



MEETING DATE: September 16, 2026
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Site Plan Approval for the construction of 6 apartments in a (R3) Multifamily Residential District legally described as Lot 12, Las Cumbres Terrace Subdivision, Applicant: M2 Express – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 31, 2026 – Original Planning and Zoning Application submitted to the City for Site Plan Approval
- September 16, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Board

Summary:

- The property is a corner lot measuring 17,238 square feet with a frontage of 105 feet intersecting Mountain Road and N. Trosper Road.
- 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.
- 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 a grand total of 1,896 square feet.
- 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 _____

LOCATION MAP

30-4

3

LEO ALEJANDRO
W0100-00-030-0004-02

RODRIGUEZ
-08

LEO
-01

FARIAS
-03

RANGEL
-09

VALDEZ JAIME A
00C-0041-00

RT REAL ESTATE LLC
00C-0042-10
-00

R & M KENT FAMILY LIMITED
00C-0042-20

42

ESCOCAR/RIOS ELEMENTARY SCHOOL

E6648

TROSPER RD

SITE 43

GOVEZ LUIS
W0100-00-029-0004-01

GOVEZ CAPIEN
W0100-00-029-0004-02

0004-06
ERNAHDEZ

SANCHEZ EDUARDO
00C-0043-09
-00

43

MARTINEZ LIBRADO
W0100-00-029-0004-08

CODINA

44

NINO PAMIRO
00C-0044-40

SMITH MARIA
00C-0041-00

AYALA JOSE
00C-0044-30

CERDA DARIO
W0100-00-029-0004-12
W0100-00-029-0004-10

CRED A
0004-13

CORTIUS
0004-05

W. MILE 2 RD

SHULTS
W0100-00-028-0004-07
-04

GARZA JUAN
028-0004-05

FOHSECA
W0100-00-028-0004-12

FOHSECA
-15

IF LA GARZA, JOSE
10-00-028-0005-02

DE LA GARZA, JOSE
W0100-00-028-0005-0

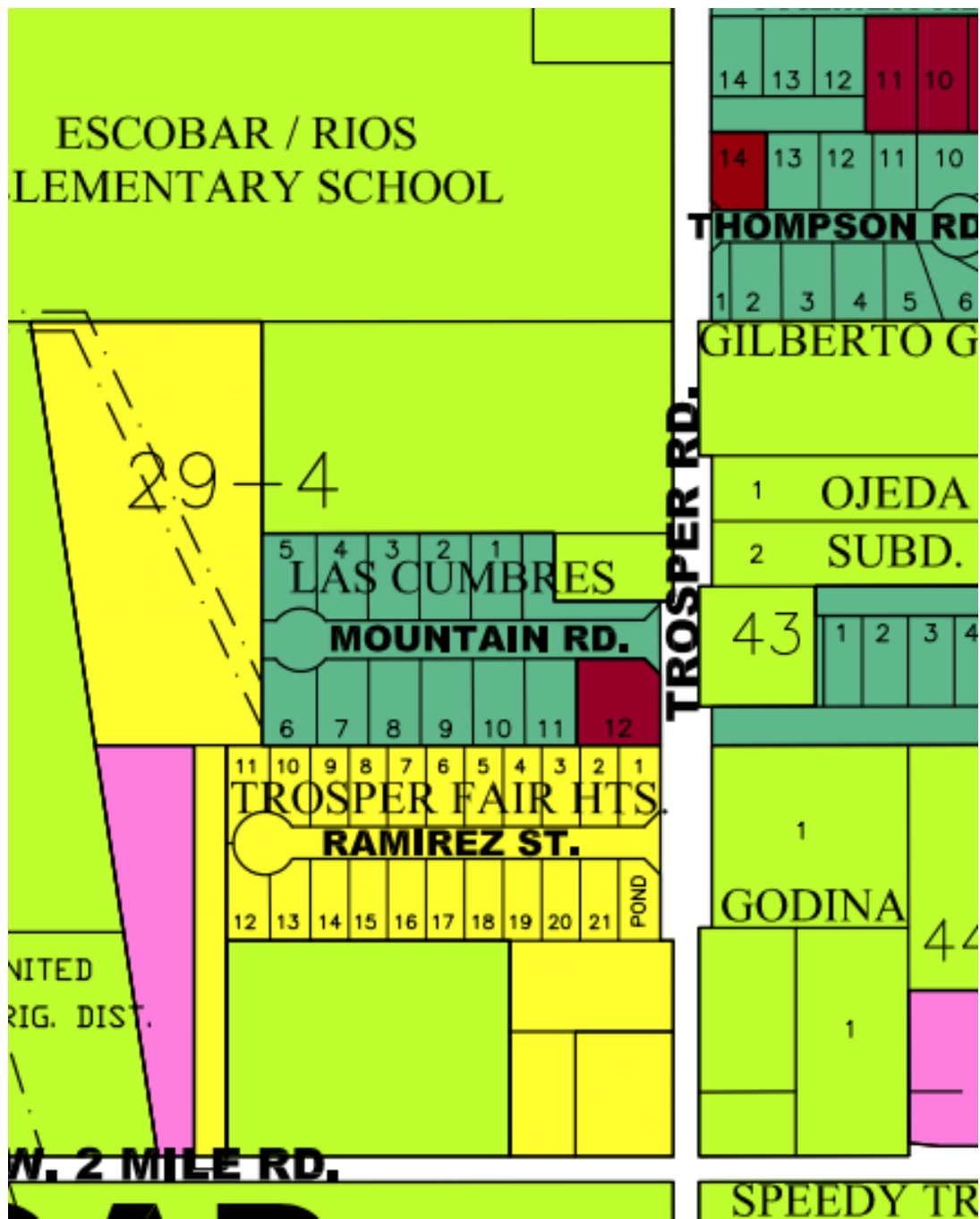
CARRERA, JULIAN
028-0003-06

MORA JESUS A
028-0004-00

WATER DISTRICT 14
W0100-00-029-0004-07

86
87
88
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95
96

ZONING MAP

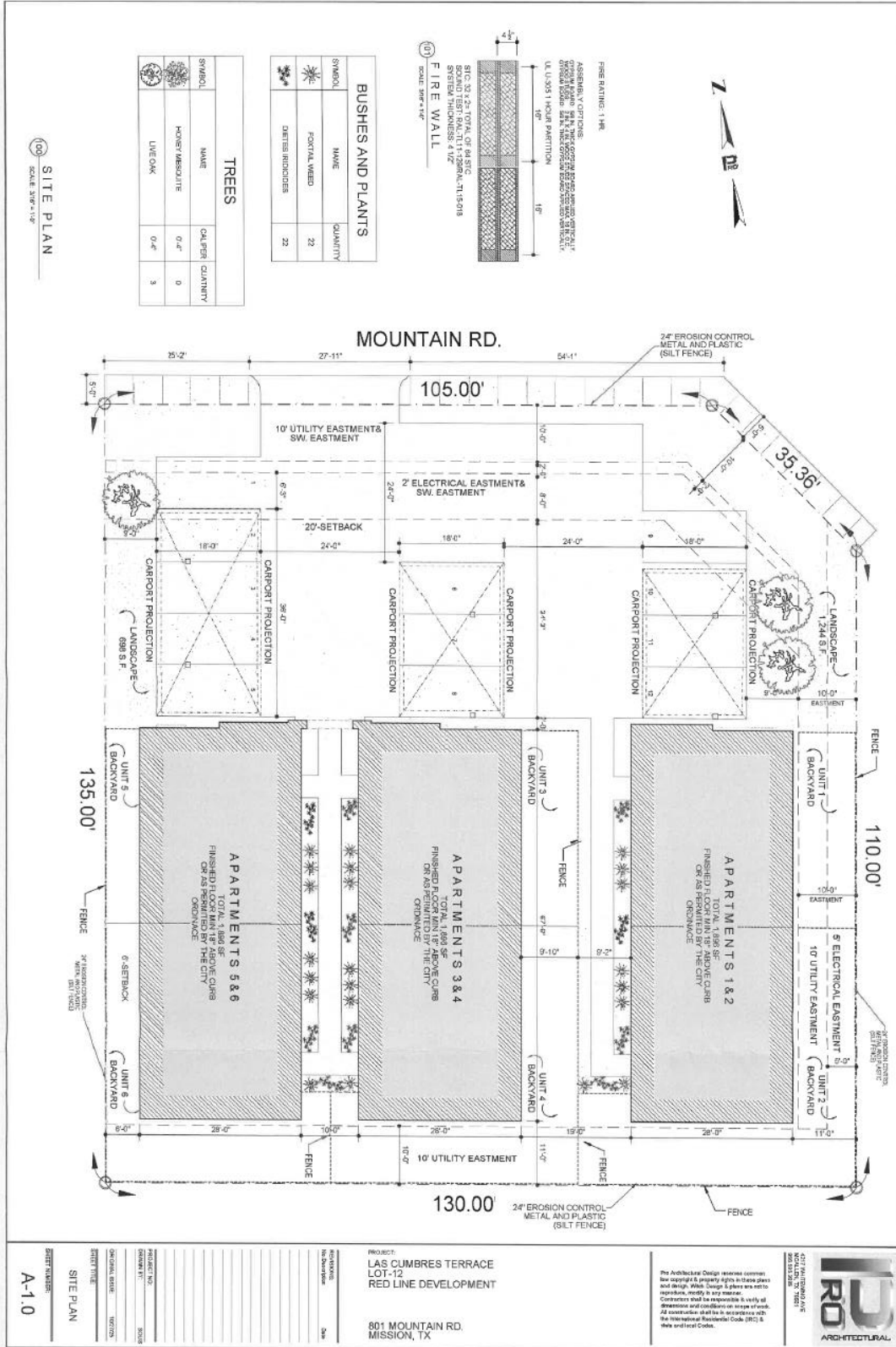


ZONING LEGEND

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



BUILDING FACADE

