



MEETING DATE: July 16, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Townhouse Residential District ("R-1T"), for Tract 2 being a 0.615 of an acre and Tract 3 being a 0.611 of an acre, both tract forming a part of the Meadow Creek Country Club Phase 1-B Subdivision, located along the East side of Crystal Drive between Diane and Mauve Drives. Applicant: Gerardo Benavides, P.E. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 19, 2025 – Application for rezoning submitted for processing.
- July 2, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Single-Family Residential District ("R-1") to Townhouse Residential District ("R-1T") to subdivide for homes with lot sizes not in compliance with the minimum lot sizes in the R-1 zoning district.
- Tract 2 measures 297.49' along Crystal Drive with a depth of 90'. Tract 3 measures 297.53' along Crystal Drive with a depth of 90' along the south side and 88.89' along the north side.
- The surrounding zones are Agricultural Open Interim District (A-OI) to the east and Planned Unit Development District (PUD) to the West, South and North.
- The surrounding land uses include Single-Family homes to the North, West and South and a golf course to the East.
- The subject properties are vacant.
- For tract 2 the applicant is proposing to subdivide the tract into 7 lots with an average area of 3,824.62 square feet.
- For tract 3 the applicant is proposing to subdivide the tract into 7 lots with an average area of 3,800 square feet.
- The Future Land Use Map shows that the properties are designated for Planned Unit Development. The designation for the subject tracts from the PUD ordinance on file is agricultural open space to be a part of the golf course.
- Although the requested rezoning is not in line with the PUD designation of agricultural open space the requested lot sizes are in line with the lot sizes to the west that average in area 3,195 square feet.

- Notices were mailed to 28 surrounding property owners. There was opposition during the variance request for the proposed subdivision. The developer has altered the lot sizes as a result for Tract 1 from 7 lots to 4 lots.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

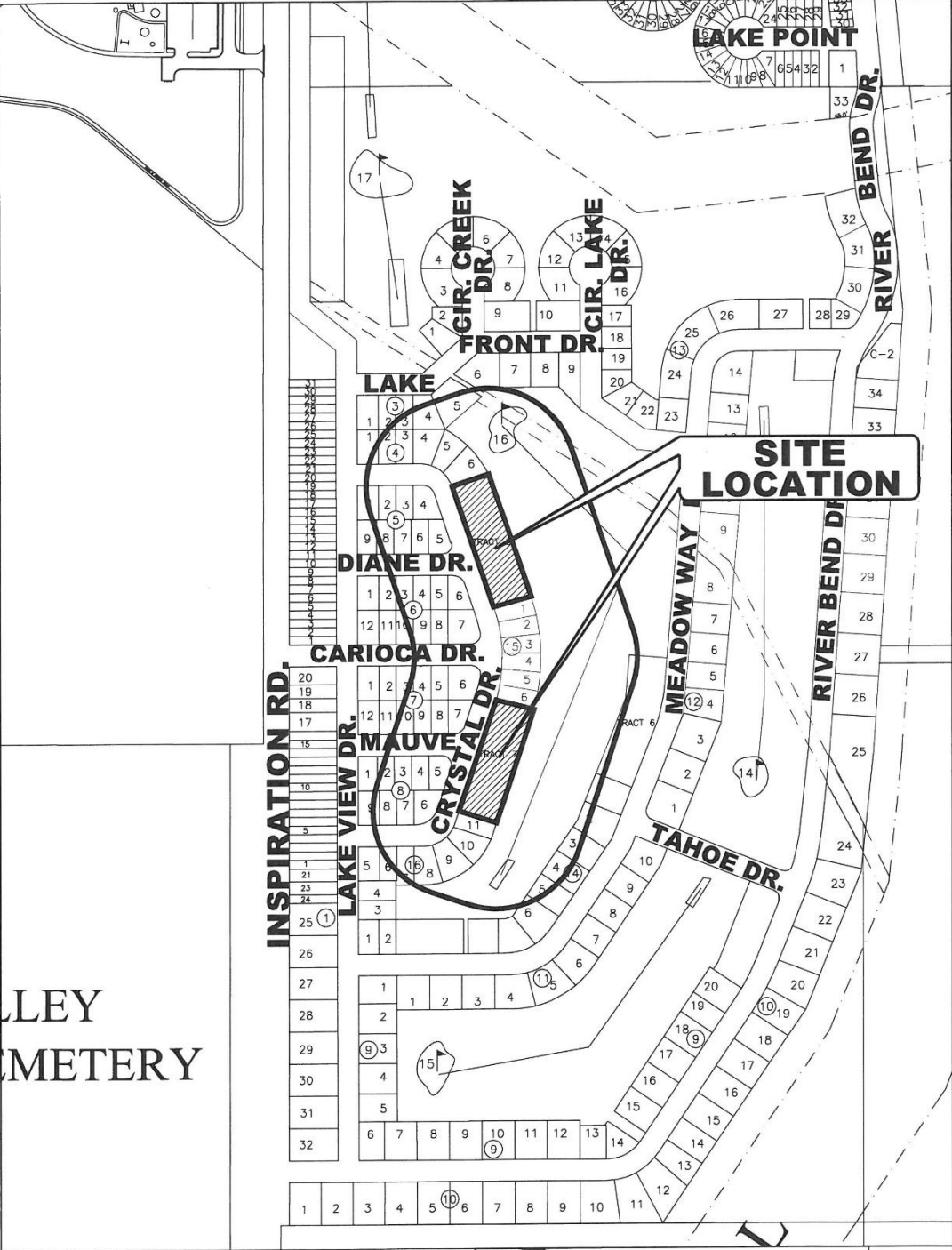
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



