



MEETING DATE: April 16, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval: Construction of 6 apartments, being Lot 59, Las Esperanzas Subdivision, located at 105 S. Dove Street, Applicant: Abel Hernandez – Cervantes **(ATTACHMENT I)**

NATURE OF REQUEST:

Project Timeline:

- March 27, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval
- April 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Board

Summary:

- The property is an irregular lot measuring 18,366 square feet at a cul-de-sac with a frontage of 50.61 feet intersecting Cassandra Street and S. Dove Street. **(ATTACHMENT II)**
- The subdivision was designed for R-3 type construction and is prepped with 60 feet right-of-way complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements. **(ATTACHMENT III)**
- The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 12 spaces
- There will be three structures proposed on the Lot: Each building (duplex) will house two apartments measuring 991 square feet for apartment 1; 1185 square feet for apartment 2, 4, & 6; and 1006 square feet for apartment 3 & 5. **(ATTACHMENT V)**
- A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ **AYES**

_____ **NAYS**

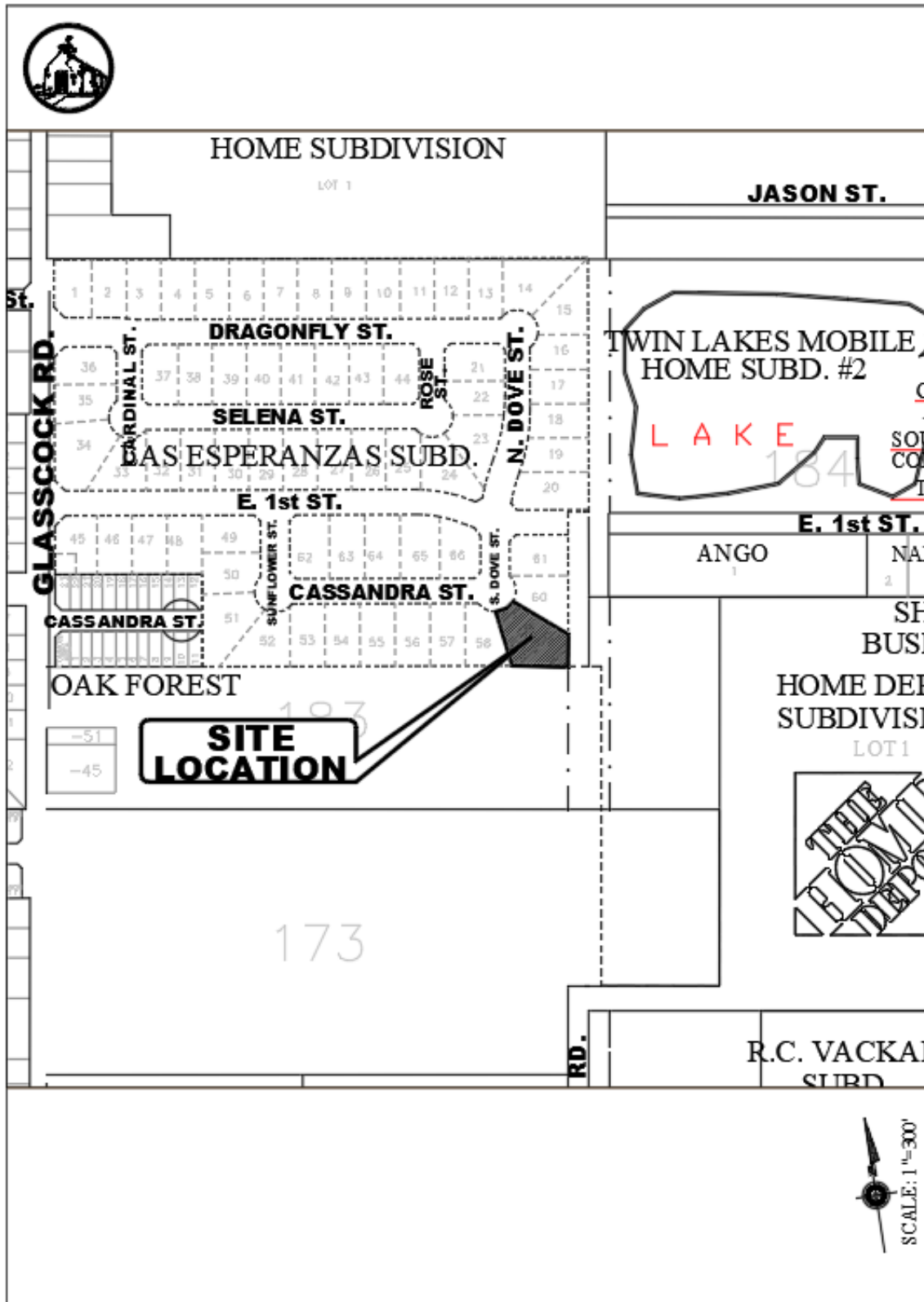
_____ **DISSENTING** _____

ATTACHMENT I – SITE PLAN

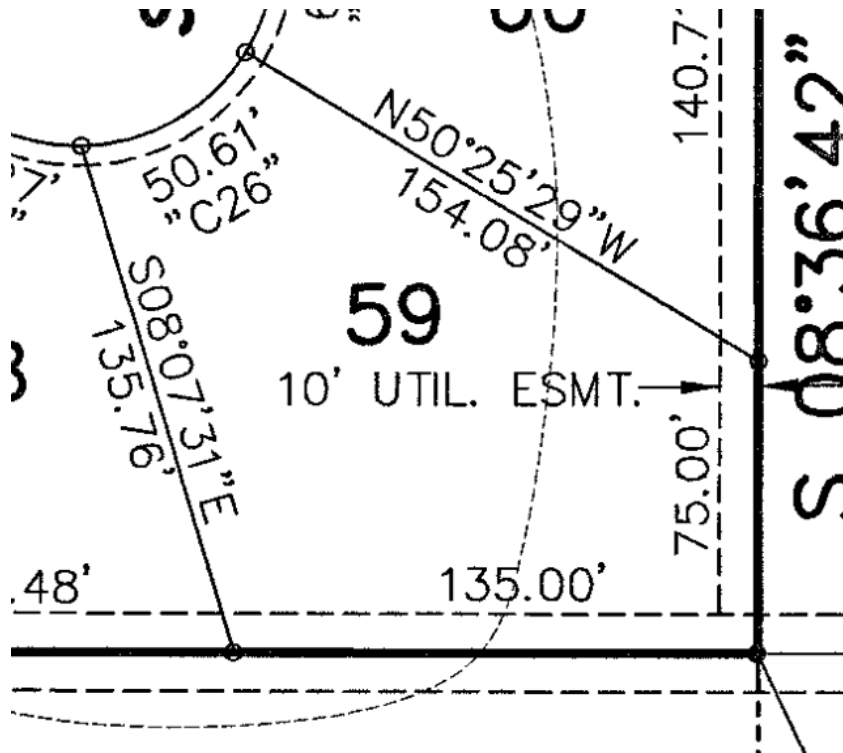
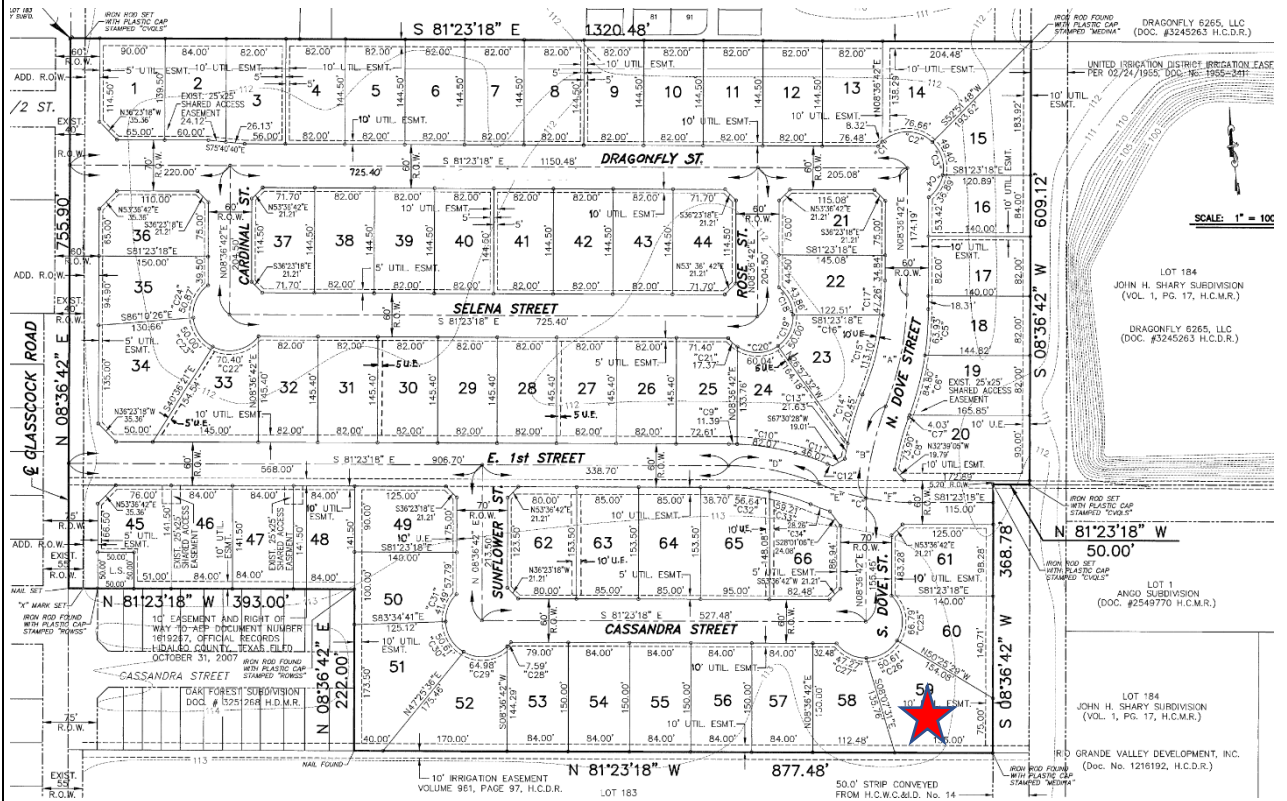


