



**MEETING DATE:** April 16, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Site Plan Approval: Construction of 5 apartments, being Lot 14, Las Esperanzas Subdivision, located at 2113 Dragonfly Street, Applicant: Abel Hernandez – Cervantes **(ATTACHMENT I)**

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**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 18,308 square feet at a cul-de-sac with a frontage of 76.66 feet intersecting Dragonfly Street and N. 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 10 spaces
- There will be three structures proposed on the Lot: Two buildings will house two apartments each (two duplexes) measuring 2180 square feet and a standalone structure (building one – single apartment to measure 1090 square feet. **(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.

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

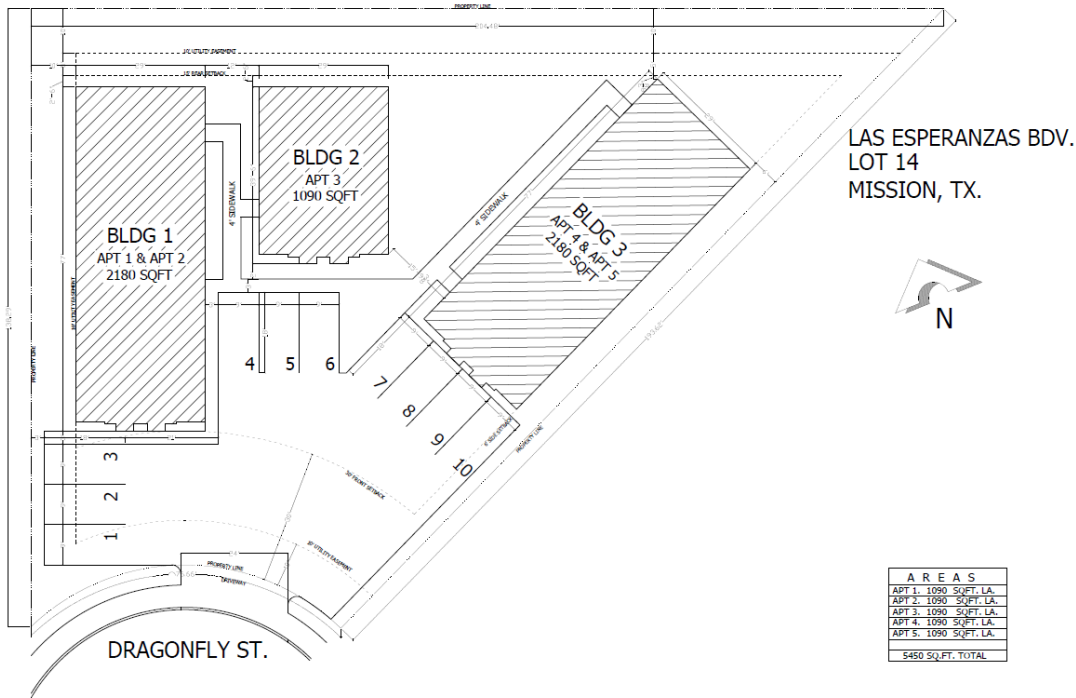
\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

