



MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a chain restaurant named Reyna's BBQ in a (C-3) General Business District legally described as Lot 6A, Replat of Lot 6A and 7A M.E.D.C Subdivision, located at 2401 Victoria Street. Applicant: Erika Bettina Resendez, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 23, 2026 – Site plan was first reviewed by the Staff Review Committee
- September 9, 2026 – Application for a Site Plan Approval submitted to the City
- September 16, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- The applicant is requesting a Site Plan Approval to ensure compliance with the zoning ordinance and to assist in the orderly development of the community.
- The project is located on Lot 6A, Replat of 6A and 7A, M.E.D.C Subdivision located approximately 320 feet East of S. Shary Road along the North side of Victoria Road.
- This is a developed site with all the infrastructure in place. A fire hydrant can be found at the Southwest corner of Lot 6A, and fire lanes will be noted at restricted locations throughout the site.
- The building will be 96 feet from Victoria Street exceeding the minimum building setback requirements of 30' set by the zoning ordinance.
- The applicant is proposing one main structure with two entrances from the access road along the West side of this lot.
- A total of 62 parking spaces (5 being designated for ADA) are allocated for public use, which exceeds the minimum of 49 required for this business. An extra serving lane may serve as additional stacking and queuing, if necessary.
- 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.
- 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:

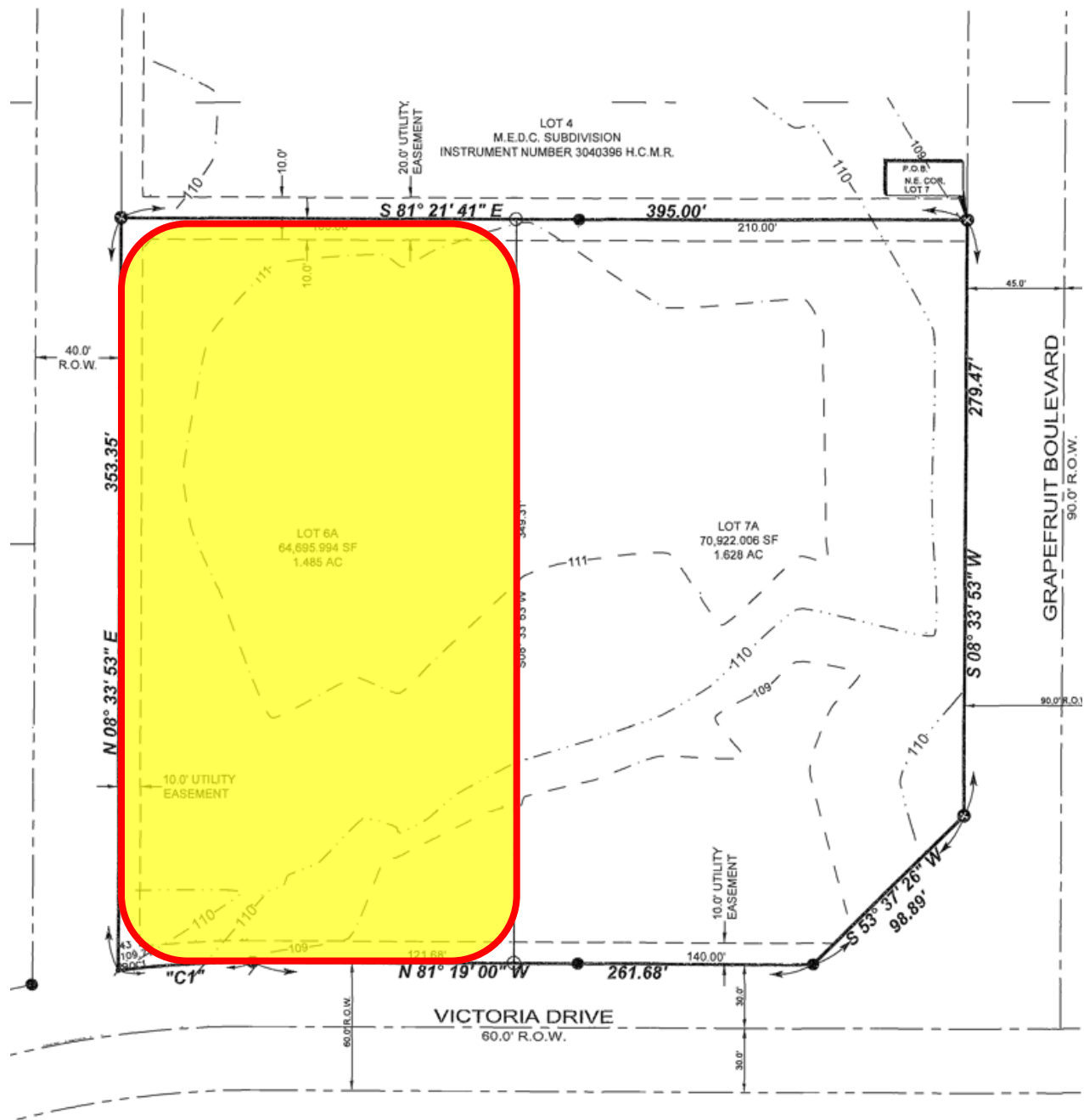
Staff recommend approval of the Site Plan.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____
_____ AYES		
_____ NAYS		
_____ DISSENTING		_____