AREAS	
APT 1 535	SQFT. LA. 1 ST. FLOOR
APT 1 456	SQFT. LA. 2 ND. FLOOR
APT 2 729	SQFT. LA. 1 ST. FLOOR
APT 2 456	SQFT. LA. 2 ND. FLOOR
APT 3 550	SQFT. LA. 1 ST. FLOOR
APT 3 456	SQFT. LA. 2 ND. FLOOR
APT 4 729	SQFT. LA. 1 ST. FLOOR
APT 4 456	SQFT. LA. 2 ND. FLOOR
APT 5 550	SQFT. LA. 1 ST. FLOOR
APT 5 456	SQFT. LA. 2 ND. FLOOR
APT 6 729	SQFT. LA. 1 ST. FLOOR
APT 6 456	SQFT. LA. 2 ND. FLOOR
6,558 SQFT. TOTAL	

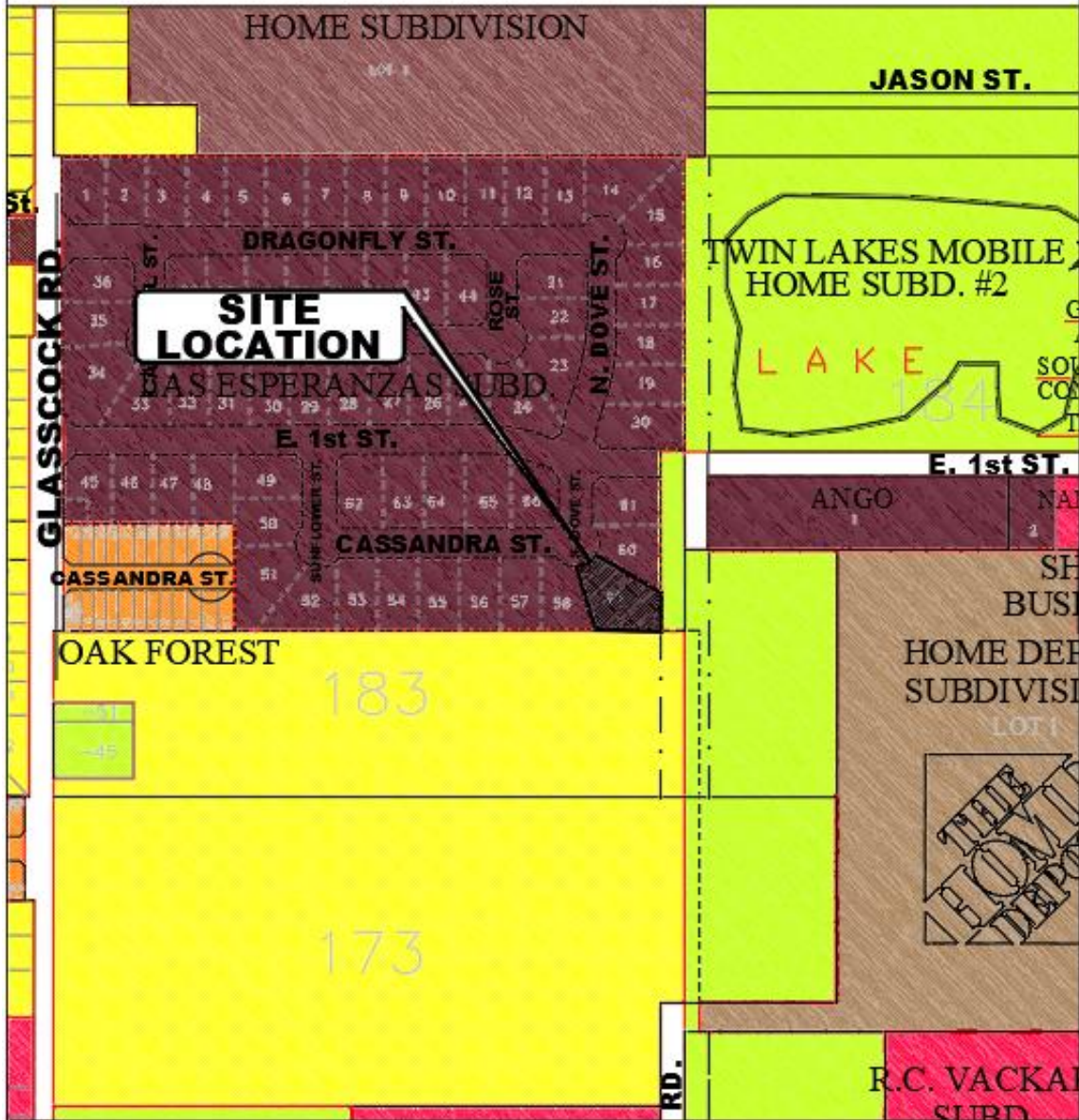
ATTACHMENT II – SITE LOCATION



ATTACHMENT III - PLAT



ATTACHMENT IV - ZONING MAP



ZONING LEGEND

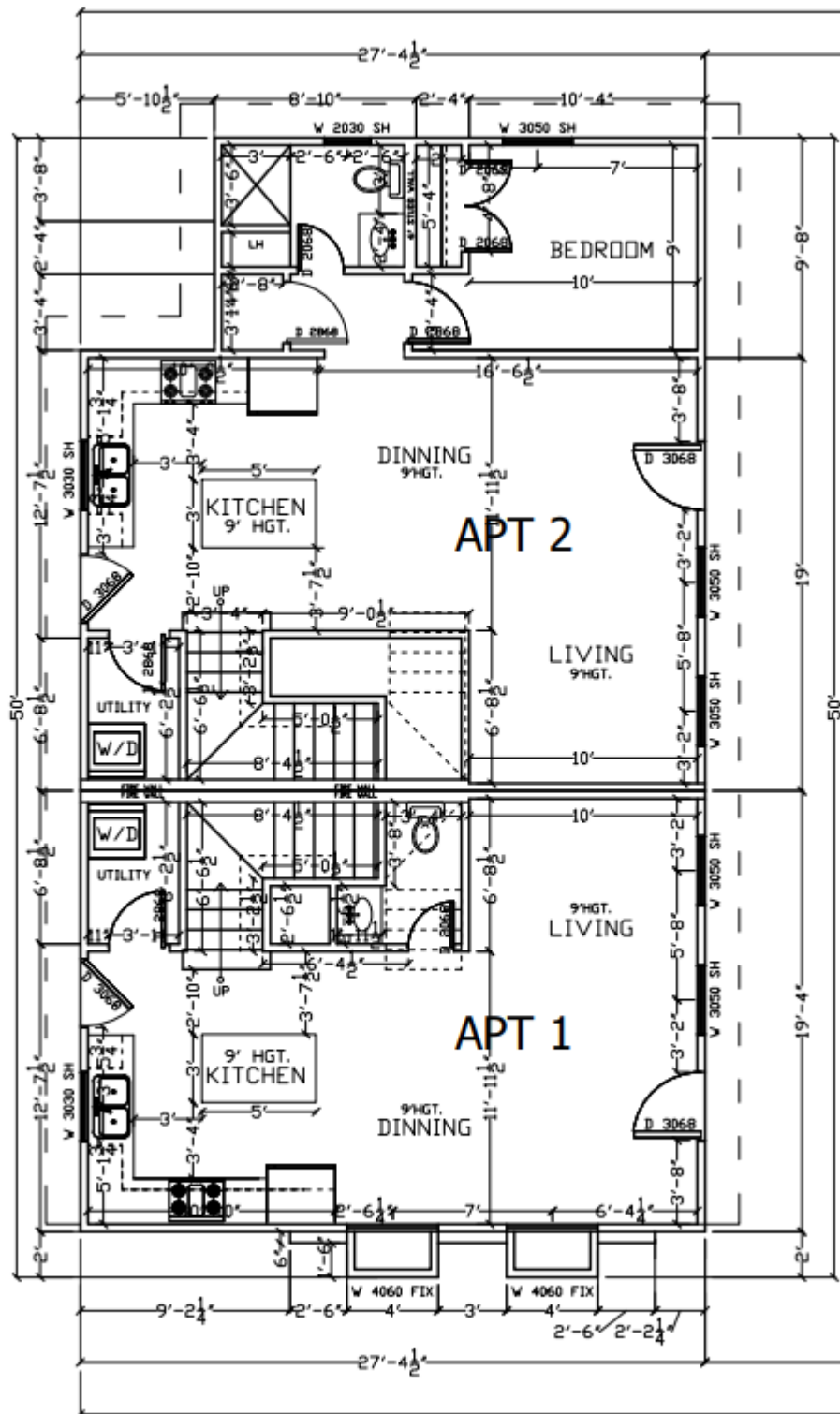
- AO-I AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