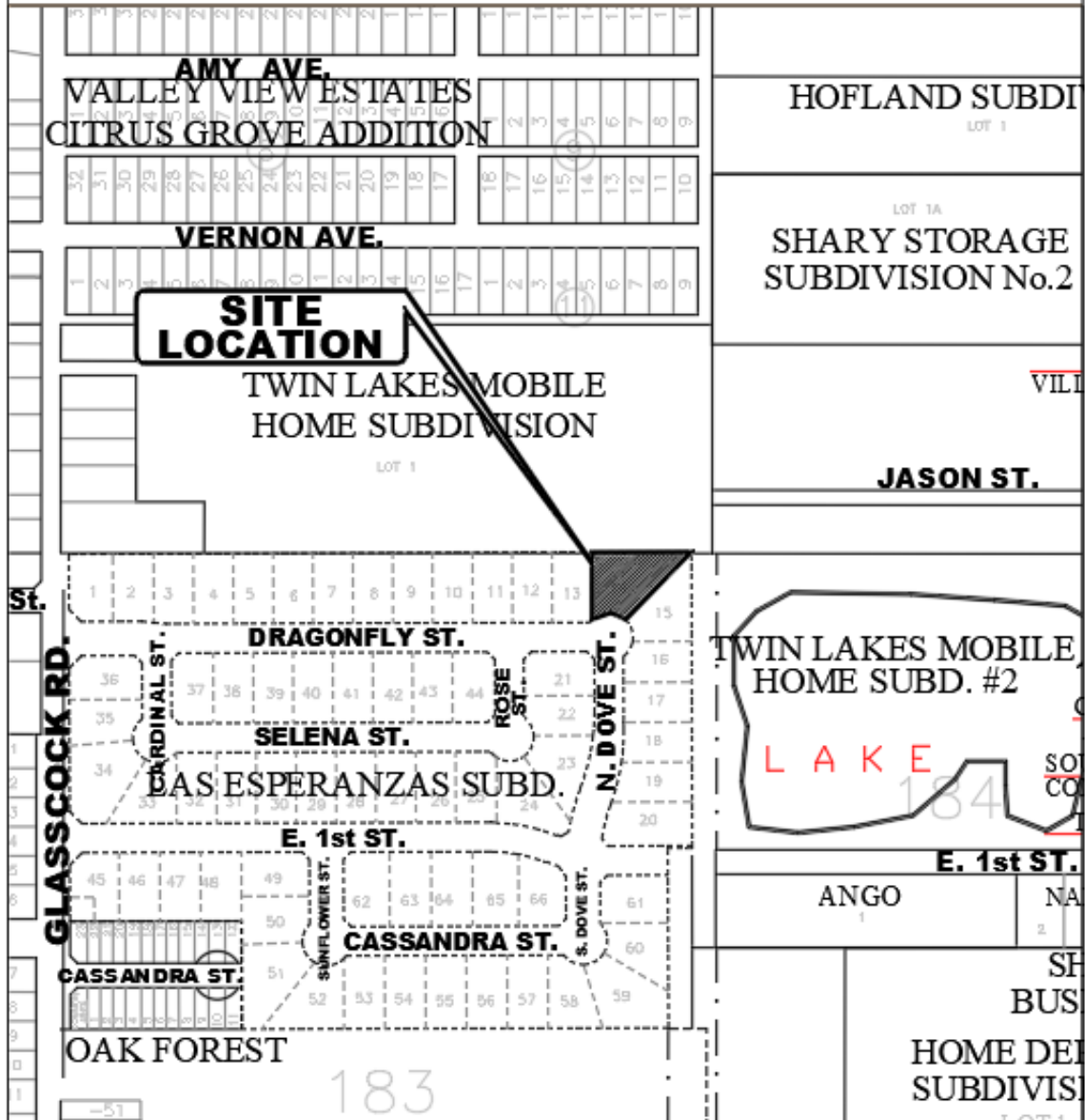
# ATTACHMENT I – SITE PLAN



AREAS	
APT 1: 1090 SQFT. LA.	
APT 2: 1090 SQFT. LA.	
APT 3: 1090 SQFT. LA.	
APT 4: 1090 SQFT. LA.	
APT 5: 1090 SQFT. LA.	
5450 SQFT. TOTAL	

