



MEETING DATE: June 9, 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.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____