

## 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



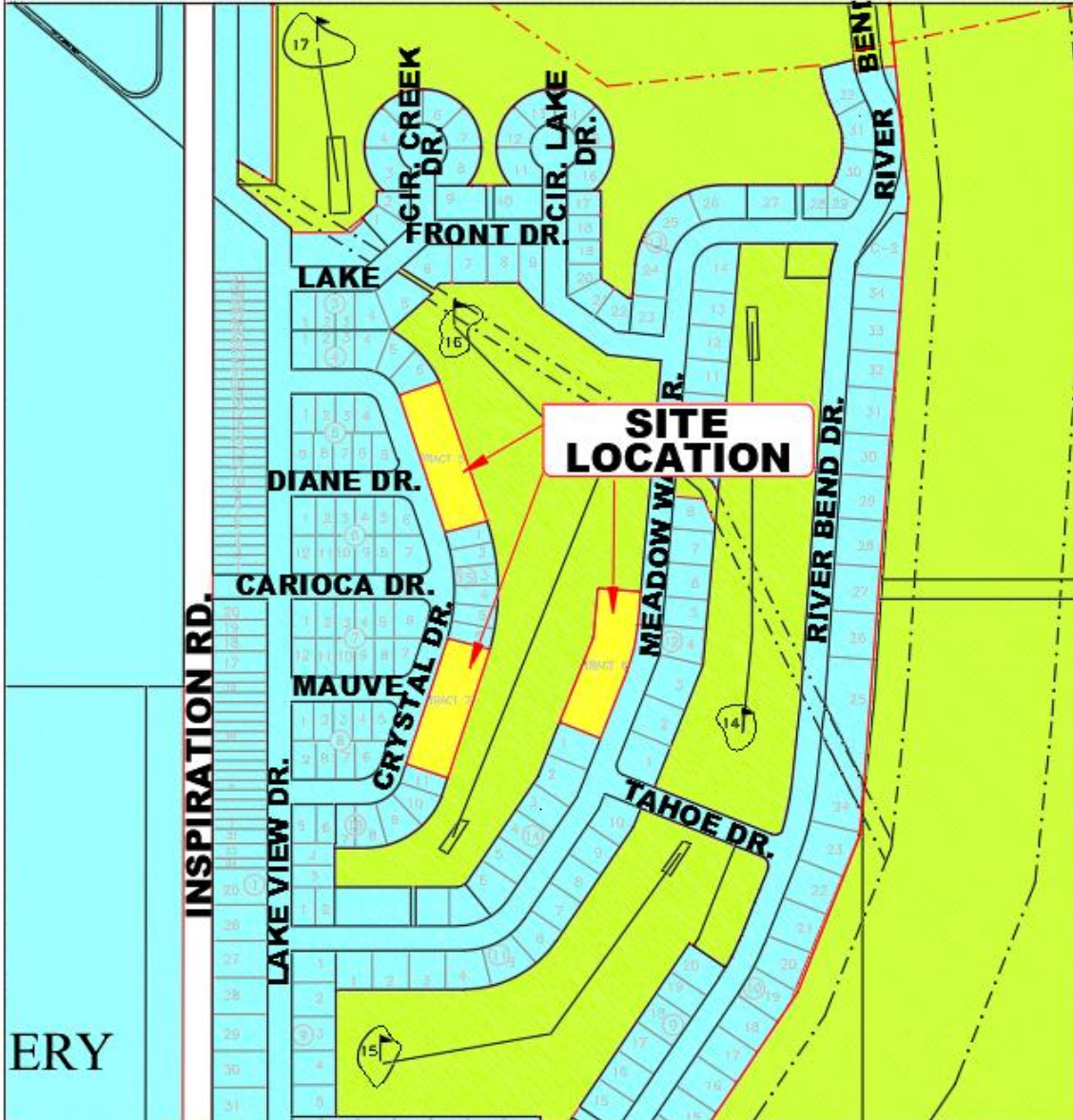


# AERIAL





# ZONING MAP