SITE PLAN	G.R. LOERA	DESIGN
	5,450 SQFT TOTAL	
DATE: 3/19/17	NO. 613	
LAS ESPERANZAS		
LOT 14		
TOTAL SQ. FT.	13	

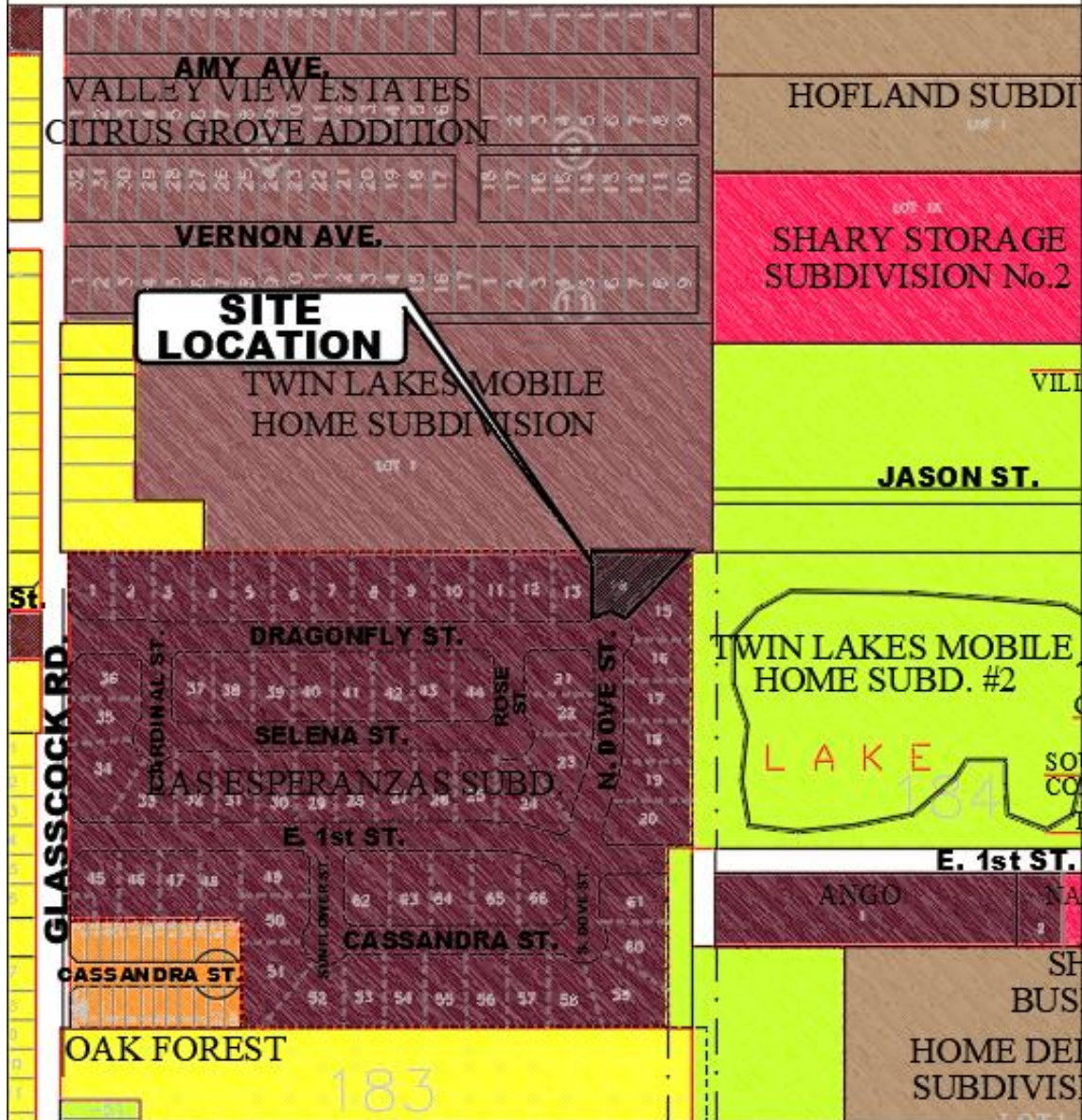
# ATTACHMENT II – SITE LOCATION



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# ATTACHMENT IV - ZONING MAP



