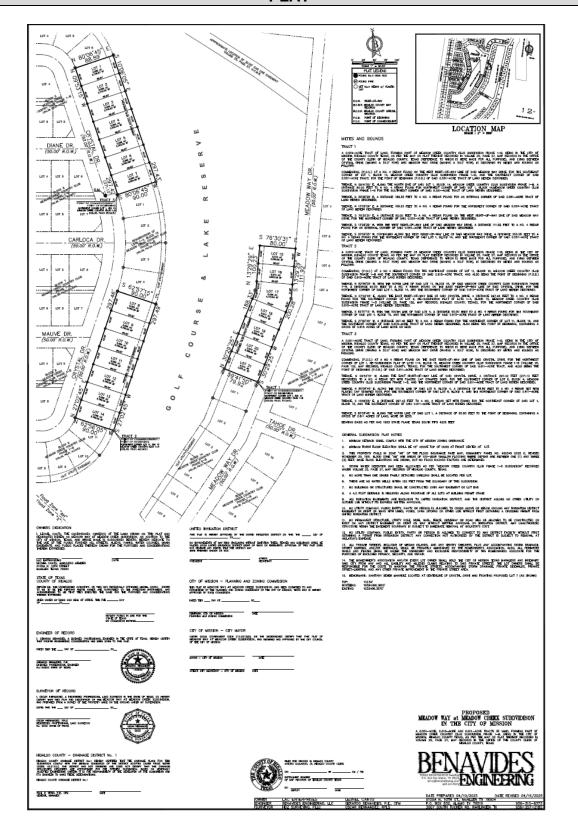
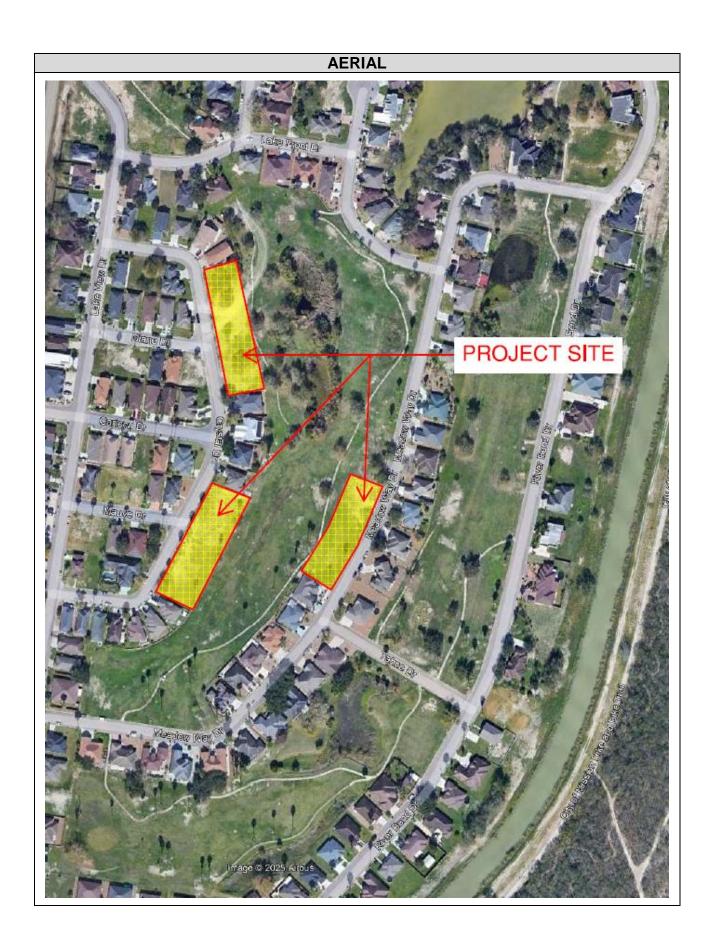
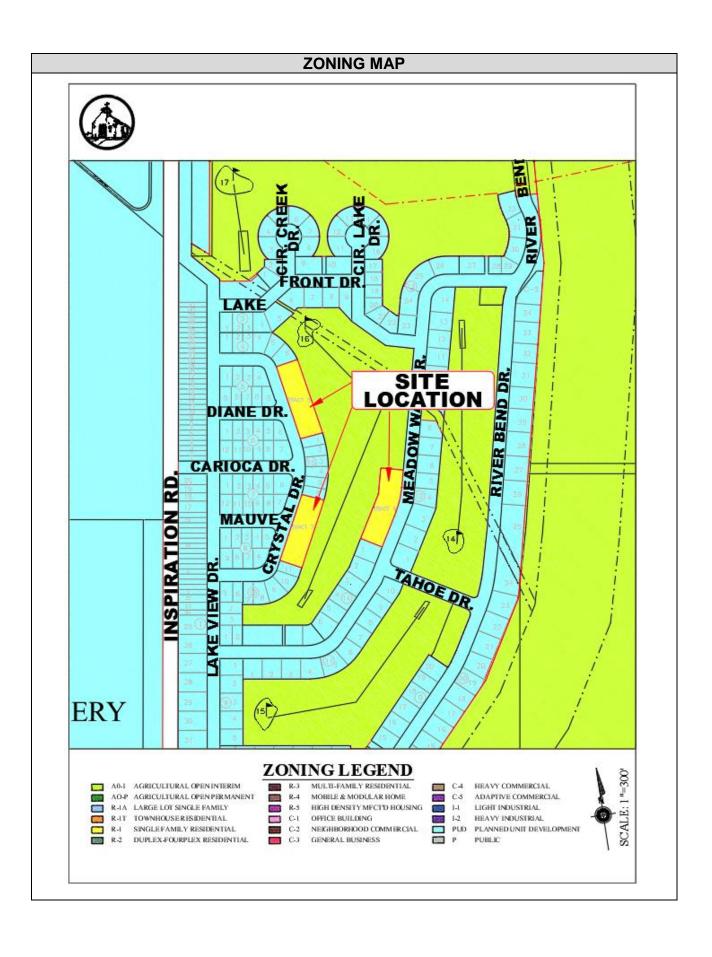
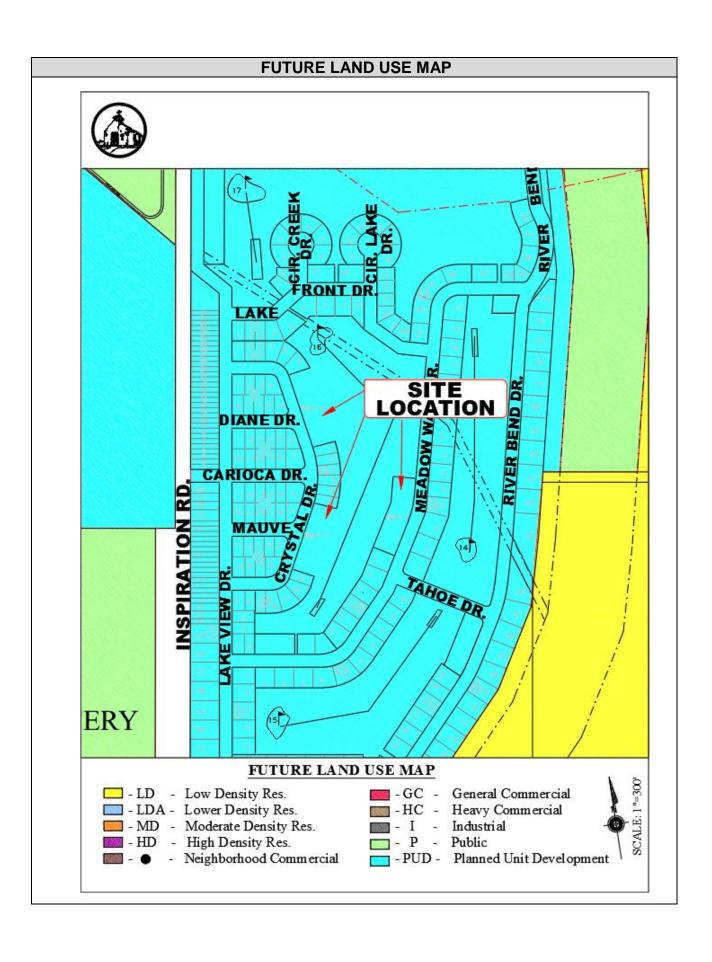
			SUBDIVI	J. O. 1 7 1		AIIOII			
)WNFK2 F	DEDICATION	N			
				HE USE OF ASEMENTS,	NEL CANTU, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN NATED HEREIN AS MEADOW WAY AT MEADOW CREEK SUBDIVISION, A OF MISSION; TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, H ISE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WAT IENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES A IN EXPRESSED. NTERPRISES DATE L CANTU, MANAGING MEMBER N. 10TH STREET EN TEXAS 78504				
			SUBDIVI	EONEL CAN' 105A N. 10					
Name:	LEONEL	CANTU		5 A	CRE PLA	T OR LESS	3	\$400	
Address: 5105A N. 10th Street			5+ A	ACRES			\$500		
City:McAllen, Texas Phone:956-739-0830				Re-I	Plat Filing	g/Review		\$300	
				Sepa	arate Sub	division va	riance/op	en cuts, etc. \$150	
					Z Date:	City	Council D	Date:	
					20250369				
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PLAT









UTILITY LAYOUTS







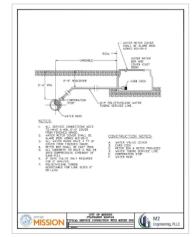
LOCATION MAP

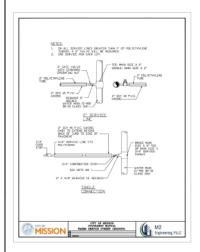
PUBLIC SANITARY CONSTRUCTION KEYNOTES

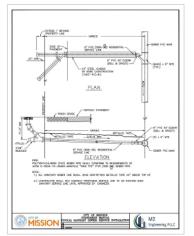
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PUBLIC WATER CONSTRUCTION KEYNOTES

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PROPOSED
MRADOW WAY at MRADOW CREEK SUBDVIDISON
IN THE CITY OF MISSION





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.

DRÉJECTED

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

GERARDO BENAMDES
140950

CENSE
04/16/2025

Brando Benavides, P.E., CFM

Principal Engineer

Jerry@Benavideseng.com

VARIANCE REQUEST



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,

Flerardo Benavides, P.E., CFM

Principal Engineer

Benavides Engineering, LLC