



**MEETING DATE:** July 16, 2025  
**PRESENTED BY:** Xavier Cervantes, Director of Planning  
**AGENDA ITEM:** Site Plan Approval for the construction of a chain convenience store and gas station named CIRCLE K on the unrecorded Lot 1, El Milagro Commercial Phase I Subdivision, Applicant: Morris and Associates, Engineers, LLC – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- April 17, 2025 – First Q&A for Site Plan Approval at the regular scheduled SRC.
- June 9, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- July 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

Summary:

- The site is a 1-lot development having double frontage to Anzalduas Hwy (S.H. 396) and E. Military Rd. (F.M. 1016).
- Currently, zoning for the property is (LI) Light Industrial District which is suitable for this type construction. The new development will include new internal curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements.
- Proposed are 24 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project.
- The site will include a main structure with a grand total of 5,200 square feet; a gas filling area with canopy for public use; a commercial filling station; and a certified automated truck scale.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan as submitted.

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

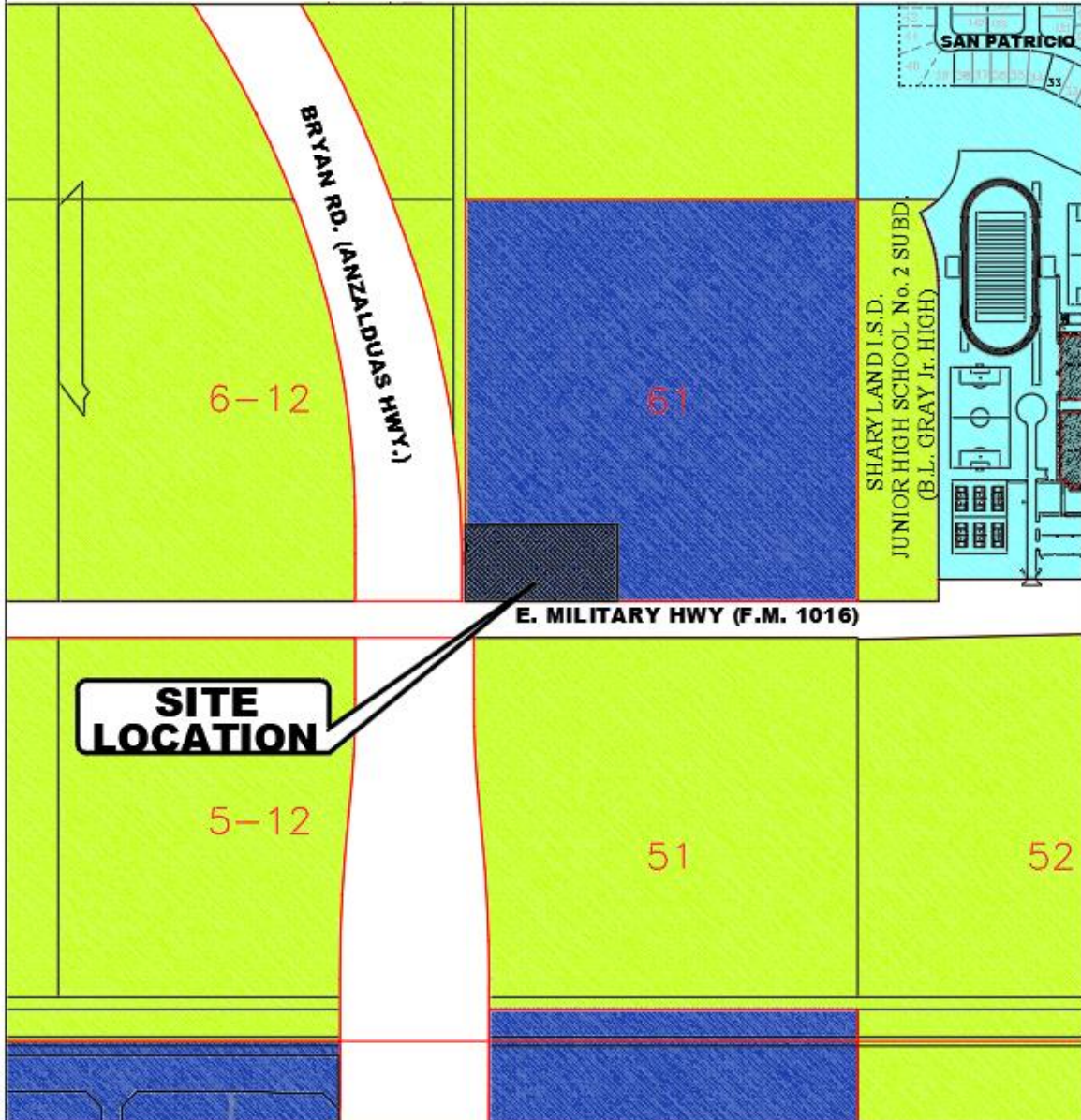
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# BASE MAP



