



MEETING DATE: June 4, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions and consideration of a variance to the lot depth, width and area in a R-1 zone for the proposed Meadow Way at Meadow Creek Subdivision, A 0.551-acre, 0.615-acre, and 0.611-acre tracts of land, forming part of Meadow Creek Country Club Subdivision Phase 1-B, Developer: LAC Enterprises, Engineer: Benavides Engineering, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2025 – Preliminary Conference to discuss proposed plat, construction plans, and application process with developer and engineer.
- May 1, 2025 - Subdivision Application submitted to the City. Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- May 8, 2025 – Final review of plat and construction plans deemed complete by SRC.
- May 21, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- June 4, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- Meadow Way at Meadow Creek Subdivision consists of a twenty-one single family residential lots and it is located within the Meadow Creek Country Club Subdivision Phase 1-B.
- This subdivision will have access to existing streets (Crystal Drive for tracts 2 & 3; Meadow Way Drive for tract 1), sewer and water main lines, and access to drainage detention ponds within the neighborhood. The Engineering Department has reviewed and approved the drainage report.
- These tracts of land were rezoned from AO-I to R-1 on February 14, 2024 by P&Z and approved by City Council on February 26, 2024.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.
- Due to lot size restrictions, the developer is proposing to match to the existing surrounding lots which measure 40 feet by 80 feet. Proposed lots will average 40 feet to 45.46 feet in width and 79.92 feet and 90 feet in depth resulting in total areas of 3,736.67 square feet to 4,084.36 square feet, respectively, therefore requiring a variance from the zoning ordinance whereas the

minimum lot width is 50 feet, minimum lot depth is 100 feet, and the minimum area is to be 5,000 square feet.

	PROPOSED LOT DEPTH	REQUIRED	PROPOSED LOT WIDTH	REQUIRED	PROPOSED LOT AREA	REQUIRED
LOT 1	88.89' - 89.04'	100'	42'	50'	3736.67	5000
LOT 2	59.04' - 89.20'	100'	42'	50'	3743.25	5000
LOT 3	89.20' - 89.36'	100'	42'	50'	3749.83	5000
LOT 4	89.36' - 89.51'	100'	42'	50'	3756.42	5000
LOT 5	89.51' - 89.67'	100'	42'	50'	3763	5000
LOT 6	89.67' - 89.83'	100'	42'	50'	3769.587	5000
LOT 7	89.83' - 90'	100'	45.42'	50'	4084.36	5000
LOT 8	90'	100'	45.46' - 45.49'	50'	4084.36	5000
LOT 9	90'	100'	42'	50'	3780	5000
LOT 10	90'	100'	42'	50'	3780	5000
LOT 11	90'	100'	42'	50'	3780	5000
LOT 12	90'	100'	42'	50'	3780	5000
LOT 13	90'	100'	42'	50'	3780	5000
LOT 14	90'	100'	42'	50'	3780	5000
LOT 15	80'	100'	40'	50'	3200	5000
LOT 16	80'	100'	40'	50'	3200	5000
LOT 17	80' - 79.92'	100'	*	50'	4172.64	5000
LOT 18	79.92'	100'	42'	50'	3356.64	5000
LOT 19	79.92'	100'	42'	50'	3356.94	5000
LOT 20	79.92'	100'	42'	50'	3356.64	5000
LOT 21	79.92'	100'	42.33' - 42.08'	50'	3371.91	5000

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

OWNERS DEDICATION

I, LEONEL CANTU, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON DESIGNATED HEREIN AS MEADOW WAY AT MEADOW CREEK SUBDIVISION, AN A CITY OF MISSION, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER (EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND I THEREIN EXPRESSED.