## ZONING LEGEND

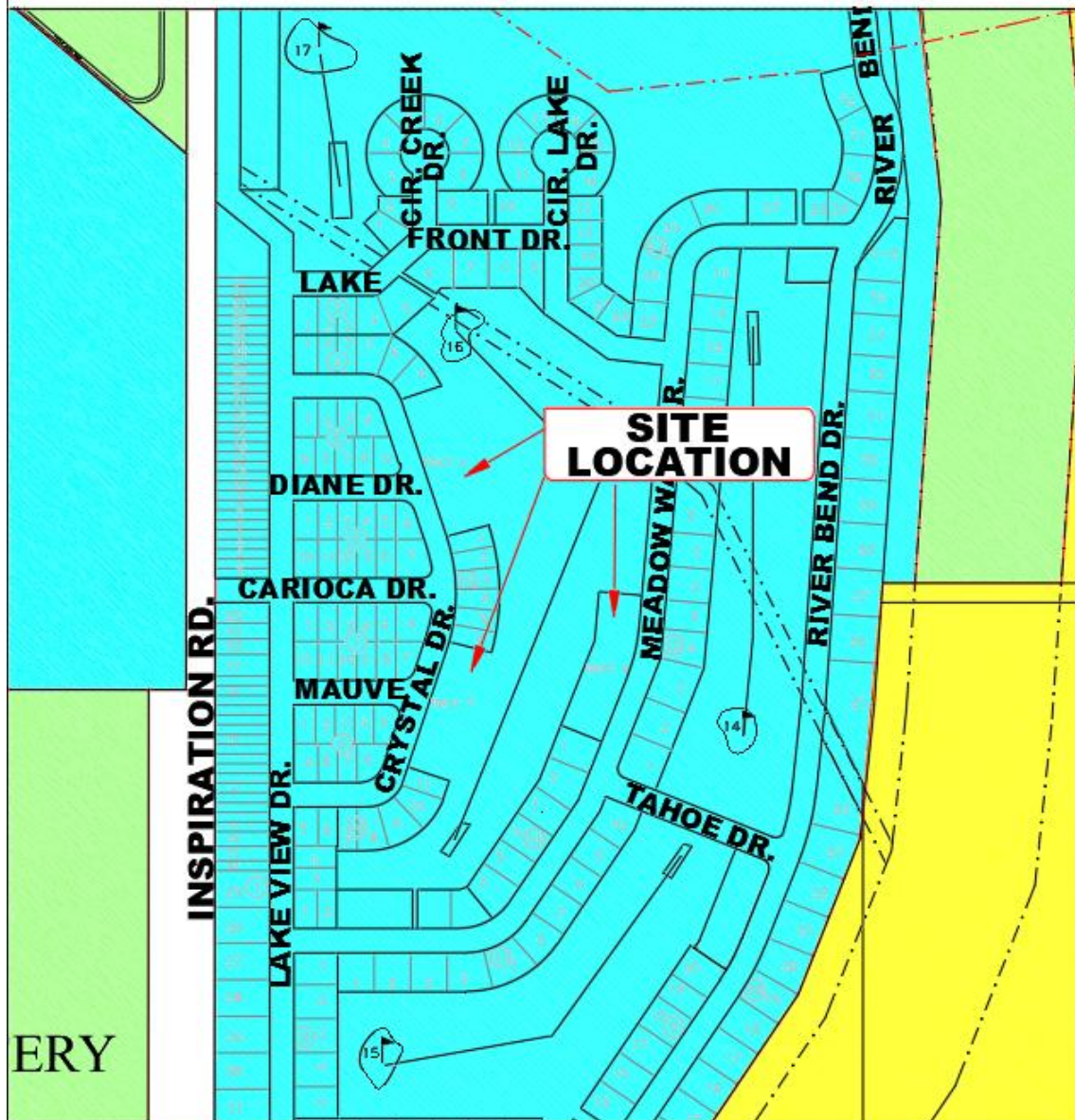
- AO-I AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX/FOURPLEX RESIDENTIAL