## ZONING LEGEND

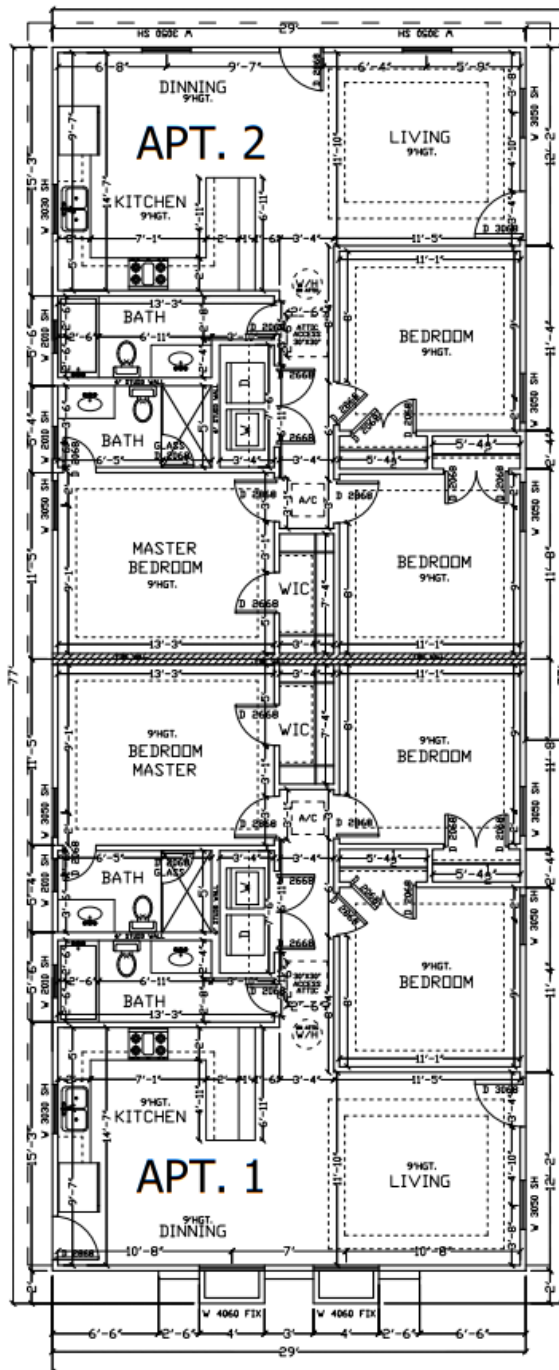
- A0-I AGRICULTURAL OPEN INTERIM
- A0-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

- 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

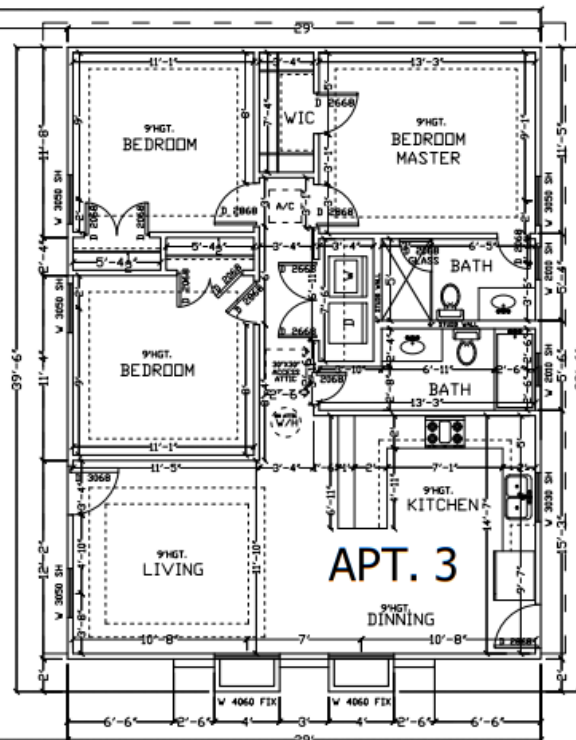
- C-4 HEAVY COMMERCIAL
- C-5 ADAPTIVE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- P PUBLIC



# ATTACHMENT V – FLOOR PLAN(S)



**BUILDING 1**



## A R E A S

APT 1. 1090 SQFT. LA.
APT 2. 1090 SQFT. LA.
APT 3. 1090 SQFT. LA.
APT 4. 1090 SQFT. LA.
APT 5. 1090 SQFT. LA.

**5450 SQ.FT. TOTAL**

**BUILDING 2**

The floor plan shows a four-unit apartment building with two units on each floor. The units are labeled APT. 5 and APT. 4. The plan includes room layouts, dimensions, and elevations.

**APT. 5 (Top Unit):**

- LIVING:** 9' HGT., 11'-10" x 11'-5".
- DINNING:** 9' HGT., 9'-7" x 6'-8".
- KITCHEN:** 9' HGT., 7'-1" x 6'-11".
- BATH:** 6'-11" x 6'-5".
- MASTER BEDROOM:** 9' HGT., 13'-3" x 11'-5".
- BEDROOM:** 9' HGT., 11'-1" x 11'-5".
- BEDROOM:** 9' HGT., 11'-1" x 11'-5".
- BATH:** 6'-5" x 6'-11".
- WIC:** 3'-4" x 3'-4".
- WIC:** 3'-4" x 3'-4".