CITY SUBDIVISION

LAC ENTERPRISES
LEONEL CANTU, MANAGING MEMBER
5105A N. 10TH STREET
McALLEN TEXAS 78504

DATE

Name: LEONEL CANTU
Address: 5105A N. 10th Street
City: McAllen, Texas
Phone: 956-739-0830
Subdivision Name: _____
Meadow Way at Meadow Creek
Subdivision

5 ACRE PLAT OR LESS.....\$400
5+ ACRES.....\$500
Re-Plat Filing/Review\$300
Separate Subdivision variance/open cuts, etc. \$150
P&Z Date: _____ City Council Date: _____

20250309

Urban (City) X Suburban ETJ _____ Rural ETJ _____
Zone: R-1 Water Dist. City of Mission School Dist. _____

SINGLE FAMILY RESIDENTIAL

of Lots: Residential 21 Non-Residential 0 Common Areas/Lots 0

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

0 L. F. of 0 Water Lines

0 L. F. of 0 Water Lines

Other: 21 proposed domestic service (3/4" meters)

Suburban MSR cost of water meters &
ETJ Only: Membership costs \$ _____

SEWER

0 L. F. of 0 Sewer Lines

0 L. F. of 0 Sewer Lines

Lift Sta: _____ N/A-Septic Use: N/A

Other: 21 proposed domestic sewer services (4")

