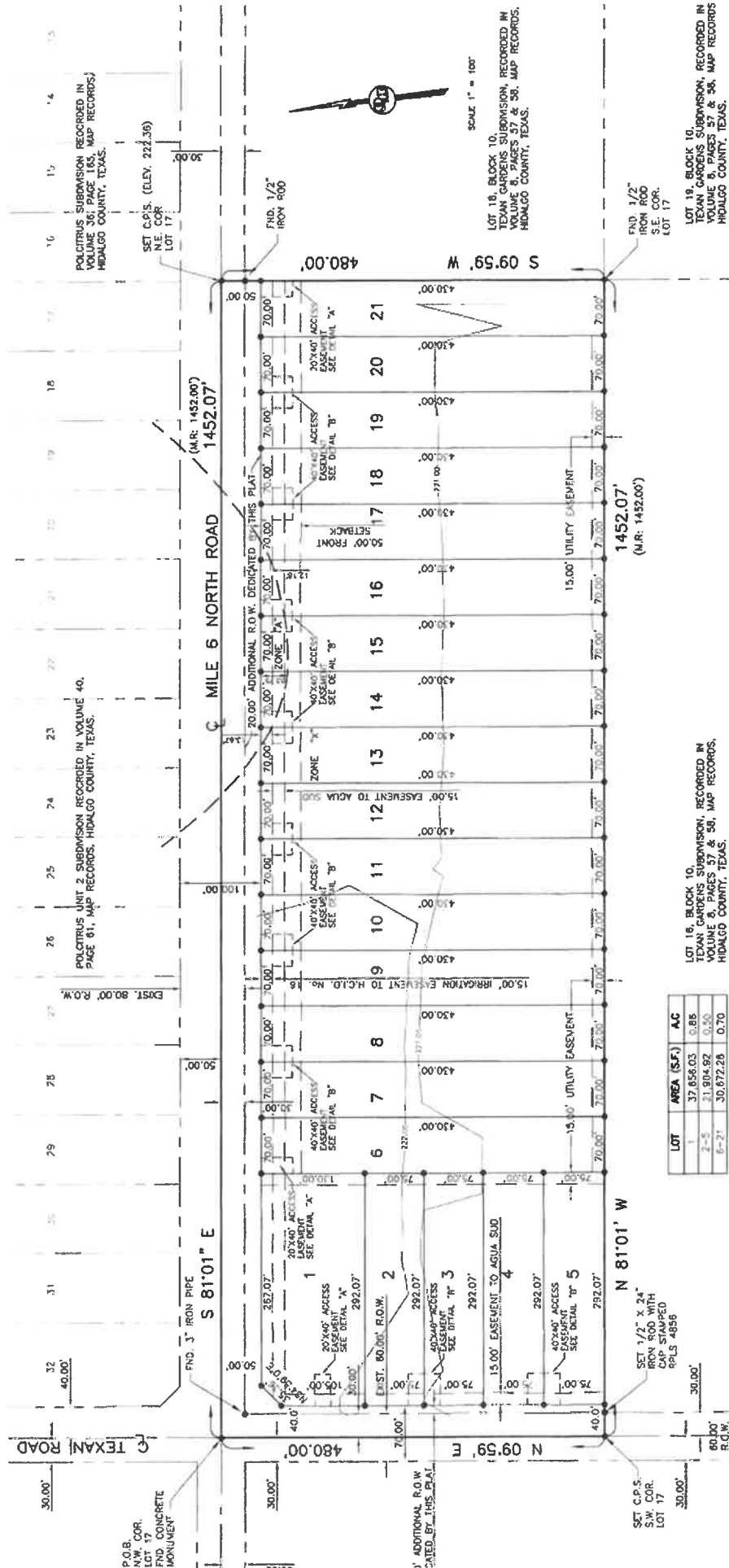
STREETS & STORM DRAINAGE

Lots 1-5 will have access from Texan Road and Lots 6-21 will have access from Mile 6 North Road. The site has very minimal runoff in a southern direction with an approximate 1% slope. Detention will be accomplished by regarding the roadside ditch along the East side of Texan Road and the South side of Mile 6 North Road. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

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





LOT	AREA (S.F.)	AC
1	37,856.03	0.86
2-5	21,904.92	0.50
6-21	30,672.28	0.70

POLTRUS SUBDIVISION RECORDED IN VOLUME 36, PAGE 185, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SET C.P.S. (ELEV. 222.36) N.E. COR. LOT 17

LOT 18, BLOCK 10, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 37 & 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 19, BLOCK 10, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 37 & 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 16, BLOCK 10, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 37 & 38, MAP RECORDS, HIDALGO COUNTY, TEXAS.

END 1/2" IRON ROD S.E. COR. LOT 17

1452.07' (N.R. 1452.00')