**APT. 4 (Bottom Unit):**

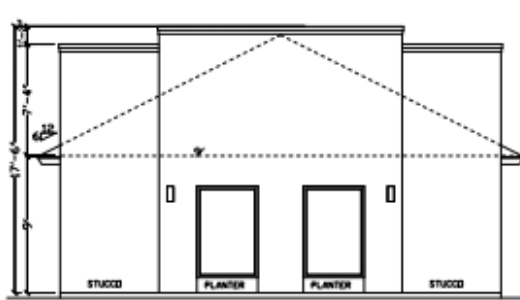
- LIVING:** 9' HGT., 11'-10" x 11'-5".
- DINNING:** 9' HGT., 10'-8" x 7'-1".
- KITCHEN:** 9' HGT., 7'-1" x 6'-11".
- BATH:** 6'-11" x 6'-5".
- MASTER BEDROOM:** 9' HGT., 13'-3" x 11'-5".
- BEDROOM:** 9' HGT., 11'-1" x 11'-5".
- BEDROOM:** 9' HGT., 11'-1" x 11'-5".
- BATH:** 6'-5" x 6'-11".
- WIC:** 3'-4" x 3'-4".
- WIC:** 3'-4" x 3'-4".

The plan also shows common areas, including a central hallway with stairs (UP/DOWN), and various closets (CLO., W.C.). Dimensions are provided for all rooms and common areas. Elevations are indicated for various points, such as 3050 SH, 3060 SH, 3070 SH, 3080 SH, 3090 SH, 3100 SH, 3110 SH, 3120 SH, 3130 SH, 3140 SH, 3150 SH, 3160 SH, 3170 SH, 3180 SH, 3190 SH, 3200 SH, 3210 SH, 3220 SH, 3230 SH, 3240 SH, 3250 SH, 3260 SH, 3270 SH, 3280 SH, 3290 SH, 3300 SH, 3310 SH, 3320 SH, 3330 SH, 3340 SH, 3350 SH, 3360 SH, 3370 SH, 3380 SH, 3390 SH, 3400 SH, 3410 SH, 3420 SH, 3430 SH, 3440 SH, 3450 SH, 3460 SH, 3470 SH, 3480 SH, 3490 SH, 3500 SH, 3510 SH, 3520 SH, 3530 SH, 3540 SH, 3550 SH, 3560 SH, 3570 SH, 3580 SH, 3590 SH, 3600 SH, 3610 SH, 3620 SH, 3630 SH, 3640 SH, 3650 SH, 3660 SH, 3670 SH, 3680 SH, 3690 SH, 3700 SH, 3710 SH, 3720 SH, 3730 SH, 3740 SH, 3750 SH, 3760 SH, 3770 SH, 3780 SH, 3790 SH, 3800 SH, 3810 SH, 3820 SH, 3830 SH, 3840 SH, 3850 SH, 3860 SH, 3870 SH, 3880 SH, 3890 SH, 3900 SH, 3910 SH, 3920 SH, 3930 SH, 3940 SH, 3950 SH, 3960 SH, 3970 SH, 3980 SH, 3990 SH, 4000 SH, 4010 SH, 4020 SH, 4030 SH, 4040 SH, 4050 SH, 4060 SH, 4070 SH, 4080 SH, 4090 SH, 4100 SH, 4110 SH, 4120 SH, 4130 SH, 4140 SH, 4150 SH, 4160 SH, 4170 SH, 4180 SH, 4190 SH, 4200 SH, 4210 SH, 4220 SH, 4230 SH, 4240 SH, 4250 SH, 4260 SH, 4270 SH, 4280 SH, 4290 SH, 4300 SH, 4310 SH, 4320 SH, 4330 SH, 4340 SH, 4350 SH, 4360 SH, 4370 SH, 4380 SH, 4390 SH, 4400 SH, 4410 SH, 4420 SH, 4430 SH, 4440 SH, 4450 SH, 4460 SH, 4470 SH, 4480 SH, 4490 SH, 4500 SH, 4510 SH, 4520 SH, 4530 SH, 4540 SH, 4550 SH, 4560 SH, 4570 SH, 4580 SH, 4590 SH, 4600 SH, 4610 SH, 4620 SH, 4630 SH, 4640 SH, 4650 SH, 4660 SH, 4670 SH, 4680 SH, 4690 SH, 4700 SH, 4710 SH, 4720 SH, 4730 SH, 4740 SH, 4750 SH, 4760 SH, 4770 SH, 4780 SH, 4790 SH, 4800 SH, 4810 SH, 4820 SH, 4830 SH, 4840 SH, 4850 SH, 4860 SH, 4870 SH, 4880 SH, 4890 SH, 4900 SH, 4910 SH, 4920 SH, 4930 SH, 4940 SH, 4950 SH, 4960 SH, 4970 SH, 4980 SH, 4990 SH, 5000 SH, 5010 SH, 5020 SH, 5030 SH, 5040 SH, 5050 SH, 5060 SH, 5070 SH, 