Suburban ETJ Only: MSR cost of Septic Tanks

\$ _____

STREETS

0 L. F. of 0 Wide Streets

0 L. F. of 0 Wide Streets

Other: _____

STORM SEWER

0 L. F. of 0 Storm Lines

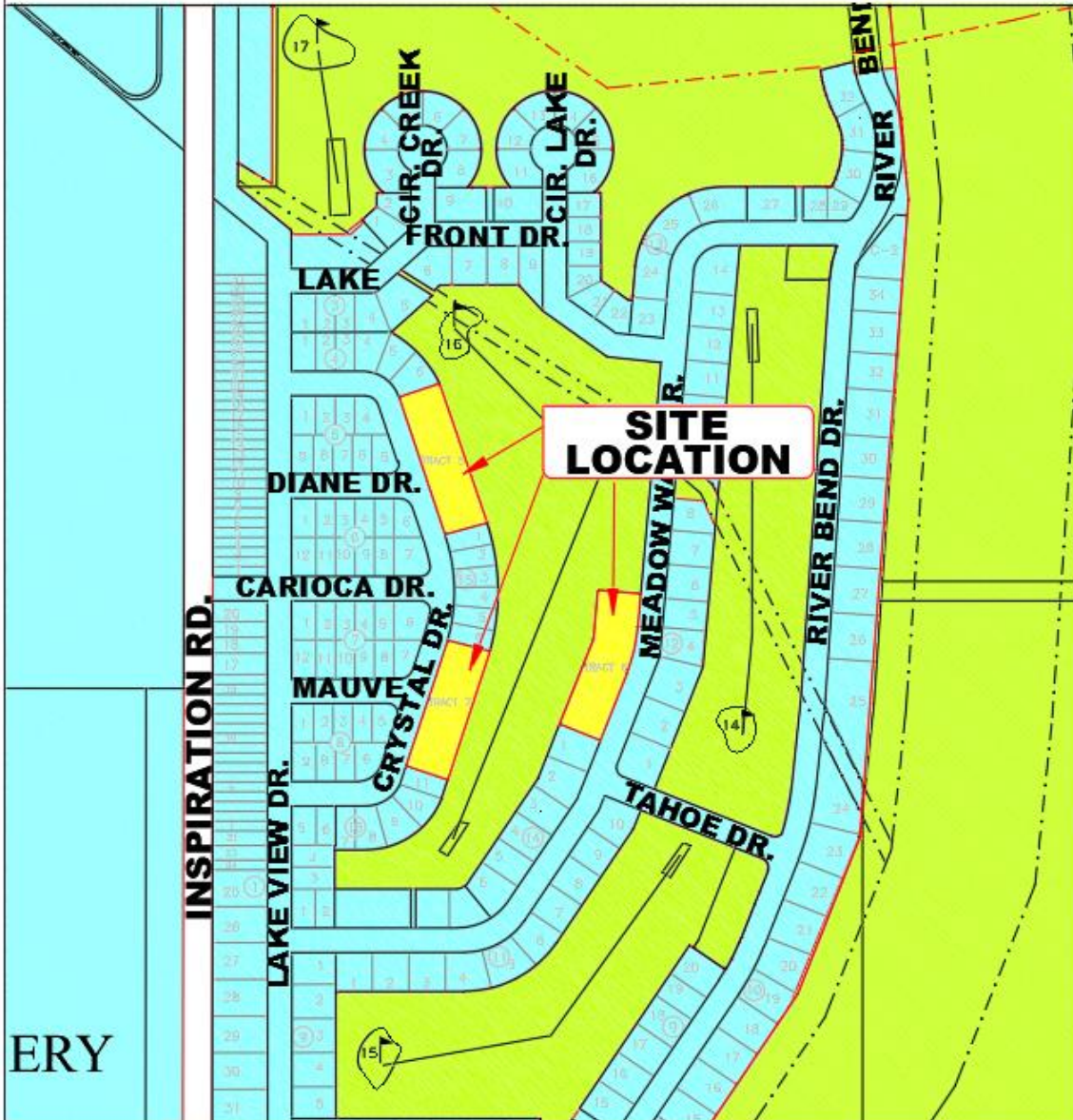
0 L. F. of 0 Storm Lines