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

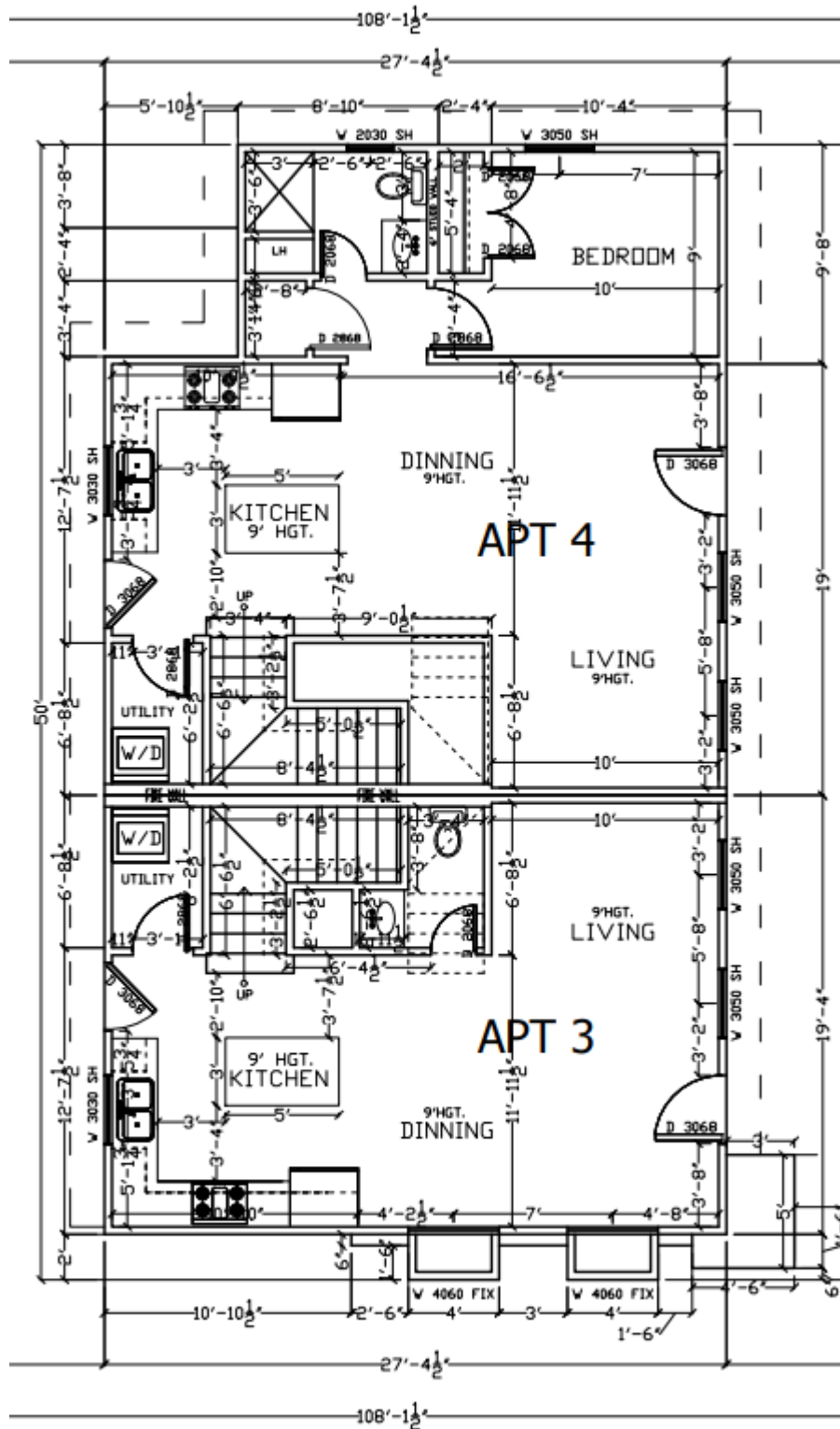


ATTACHMENT V – FLOOR PLAN(S) 1st FLOOR



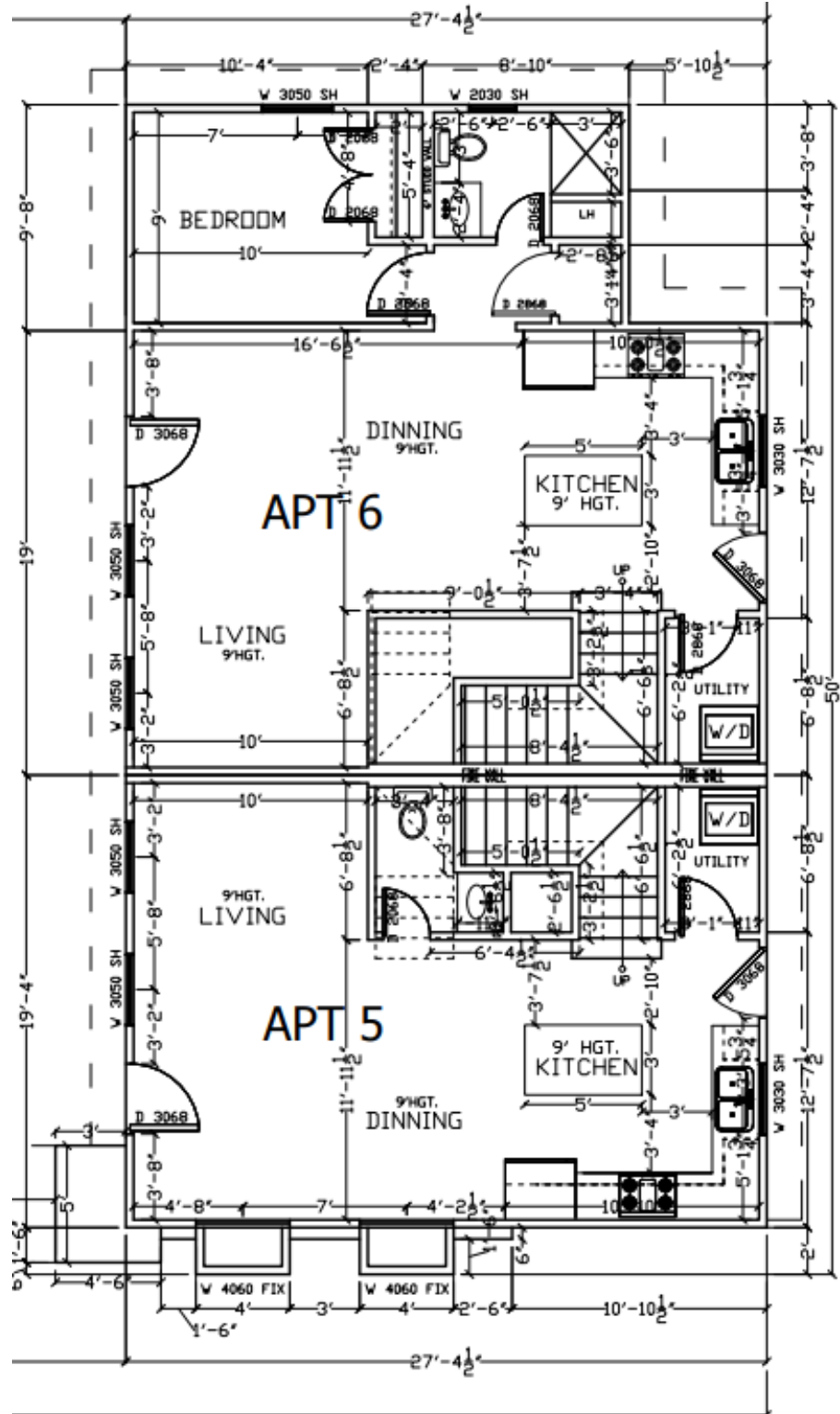
BLDG. 1

FLOOR PLAN 1st FLOOR