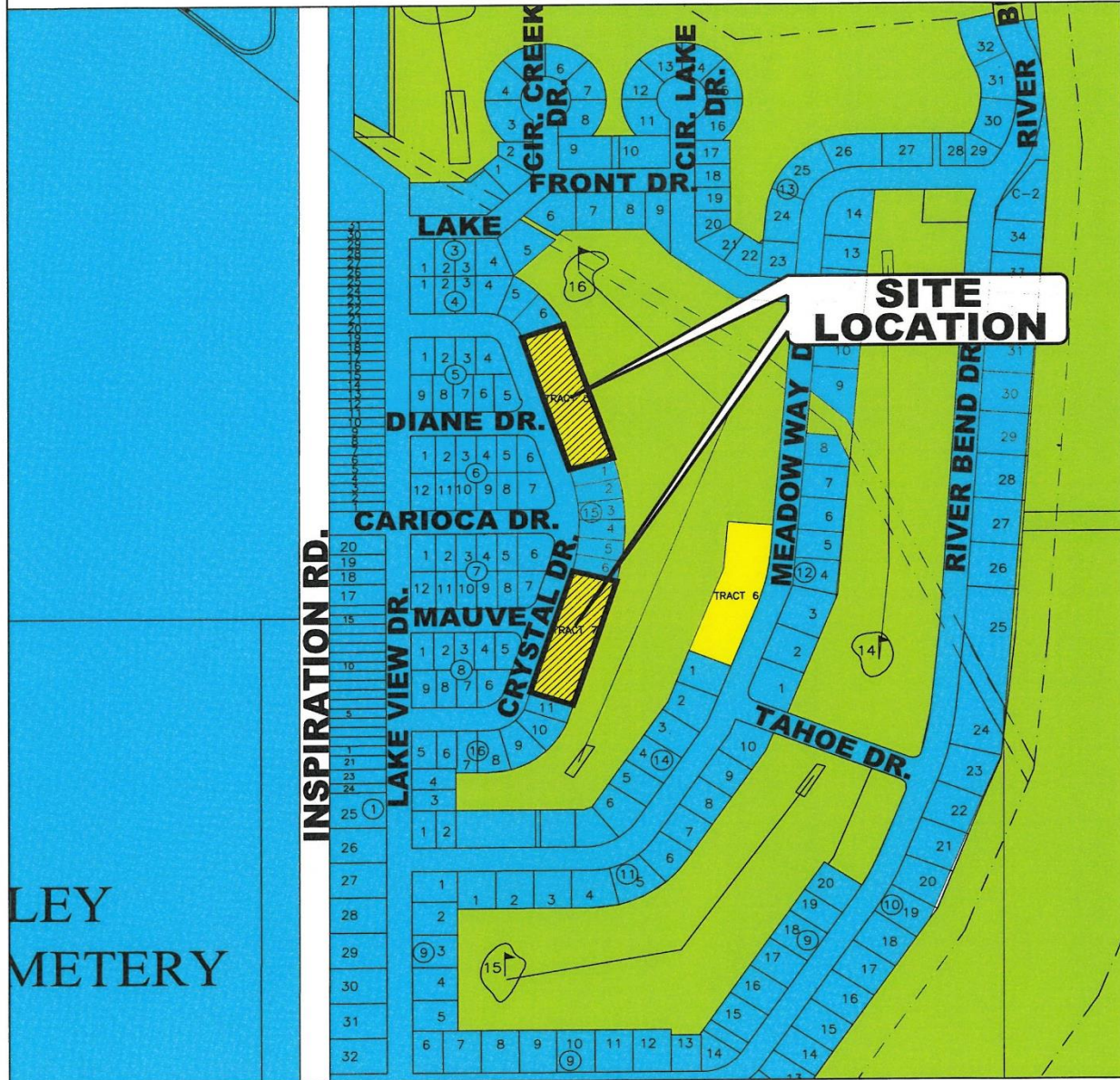
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