0 L. F. of 0 Storm Lines

AERIAL



ZONING MAP

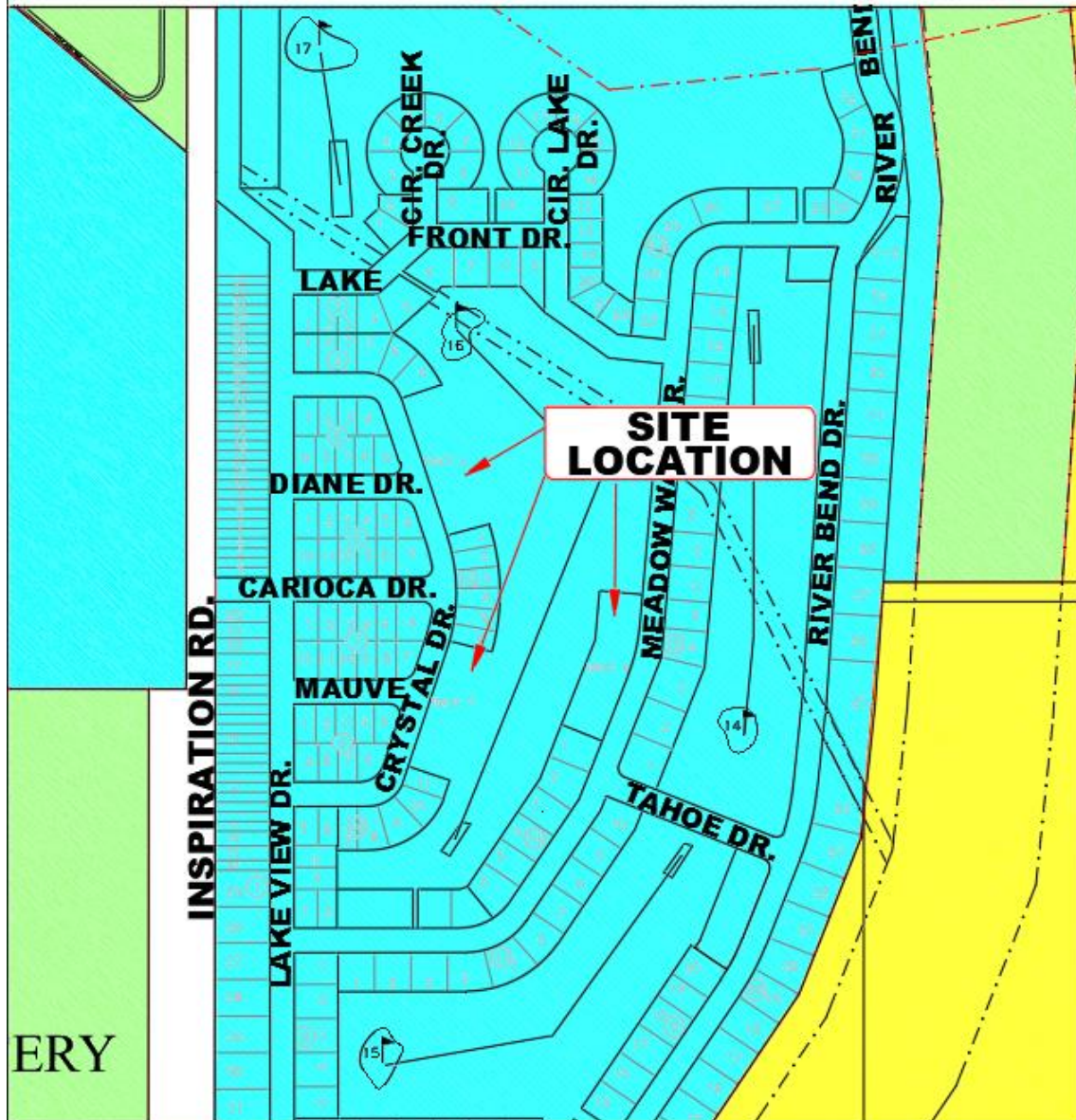


ZONING LEGEND

AO-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFC/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