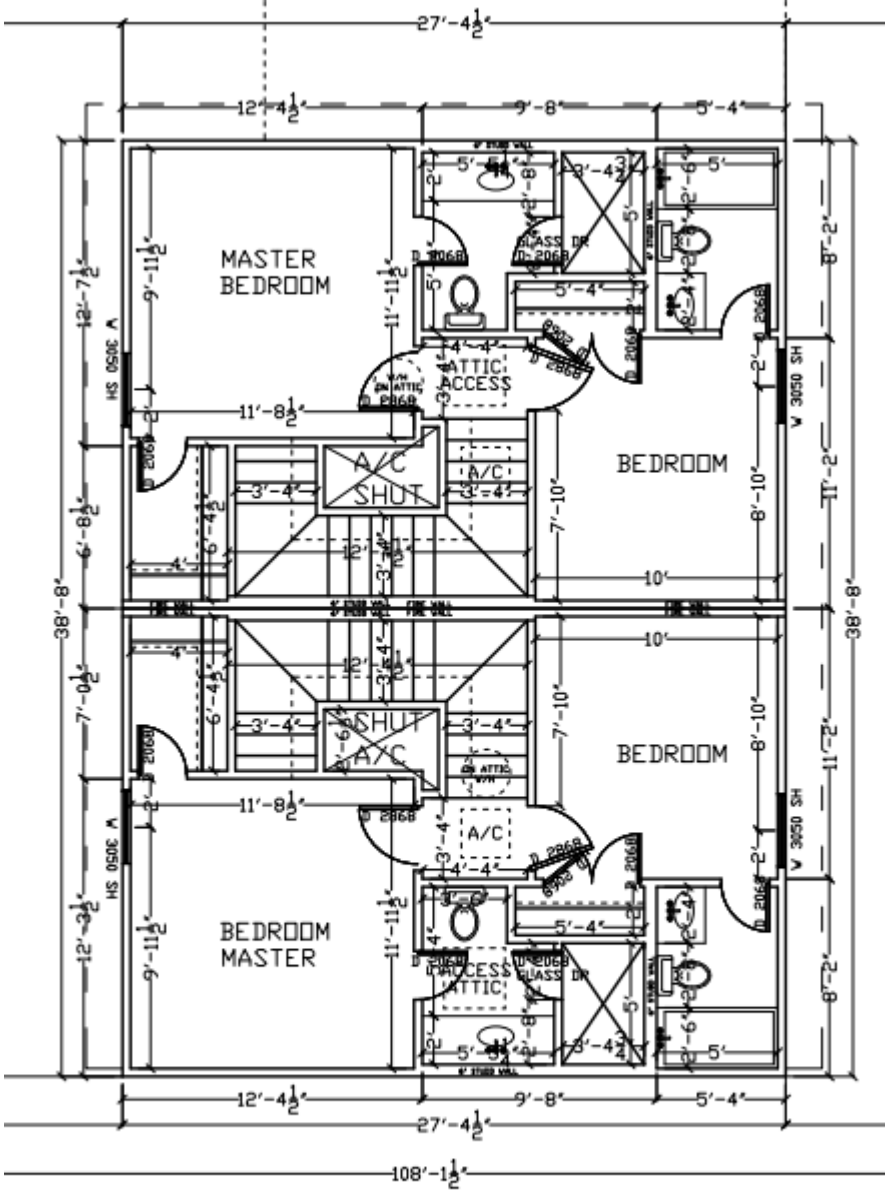
BLDG. 2

FLOOR PLAN 1st FLOOR



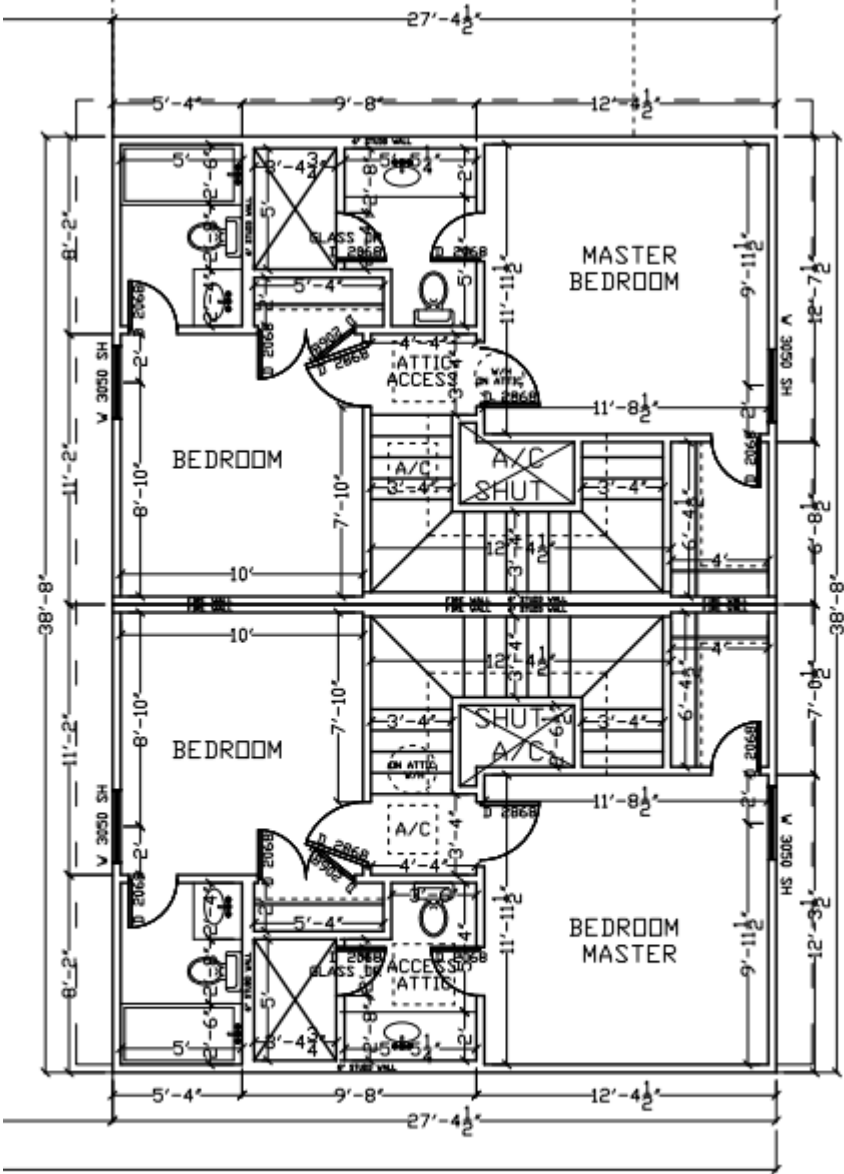
BLDG. 3

FLOOR PLAN 2ND FLOOR



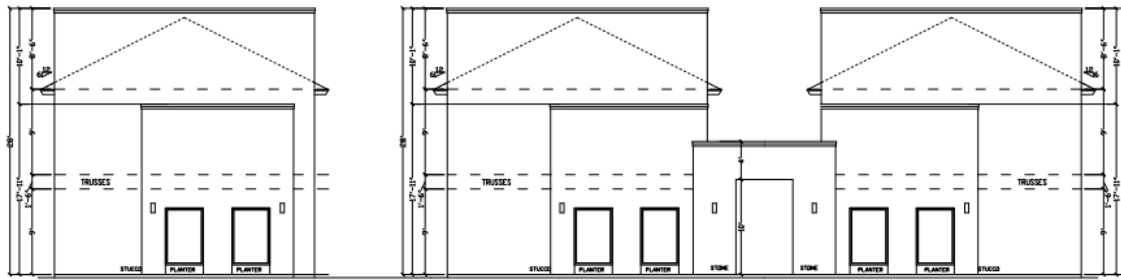
BLDG. 2