ZONING MAP



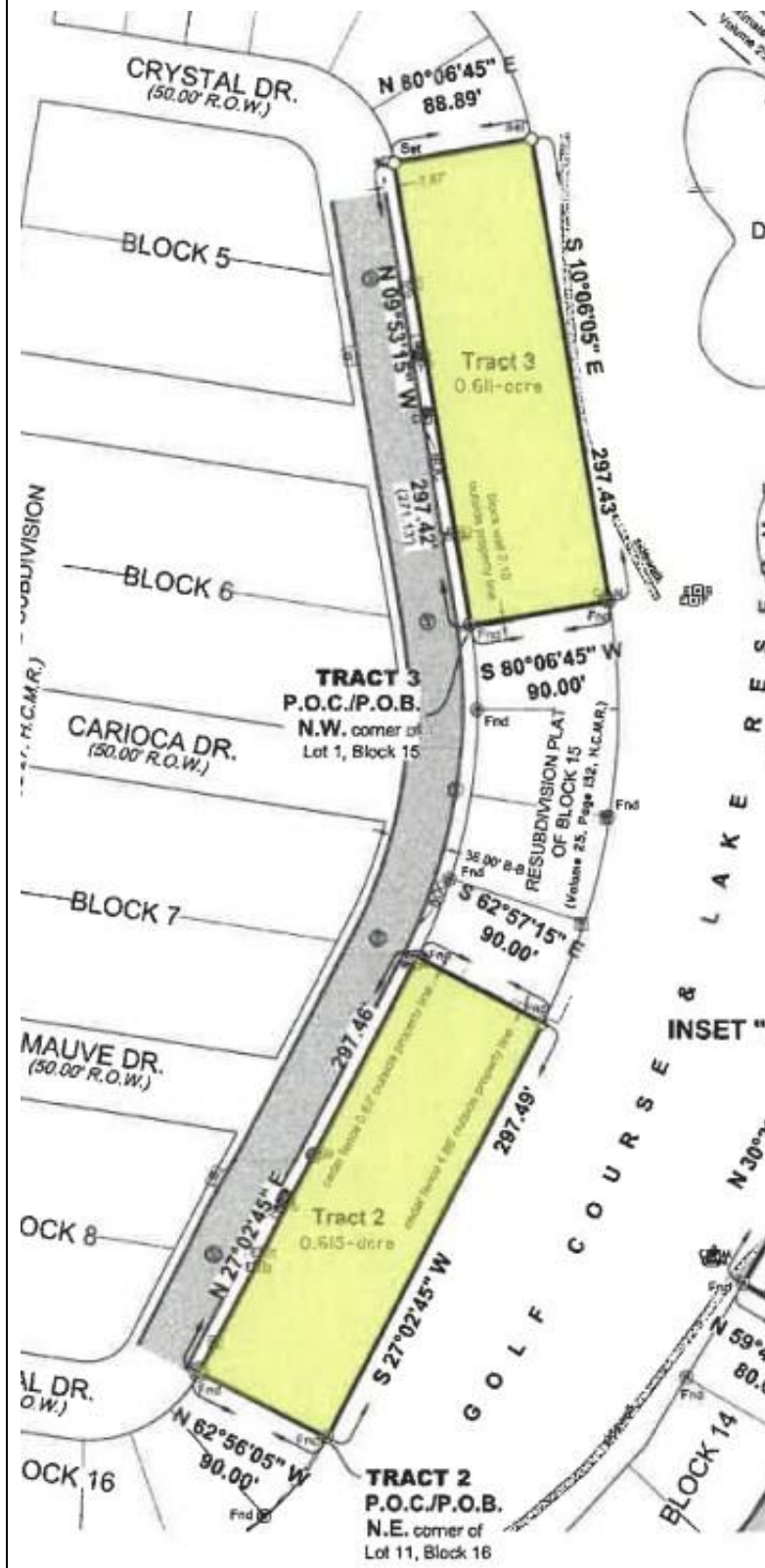
ZONING LEGEND

■ A0-I AGRICULTURAL OPEN INTERIM	■ R-3 MULTI-FAMILY RESIDENTIAL	■ C-4 HEAVY COMMERCIAL
■ A0-P AGRICULTURAL OPEN PERMANENT	■ R-4 MOBILE & MODULAR HOME	■ C-5 ADAPTIVE COMMERCIAL
■ R-1A LARGE LOT SINGLE FAMILY	■ R-5 HIGH DENSITY MFCT'D HOUSING	■ I-1 LIGHT INDUSTRIAL
■ R-1T TOWNHOUSE RESIDENTIAL	■ C-1 OFFICE BUILDING	■ I-2 HEAVY INDUSTRIAL
■ R-1 SINGLE FAMILY RESIDENTIAL	■ C-2 NEIGHBORHOOD COMMERCIAL	■ PUD PLANNED UNIT DEVELOPMENT
■ R-2 DUPLEX-FOURPLEX RESIDENTIAL	■ C-3 GENERAL BUSINESS	■ P PUBLIC