5080 SH, 5090 SH, 5100 SH, 5110 SH, 5120 SH, 5130 SH, 5140 SH, 5150 SH, 5160 SH, 5170 SH, 5180 SH, 5190 SH, 5200 SH, 5210 SH, 5220 SH, 5230 SH, 5240 SH, 5250 SH, 5260 SH, 5270 SH, 5280 SH, 5290 SH, 5300 SH, 5310 SH, 5320 SH, 5330 SH, 5340 SH, 5350 SH, 5360 SH, 5370 SH, 5380 SH, 5390 SH, 5400 SH, 5410 SH, 5420 SH, 5430 SH, 5440 SH, 5450 SH, 5460 SH, 5470 SH, 5480 SH, 5490 SH, 5500 SH, 5510 SH, 5520 SH, 5530 SH, 5540 SH, 5550 SH, 5560 SH, 5570 SH, 5580 SH, 5590 SH, 5600 SH, 5610 SH, 5620 SH, 5630 SH, 5640 SH, 5650 SH, 5660 SH, 5670 SH, 5680 SH, 5690 SH, 5700 SH, 5710 SH, 5720 SH, 5730 SH, 5740 SH, 5750 SH, 5760 SH, 5770 SH, 5780 SH, 5790 SH, 5800 SH, 5810 SH, 5820 SH, 5830 SH, 5840 SH, 5850 SH, 5860 SH, 5870 SH, 5880 SH, 5890 SH, 5900 SH, 5910 SH, 5920 SH, 5930 SH, 5940 SH, 5950 SH, 5960 SH, 5970 SH, 5980 SH, 5990 SH, 6000 SH, 6010 SH, 6020 SH, 6030 SH, 6040 SH, 6050 SH, 6060 SH, 6070 SH, 6080 SH, 6090 SH, 6100 SH, 6110 SH, 6120 SH, 6130 SH, 6140 SH, 6150 SH, 6160 SH, 6170 SH, 6180 SH, 6190 SH, 6200 SH, 6210 SH, 6220 SH, 6230 SH, 6240 SH, 6250 SH, 6260 SH, 6270 SH, 6280 SH, 6290 SH, 6300 SH, 6310 SH, 6320 SH, 6330 SH, 6340 SH, 6350 SH, 6360 SH, 6370 SH, 6380 SH, 6390 SH, 6400 SH, 6410 SH, 6420 SH, 6430 SH, 6440 SH, 6450 SH, 6460 SH, 6470 SH, 6480 SH, 6490 SH, 6500 SH, 6510 SH, 6520 SH, 6530 SH, 6540 SH, 6550 SH, 6560 SH, 6570 SH, 6580 SH, 6590 SH, 6600 SH, 6610 SH, 6620 SH, 6630 SH, 6640 SH, 6650 SH, 6660 SH, 6670 SH, 6680 SH, 6690 SH, 6700 SH, 6710 SH, 6720 SH, 6730 SH, 6740 SH, 6750 SH, 6760 SH, 6770 SH, 6780 SH, 6790 SH, 6800 SH, 6810 SH, 6820 SH, 6830 SH, 6840 SH, 6850 SH, 6860 SH, 6870 SH, 6880 SH, 6890 SH, 6900 SH, 6910 SH, 6920 SH, 6930 SH, 6940 SH, 6950 SH, 6960 SH, 6970 SH, 6980 SH, 6990 SH, 7000 SH, 7010 SH, 7020 SH, 7030 SH, 7040 SH, 7050 SH, 7060 SH, 7070 SH, 7080 SH, 7090 SH, 7100 SH, 7110 SH, 7120 SH, 7130 SH, 7140 SH, 7150 SH, 7160 SH, 7170 SH, 7180 SH, 7190 SH, 7200 SH, 7210 SH, 7220 SH, 7230 SH, 7240 SH, 7250 SH, 7260 SH, 7270 SH, 7280 SH, 7290 SH, 7300 SH, 7310 SH, 7320 SH, 7330 SH, 7340 SH, 7350 SH, 7360 SH, 7370 SH, 7380 SH, 7390 SH, 7400 SH, 7410 SH, 7420 SH, 7430 SH, 7440 SH, 7450 SH, 7460 SH, 7470 SH, 7480 SH, 7490 SH, 7500 SH, 7510 SH, 7520 SH, 7530 SH, 7540 SH, 7550 SH, 7560 SH, 7570 SH, 7580 SH, 7590 SH, 7600 SH, 7610 SH, 7620 SH, 7630 SH, 7640 SH, 7650 SH, 7660 SH, 7670 SH, 7680 SH, 7690 SH, 7700 SH, 7710 SH, 7720 SH, 7730 SH, 7740 SH, 7750 SH, 7760 SH, 7770 SH, 7780 SH, 7790 SH, 7800 SH, 781