FLOOR PLAN 2ND FLOOR



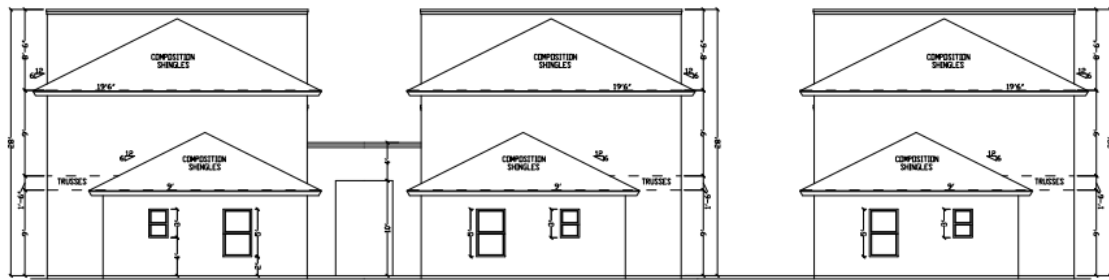
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ATTACHMENT VI - BUILDING FACADE



BLDG. 1
FRONT ELEVATION

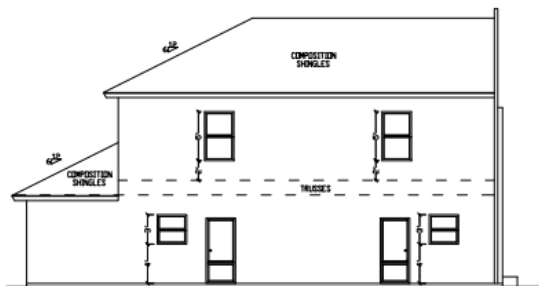
BLDG. 2



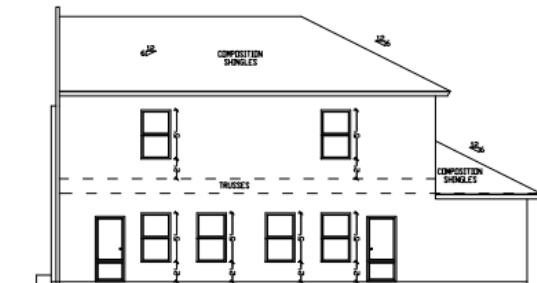
BLDG. 3
REAR ELEVATION

BLDG. 2

BLDG. 1



LEFT SIDE ELEVATION
BLDG. 1



RIGHT SIDE ELEVATION
BLDG. 1

ATTACHMENT VII – AERIAL PHOTO