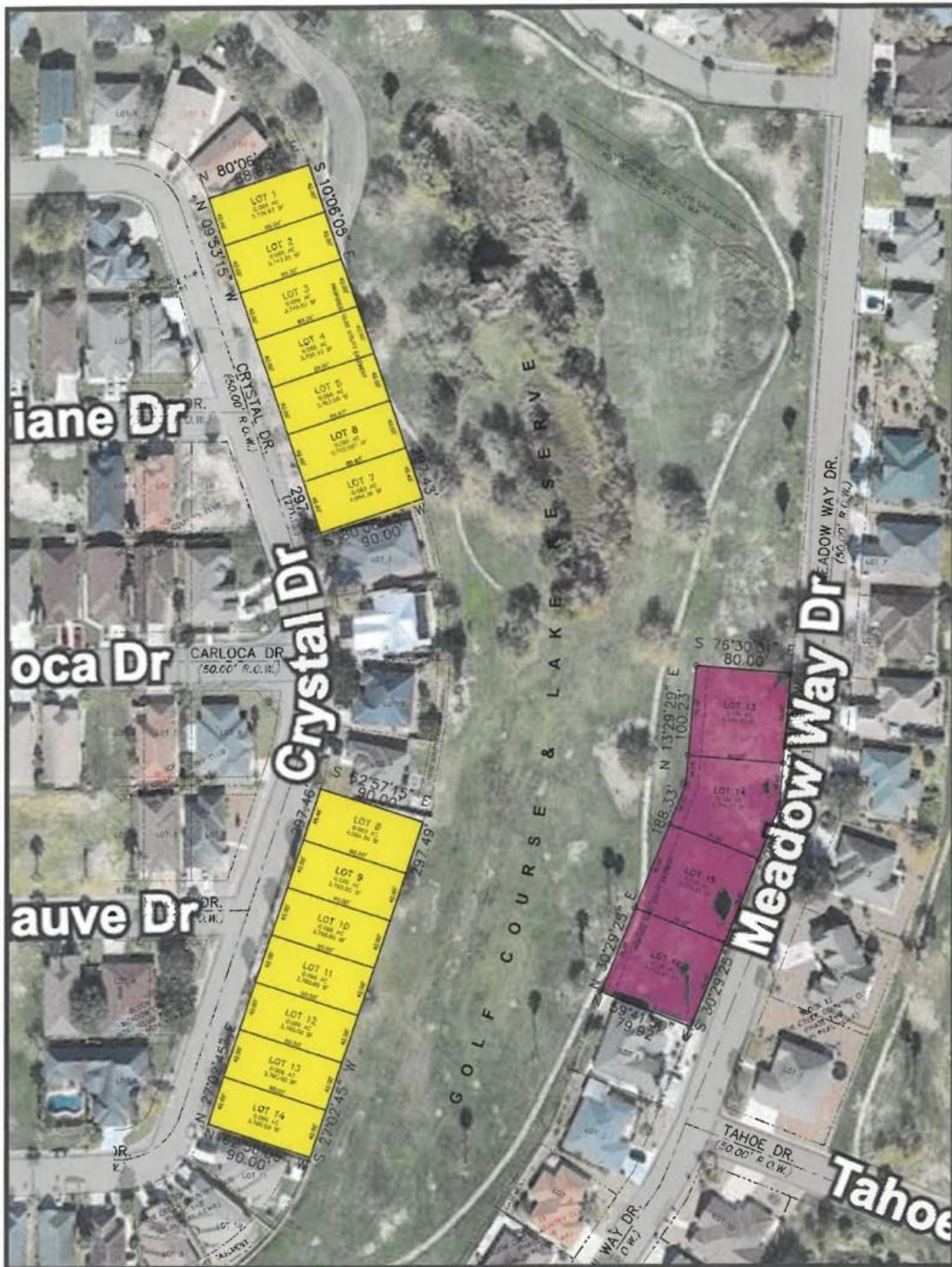
AERIAL



PROPERTY SURVEY



PROPOSED LOTS



**MEADOW CREEK COUNTRY CLUB
PHASE 1-B**
AN 8508 AC TRACT OUT OF LOTS 1, 12-1, AND 12-2, WEST ADDITION TO
SHARYLAND HIDALGO COUNTY, TEXAS