# ZONING MAP



## ZONING LEGEND

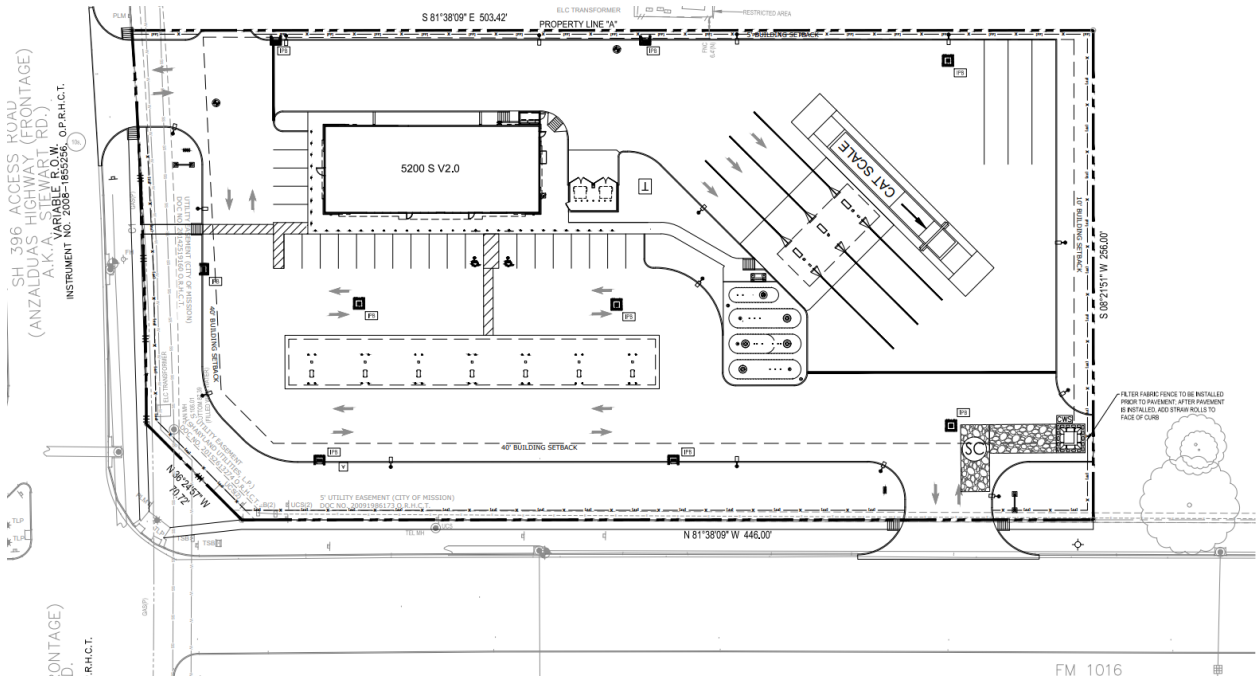
- AO-I AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 MOBILE & MODULAR HOME
- R-5 HIGH DENSITY MFCT'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



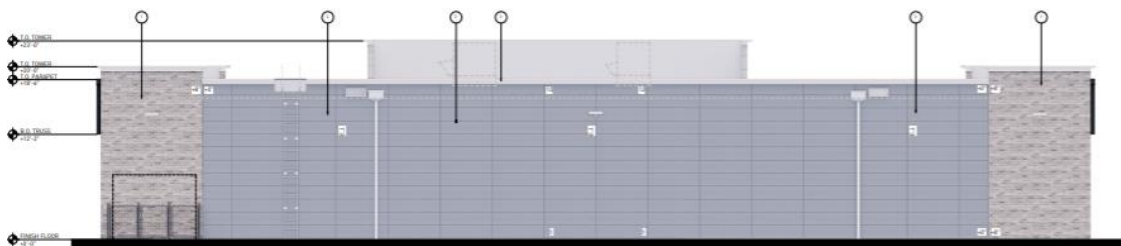
SITE PLAN



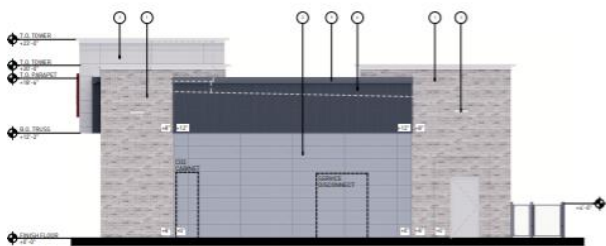
BUILDING FACADE



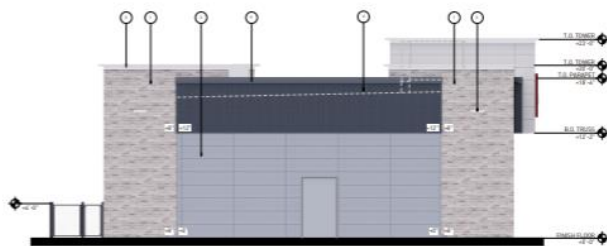
FRONT ELEVATION (NORTH) 1



REAR ELEVATION (SOUTH) 2



SIDE ELEVATION (EAST) 3



SIDE ELEVATION (WEST) 4



AERIAL PHOTO