LOCATION MAP

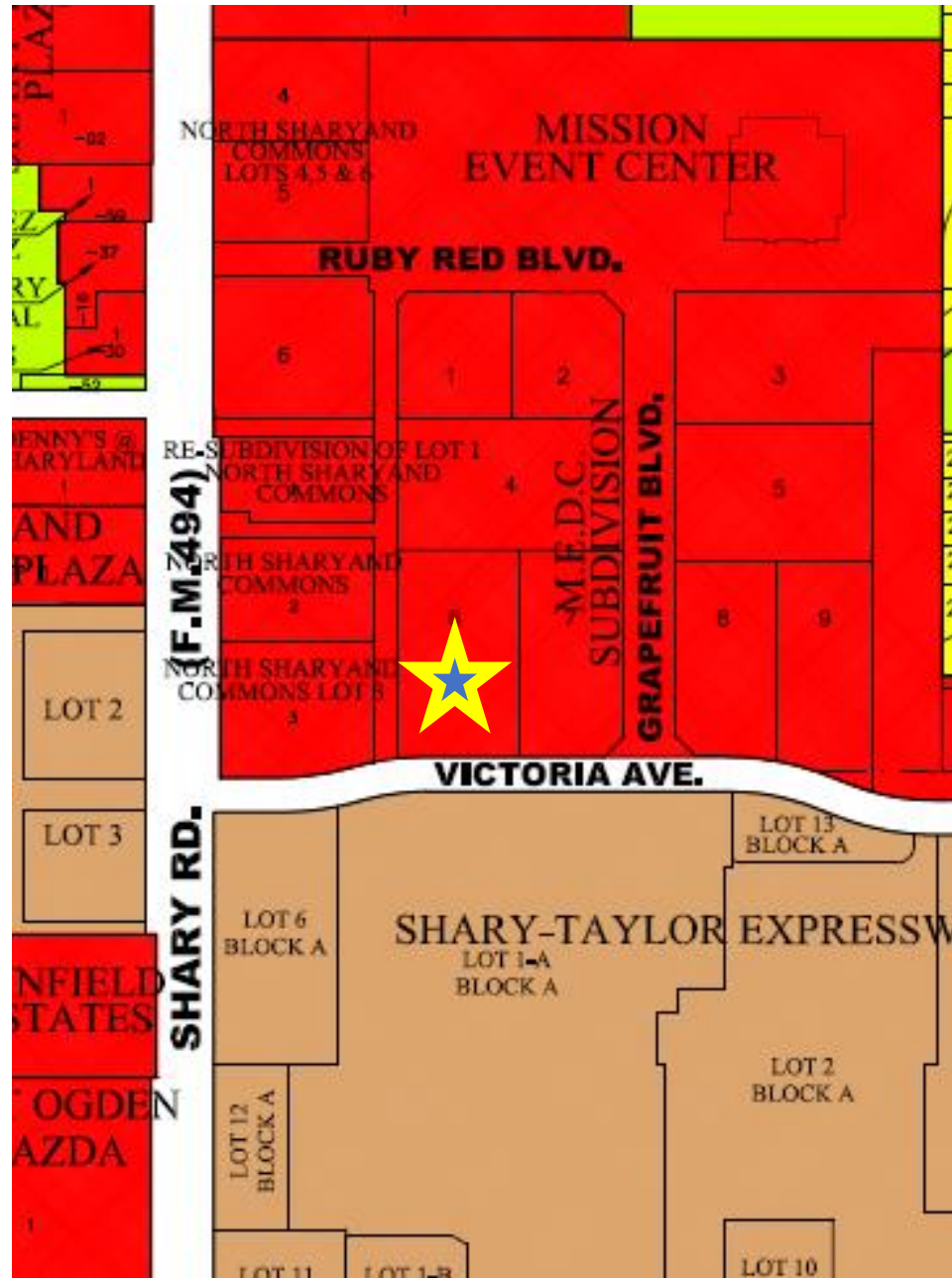


RE-PLAT OF
LOT 6A AND 7A
M.E.D.C. SUBDIVISION



LOT 1
SHARY - TAYLOR EXPRESSWAY
COMMERCIAL SUBDIVISION
VOL. 49 PAGE 142 H.C.M.R.