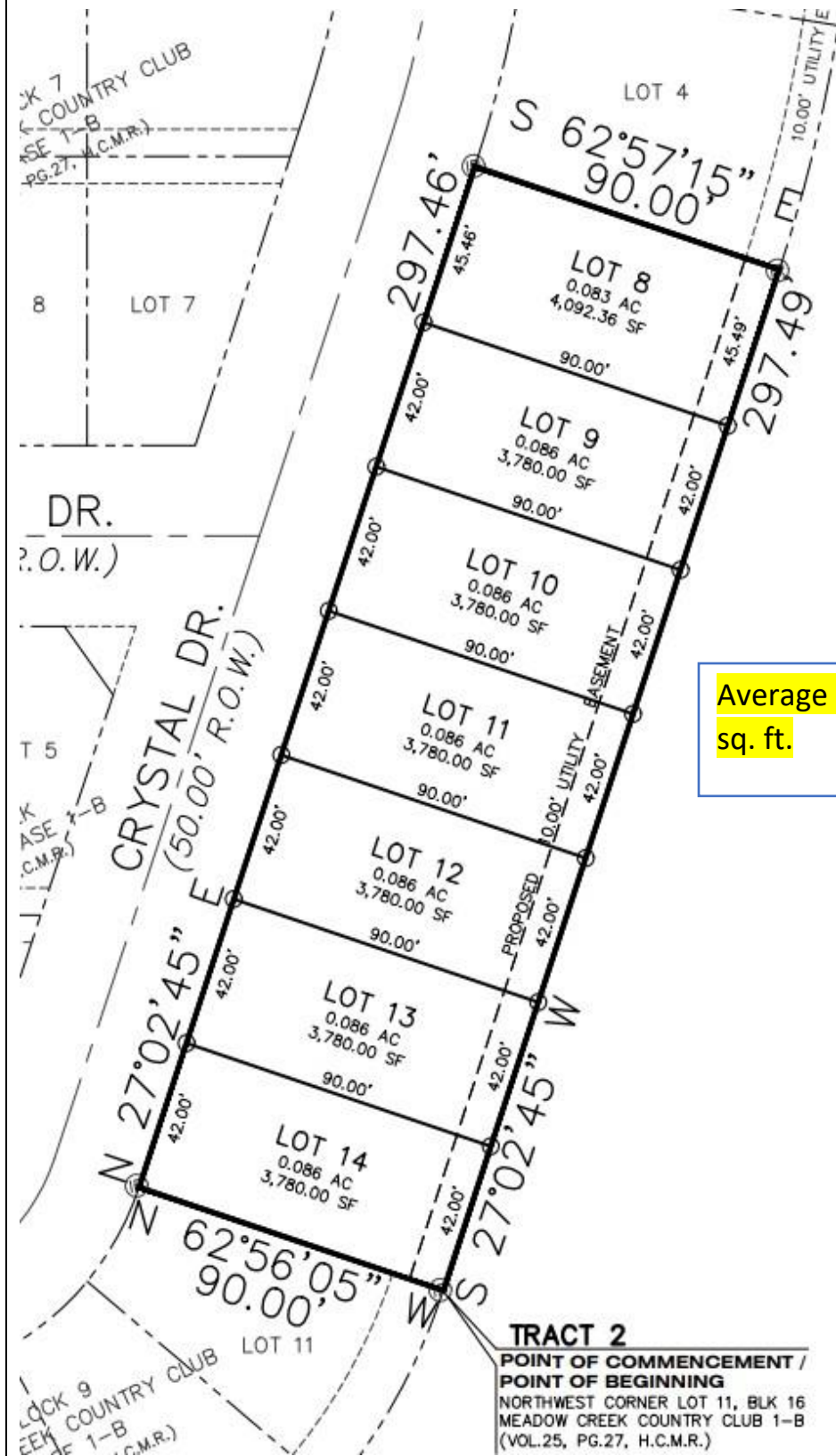
Legend:

- Lots 40'x80' (29' wide foundation)
- Tract 1 and 2 Proposed New Development
- Lots 60'x90 (40' wide foundation)
- Tract 3 Proposed New Development
- Apartments 12 doors
- 2 Story Homes