- 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



# FUTURE LAND USE MAP



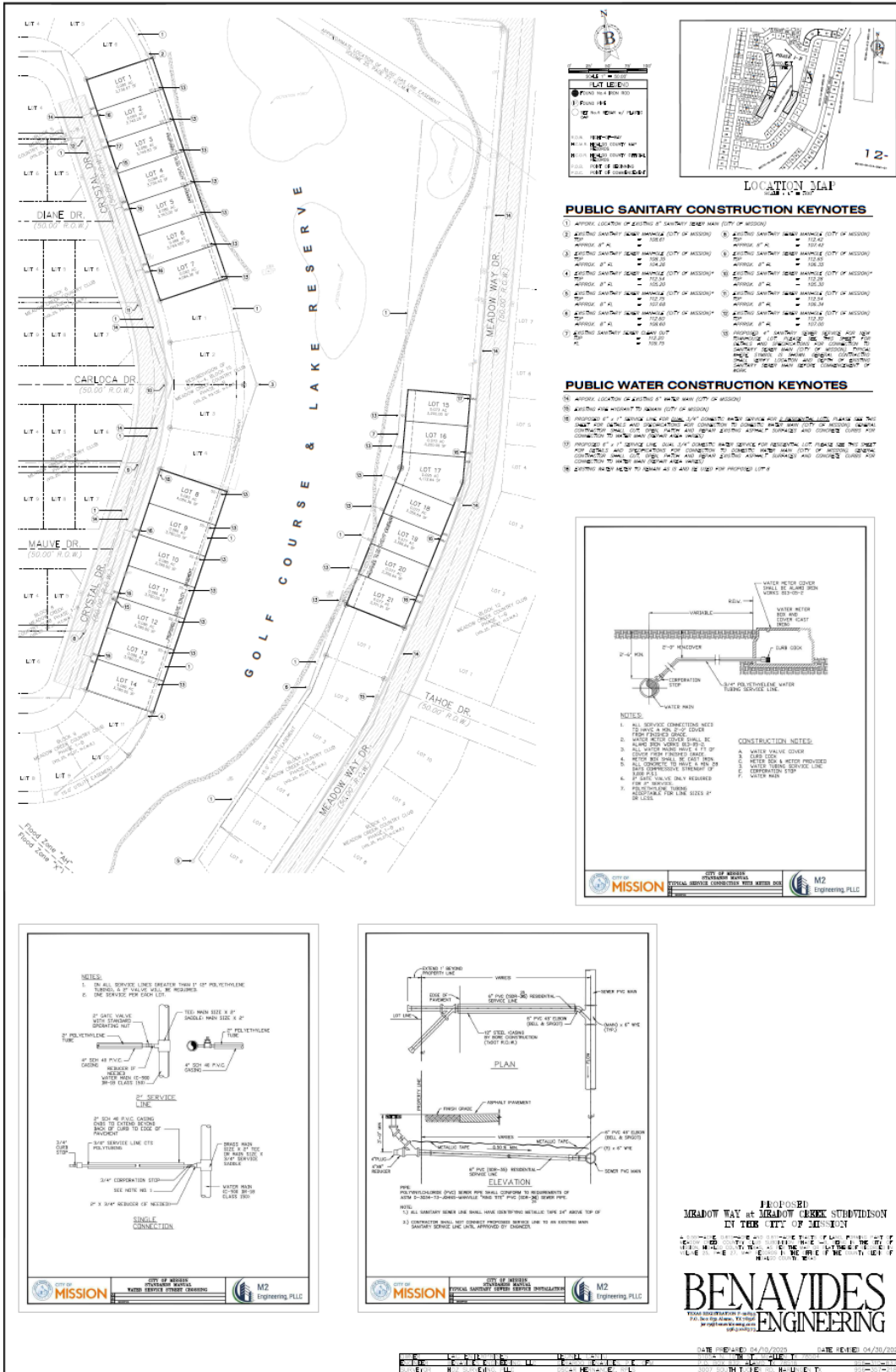
## FUTURE LAND USE MAP

- |                              |                                  |
|------------------------------|----------------------------------|
| - 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.


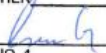
Two of the three tracts have frontage to Crystal Drive (public 50.0 right of way) and the third tract has frontage to Meadow Way Drive (public 50.0 right of way).

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. 8<sup>th</sup> 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](mailto: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