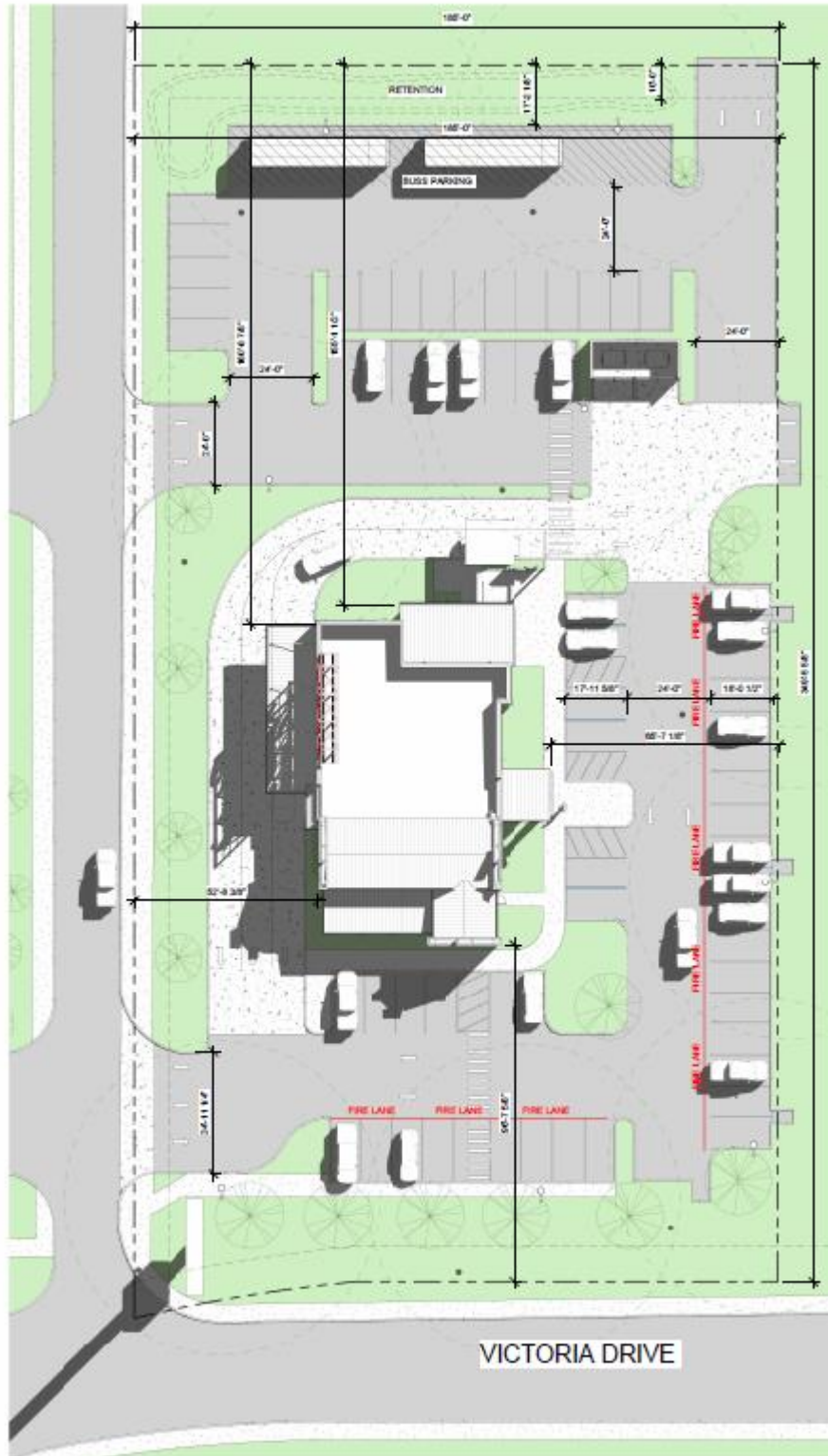
ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

SITE PLAN



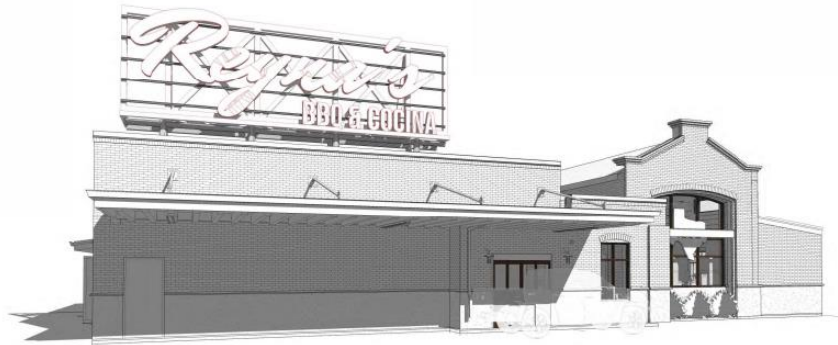
① SITE PLAN
1" = 20'-0"



SITE PLAN



BUILDING FACADE



CAMERA VIEW 2



CAMERA VIEW 1