



**MEETING DATE:** August 6, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Plat Approval Subject to Conditions 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

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**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).
- July 31, 2025 – Final review of plat and construction plans deemed complete by SRC.
- August 6, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- August 11, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- Meadow Way at Meadow Creek Subdivision consists of a fourteen 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.
- All the lots are more than 5,000 square feet in area.
- 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.

**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.

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**RECORD OF VOTE:****APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

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AYES

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NAYS

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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

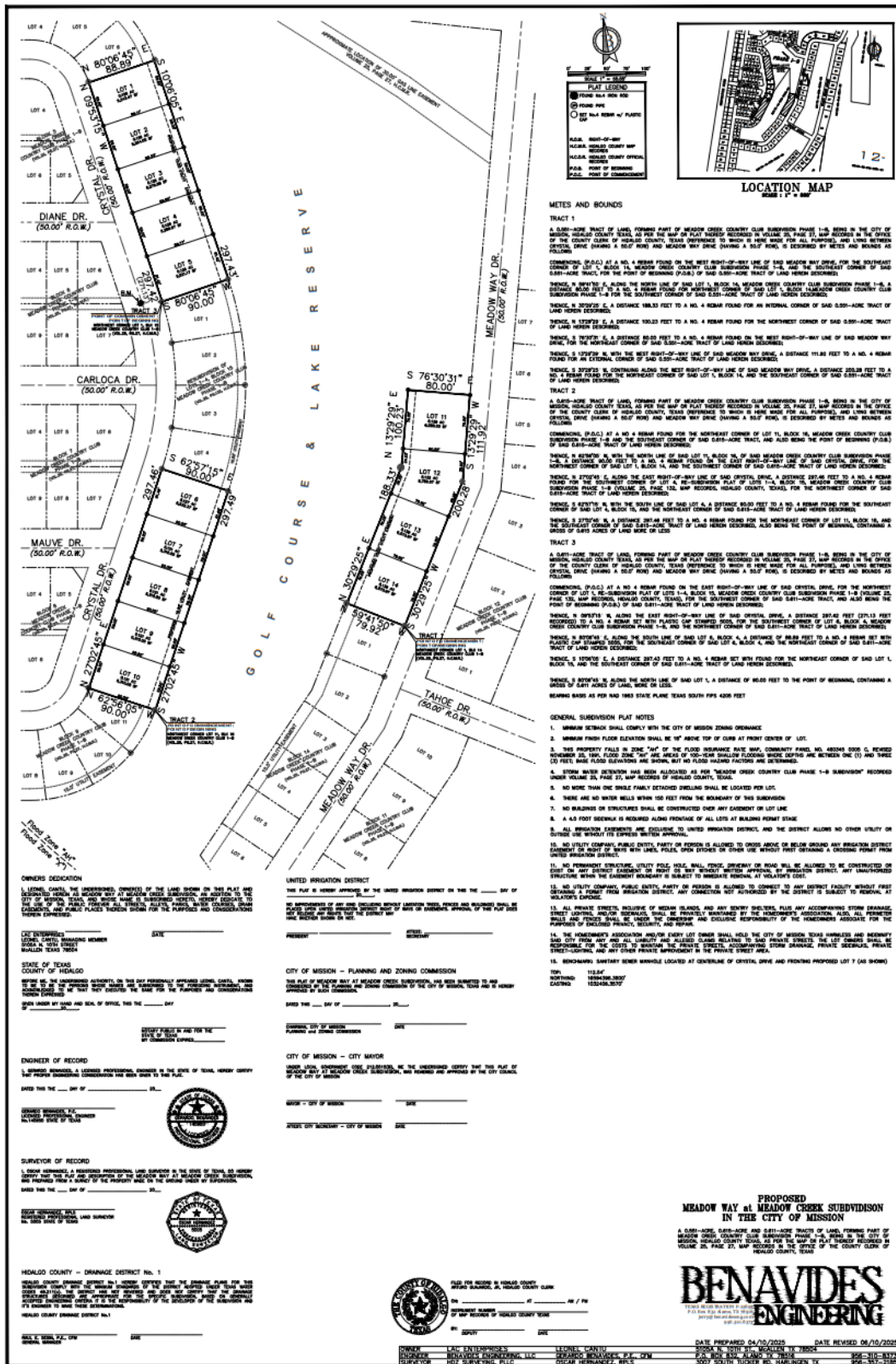
0 L. F. of 0 Wide Streets  
0 L. F. of 0 Wide Streets