FUTURE LAND USE MAP

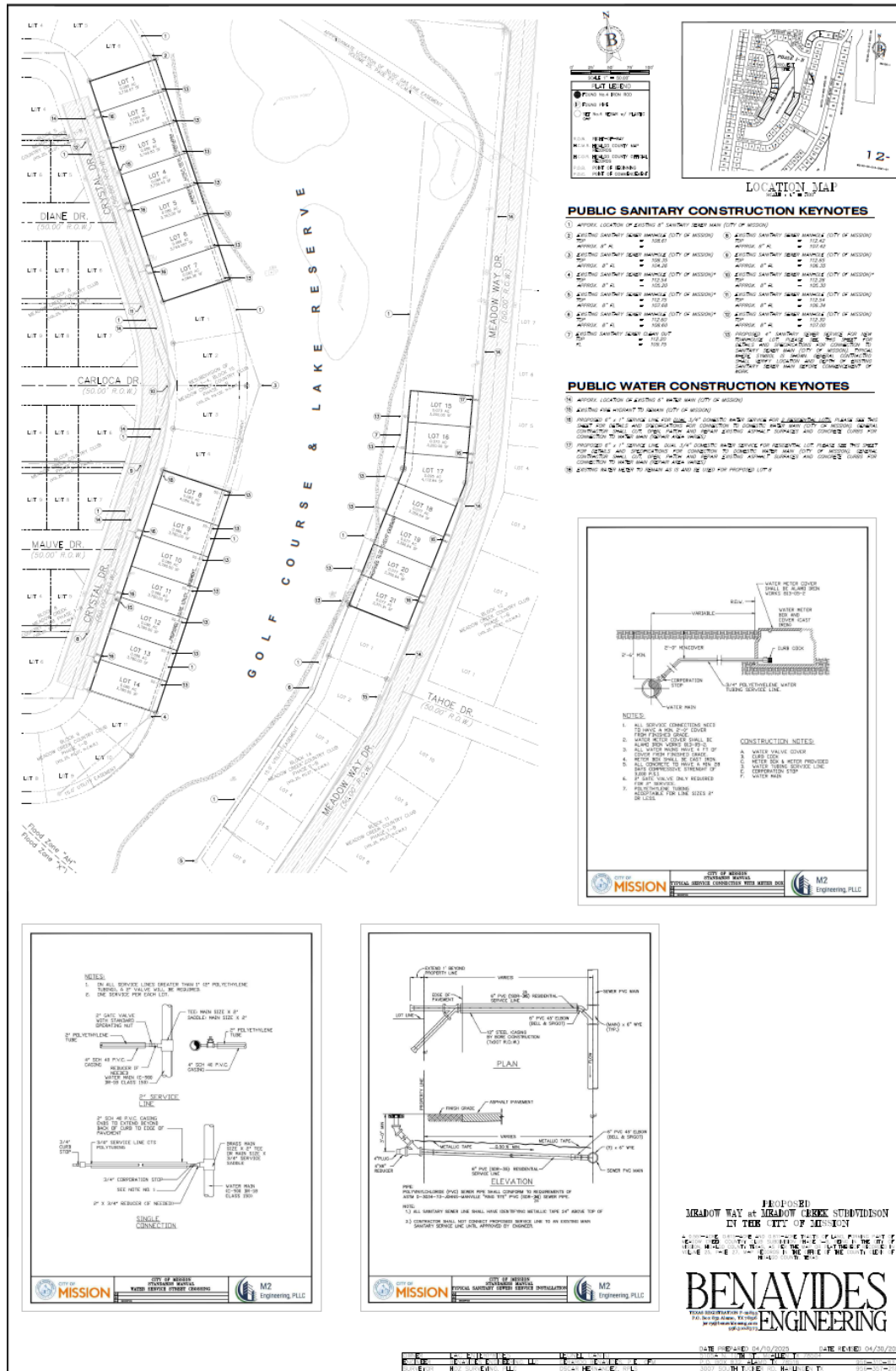


FUTURE LAND USE MAP

- | | |
|--|---|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - ● - Neighborhood Commercial | - PUD - Planned Unit Development |



UTILITY LAYOUTS



DRAINAGE REPORT

BENAVIDES

ENGINEERING

Drainage Statement
Meadow Way at Meadow Creek Subdivision
City of Mission, Hidalgo County, Texas

Project Description and Location

The proposed Meadow Way at Meadow Creek Subdivision is a proposed 21 lot single family subdivision within Meadow Creek Country Club Phase 1-B Subdivision as per map or plat thereof recorded in Volume 25, Page 27, Map Records, Hidalgo County, Texas. This subdivision is composed of three separate tracts of land totaling 1.77 acres.


Two of the three tracts have frontage to Crystal Drive (public 50.0 right of way) and the third tract has frontage to Meadow Way Drive (public 50.0 right of way).

As per recorded Meadow Creek Country Club Phase 1-B Subdivision, the entirety of this new subdivision is within existing drainage areas that have been already accounted for stormwater runoff during the development of Meadow Creek Country Club Phase 1-B Subdivision.

At this moment, we are not alternating the use of the existing property nor the proposed use that will hinder additional stormwater runoff that were originally presented via Meadow Creek Country Club Phase 1-B Subdivision.

Please see the attached Meadow Creek Country Club Drainage statement by PHASE II Engineering that approved for Meadow Creek Country Club Phase 1-B Subdivision dated March 13, 1987.

Please reach out to Jerry Benavides, for any further questions, comments or concerns regarding this Meadow Way at Meadow Creek Subdivision.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input checked="" 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	DATE 4-30-25



VARIANCE REQUEST

BENAVIDES

ENGINEERING

P.O. Box 832
Alamo, Texas 78516
956-310-8373

Mr. Xavier Cervantes
Director of Planning - City of Mission
1201 E. 8th St.
Mission TX 78572

RE: Proposed Meadow Way at Meadow Creek Subdivision

Dear Mr. Cervantes,


I hereby request a variance to the minimum lot depth, width and area as specified in the amended *Appendix A- Zoning Article VII, - Use District, General, Section 1.371 – R1 Single Family Residential District 5*. Area Requirements: a. Minimum Lot area: (1) Internal Lot: 5,000 square feet; c. minimum lot frontage on a public street: (1) internal lot: 50 feet; and d. Minimum lot depth: 100 feet. Code of Ordinances – City of Mission Texas.

Due to land restrictions and existing site conditions, the available depth of the properties range from 79.92 feet to 90 feet; the proposed lots shall match the surrounding lot widths averaging from 40 feet to 45.46 feet; and as a result, the total areas will be of approximately 3,736.67 s.f. to 4,084.36 s.f.

Please feel free to reach out to me at jerry@benavideseng.com or at 956-310-8373 if there are further questions, comments and/or concerns.

Thank you for your time and consideration.

Respectfully,

 05/12/2025
Gerardo Benavides, P.E., CFM
Principal Engineer
Benavides Engineering, LLC