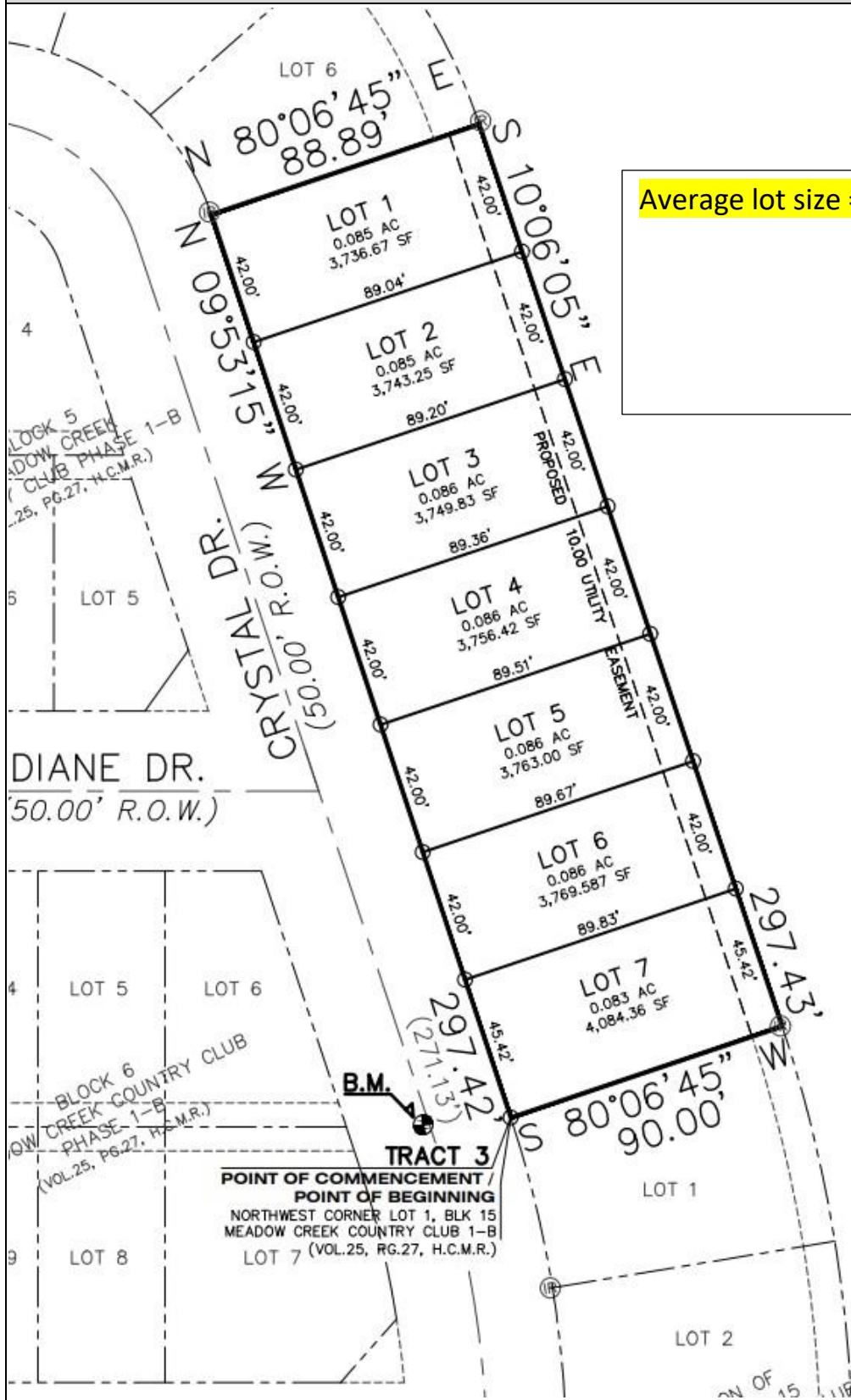
Map Details:

- Tracts:** Tract 1 (yellow), Tract 2 (green), Tract 3 (blue), Tract 4 (orange).
- Lots:** Various lot numbers are shown, including 1, 12-1, and 12-2.
- Streets:** MEADOW WAY DR, LAKE VIEW DR, and others.
- Scale:** 1" = 100'
- North Arrow:** Indicated on the map.
- Legal Descriptions:** Detailed descriptions of the tracts and lots are provided in the text block.
- Notes:** Various notes regarding the plat, including references to previous plats and legal requirements.
- Signatures:** Signatures of the surveyor and other relevant parties are present.
- Seals:** Professional seals for the surveyor and other officials are included.

PROPOSED LOTS FOR TRACT 2



PROPOSED LOTS FOR TRACT 3



Average lot size = 3,800.45 sq. ft.

PUD MAP











-  R-1 : SINGLE-FAMILY RESIDENTIAL DISTRICT
 R-1T : TOWNHOUSE RESIDENTIAL DISTRICT
 AO-P : PERMANENT OPEN SPACE DISTRICT
 : STREETS
 : COMMON AREA
 R-3 : MULTI-FAMILY RESIDENTIAL DISTRICT
 R-5 : HIGH DENSITY MANUFACTURED HOUSING DISTRICT
 C-2 : NEIGHBORHOOD COMMERCIAL DISTRICT