Other: \_\_\_\_\_

#### STORM SEWER

0 L. F. of 0 Storm Lines  
0 L. F. of 0 Storm Lines  
0 L. F. of 0 Storm Lines

## PLAT



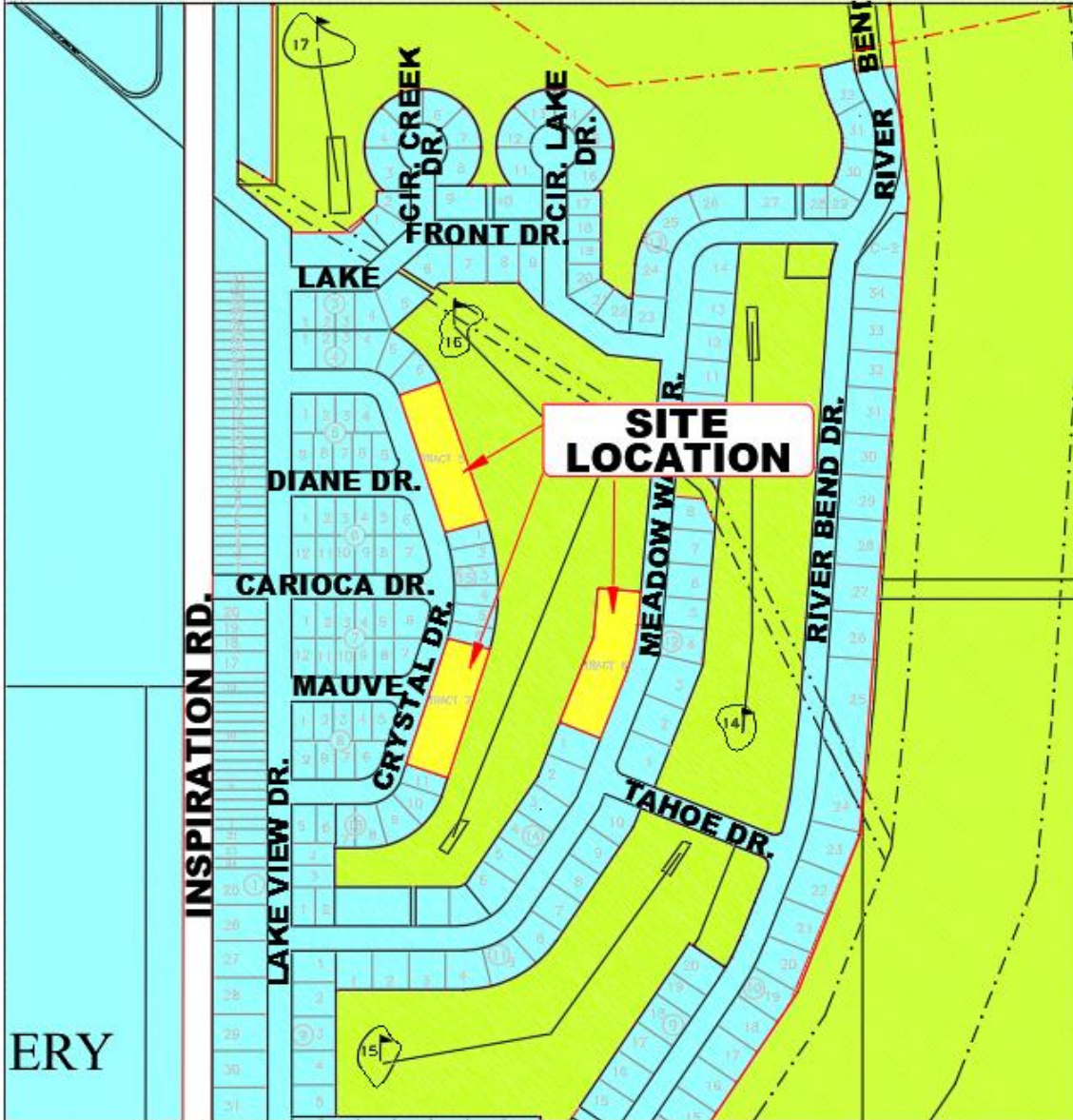


# AERIAL





# ZONING MAP



## ZONING LEGEND

- AO-I AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX/FOURPLEX RESIDENTIAL

- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 MOBILE & MODULAR HOME
- R-5 HIGH DENSITY MFC/D HOUSING
- C-1 OFFICE BUILDING
- C-2 NEIGHBORHOOD COMMERCIAL
- C-3 GENERAL BUSINESS

- C-4 HEAVY COMMERCIAL
- C-5 ADAPTIVE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- P PUBLIC



## DRAINAGE REPORT



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 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