N 81°01' W

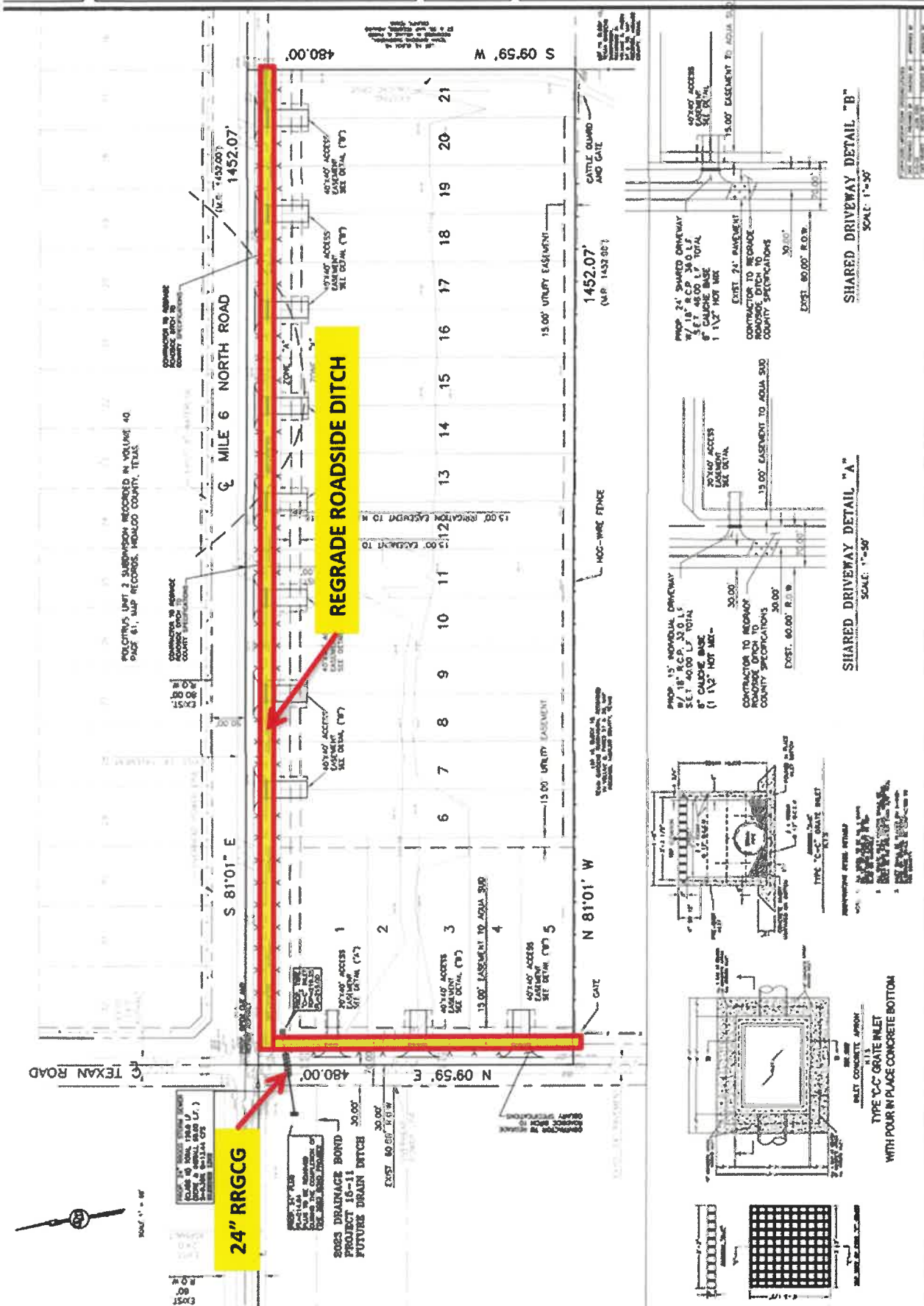
SET 1/2" x 24" IRON ROD WITH CAP STAMPED RPLS 4856

SET C.P.S. S.W. COR. LOT 17

SCALE 1" = 100'









QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1613
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

**DRAINAGE REPORT
FOR
TEXAN CROSSING SUBDIVISION**

Texan Crossing Subdivision is a 16.00-acre tract of land being all of Lot 17, Block 10, Texan Gardens Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 8, pages 57 and 58, map records Hidalgo County, Texas, and according to assumption warranty deed recorded in volume 2386, page 055, official records, Hidalgo County, Texas. This subdivision is located on the south east corner of Texan Road and Mile 6 North Road. This subdivision is located in the City of Mission ETJ. The site is open land. The proposed subdivision will consist of 21 residential lots.

The tract is Zone "X" (unshaded), areas determined to be outside 500-year flood plain as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0290 D, dated June 6, 2000.

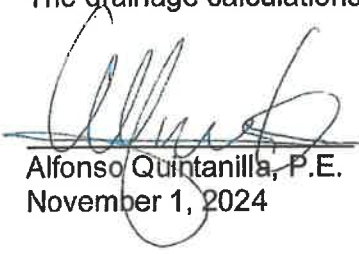
There is a Zone "A", no base flood elevation determined. Located on the north side of lots 13-17. No building construction will be permitted on this area, the building set back line of 50.0' is outside the zone "A" designation.

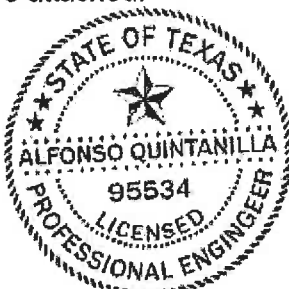
The soil is Brennan (3) and Hidalgo (25) and is group soil "B". It is a mixture of fine sandy loam, sandy clay loam, clay loam, and loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of NP-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southern direction with an approximate 1% slope. The existing runoff for the proposed subdivision is $Q = 13.44$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q = 43.02$ cubic feet per second for an increase of $Q = 29.58$ cubic feet per second. Detention will be 49,279.51 cubic feet (1.13 acre-feet) and will be accomplished by regrading the roadside ditch along the east side of Texan Road and the south side of Mile 6 North Road to a Type "C-C" inlet that will discharge into the HCDD No. 1 Drain Ditch being constructed during the 2023 Drainage Bond project 15-III PD 5 Lateral. The ultimate outfall will be HCDD No. 1 DTP-39

The drainage calculations are attached.


Alfonso Quintanilla, P.E.
November 1, 2024



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	
DATE 1-7-25	