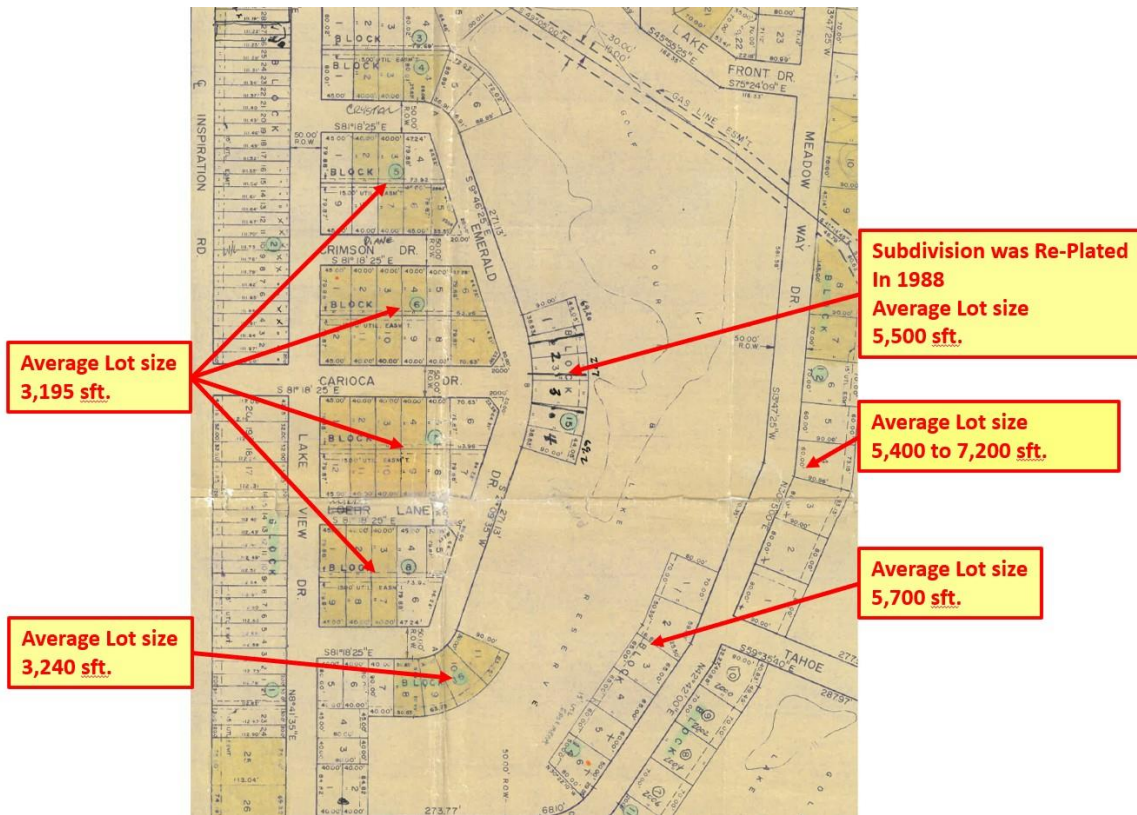
PHOTO OF THE TRACT 2 PROPERTY



PHOTO OF THE TRACT 3 PROPERTY



LOT COMPARISON



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
232619	CANTU OMAR	1623 DEBBY LN	MISSION	TX	78572-7717
232623	CANTU YANNELLY	2015 LAKE FRONT DR	MISSION	TX	78572
232622	RODRIGUEZ MARCELA BARCENAS	2101 LAKE FRONT DR	MISSION	TX	78572-7734
232649	RODRIGUEZ ALMA DELA	2104 CARIOCA DR	MISSION	TX	78572-7744
232662	CANTU JESUS	214 PASEO DEL REY	MISSION	TX	78572-6735
232663	CANTU JESUS	214 PASEO DEL REY	MISSION	TX	78572-6735
232658	GARRETT RICHARD A & LOURDES S GARCIA	2101 CARIOCA DR	MISSION	TX	78572-7745
232660	CANTU ANAHI	2102 MAUVE DR	MISSION	TX	78572-7746
232657	MANUEL MICHAEL A & KATHLEEN A COTRUSTEES LIVING TRUST	2103 CARIOCA DR	MISSION	TX	78572-7745
232661	CONGRES CONSTRUCTION LLC	2104 MAUVE DR	MISSION	TX	78572-7746
232787	CORTEZ JOSE	2003 MEADOW WAY DR	MISSION	TX	78572-7735
232791	ORTIZ GONZALO & MARICELA	2011 MEADOW WAY	MISSION	TX	78572-7735
232805	ORNELAS MARICELA TORRES	2127 CRYSTAL DR	MISSION	TX	78572-7782
232659	WOLF FRANCES KAY	2100 MAUVE DR	MISSION	TX	78572-7746
232656	RAMIREZ NORMA ALICIA	2010 MEADOW WAY DR	MISSION	TX	78572-7730
232655	ZAMORA FRANCISCA	2107 CARIOCA DR	MISSION	TX	78572-7745
232665	MARTINEZ MARTHA P NUNEZ	2000 CIR DR APT 1	MISSION	TX	78572-9681
232666	VILLEGAS JOSE LUIS	308 N MISSOURI ST	ALTON	TX	78573-0990
232618	BERGH REBECCA & ALBERT	2519 PONDEROSA DR	MISSION	TX	78572-4709
232621	GARCIA BRENDA	2103 LAKE FRONT DR	MISSION	TX	78572-7734
232629	MEDRANO EDWIN H & YADIRA	2108 CRYSTAL DR	MISSION	TX	78572-7781
232647	GARZA JUDITH	2100 CARIOCA DR	MISSION	TX	78572-7744
232648	VILLANUEVA PABLO & MARIELA A	2102 CARIOCA DR	MISSION	TX	78572-7744
232670	ROLDAN CUAUHTEMO F & PATRICIA F	2102 CRYSTAL DR	MISSION	TX	78572-7781
232668	PREWITT KAREN L	2101 MAUVE DR	MISSION	TX	78572-7747
232667	RIVERA JUAN ANTONIO III	2107 MAUVE DR	MISSION	TX	78572
232672	CASTILLO ALEJANDRO	2114 CRYSTAL DR	MISSION	TX	78572-7781
232628	SANCHEZ MARIA DE LOURDES O & MONICA ELISA GARZA	2116 CRYSTAL DR	MISSION	TX	78572-7781
232626	CANALES RIGOBERTO JR & SAN JUANITA RIOS	415 N CANAL AVE	MISSION	TX	78572-5028
232639	CGS PROPERTY RENTALS LLC	5105 SWEETWATER AVE	MCALLEN	TX	78503-0027