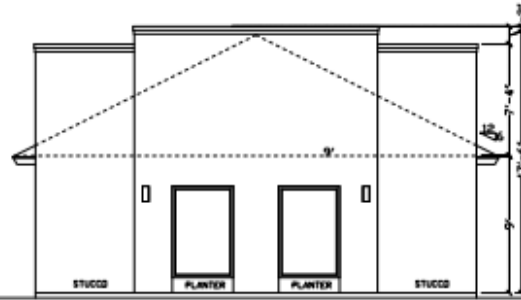
## BUILDING 3



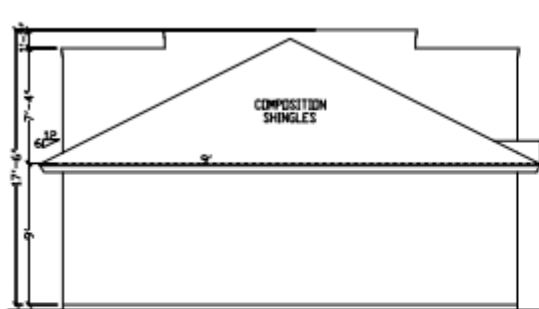
## ATTACHMENT VI - BUILDING FACADE



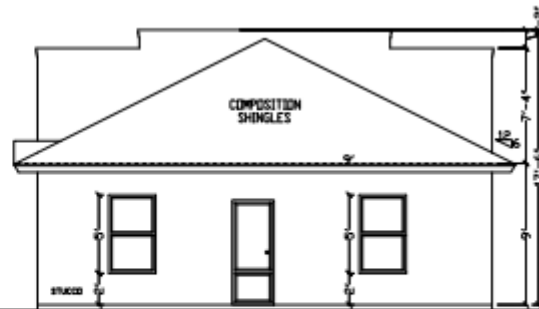
BLDG. 1  
FRONT ELEVATION



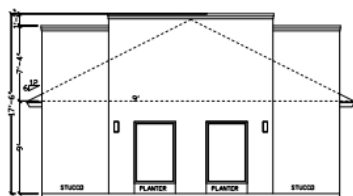
BLDG. 2



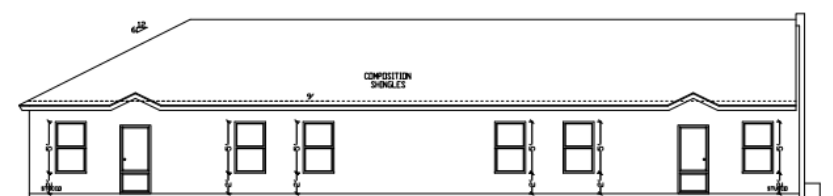
BLDG. 2  
REAR ELEVATION



BLDG. 1



FRONT ELEVATION  
BLDG. 3



LEFT SIDE ELEVATION  
BLDG. 3

ATTACHMENT VII – AERIAL PHOTO