232634	GIRODENO ARTURO	COL SATELITE	MEXICO	NULL	NULL
232633	VALDES JULIO	COL LA RIOJA	MEXICO	NULL	NULL
232632	ROLDAN CHRISTINA GARCIA	2113 CRYSTAL DR	MISSION	TX	78572-7782
232627	CORTEZ MANUEL & MARILYN	4608 QUINCE AVE	MCALLEN	TX	78501-3698
232630	MICHELENA ROBERT M	2104 CRYSTAL DR	MISSION	TX	78572-7781
232638	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232640	SEIN RAUL E	4109 STILLWATER CV	EDINBURG	TX	78542-1437
232642	REYES NIKEE LEE	2109 DIANE DR	MISSION	TX	78572
232811	SAENZ OSCAR JR & MINERVA ENEDELIA GARCIA	2103 CRYSTAL DR	MISSION	TX	78572-7782
232810	PULIDO ALEJANDRA	3208 ERIN ST	MISSION	TX	78574-5243
232809	GARZA LETICIA CAVAZOS ET AL	HECTOR VICTORIA NO 16 APT 504 A	MEXICO	NULL	5200
232808	VOJE JONATHAN JOSE F	4353 NE HALSEY ST APT 7	PORTLAND	OR	97213-1555
232807	GARCIA SEVERIANO MORALES	2119 CRYSTAL DR	MISSION	TX	78572-7782
232644	GARCIA ANDREA	2105 DIANE DR	MISSION	TX	78572-8405
232788	RODRIGUEZ VELMA	2005 MEADOW WAY DR	MISSION	TX	78572-7735
232786	IBANIZ MELISSA RENEE	1902 RIVER BEND DR	MISSION	TX	78572-7713
232645	NUNEZ LUIS GERARDO & SENIA MAGALY	2103 DIANE DR	MISSION	TX	78572
232643	REYES NIKEE LEE	2109 DIANE DR	MISSION	TX	78572
232806	GONZALEZ CHARLES	2123 CRYSTAL DR	MISSION	TX	78572-7782
232631	HUNTLEY PERRI ANN	2100 CRYSTAL DR	MISSION	TX	78572-7781
232635	ROLDAN CHRISTINA MARIE	2101 CRYSTAL DR	MISSION	TX	78572-7782
232636	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232637	CANTU VALDEMAR & ALMA DELIA	1304 LAKE VIEW DR	MISSION	TX	78572-8588
232790	WILLIAMSON JOSHUA GREY	2009 MEADOW WAY DR	MISSION	TX	78572-7735
232789	SMAGE ROBERT & SHARON HECKER TRUSTEES	2011 MEADOW WAY	MISSION	TX	78572-7735
232650	SANDOVAL EDUARDO	1400 ROQUE SALINAS	MISSION	TX	78572-4778
232646	LONGORIA ARTURO R JR	1201 REYNOSA ST	MISSION	TX	78572-5952
232792	ADAMS MARK A & MAUREEN	1900 CRYSTAL DR	MISSION	TX	78572-7739
232795	MALDONADO DORA M & FRANCO L	1902 CRYSTAL DR	MISSION	TX	78572-7739
232797	REYNA ADRIANA IDALIA	1904 CRYSTAL DR	MISSION	TX	78572-7739
232798	ORTIZ JOSE & LAURA	1906 CRYSTAL DR	MISSION	TX	78572-7739
723237	MEADOW CREEK DEVELOPMENT LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835
232354	CAFA REAL ESTATE LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835