



MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval: Construction of 6 apartments, on Lot 62, Las Esperanzas Subdivision, located at 2101 Cassandra Street, Applicant: Abel Hernandez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 22, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval
- May 7, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Board

Summary:

- The property is a corner lot measuring 14,358 square feet with a frontage of 80 feet intersecting Cassandra Street and Sunflower Street.
- 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 1,830 square feet for building 1 & 2; 2,100 square feet for building 3.
- 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:

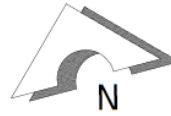
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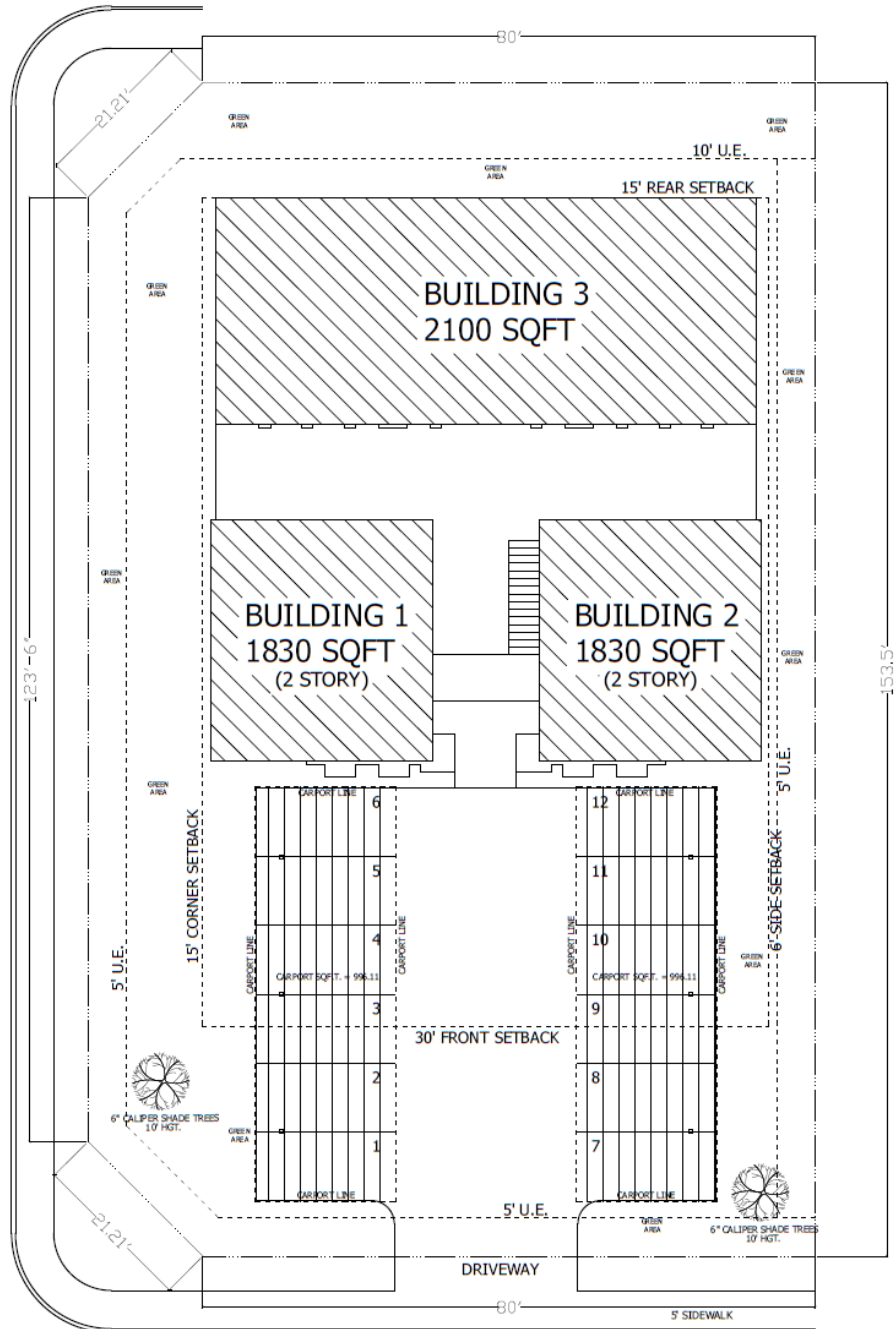
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SITE PLAN

LAS ESPERANZAS
SUBDIVISION
Lot 62
MISSION, Tx.

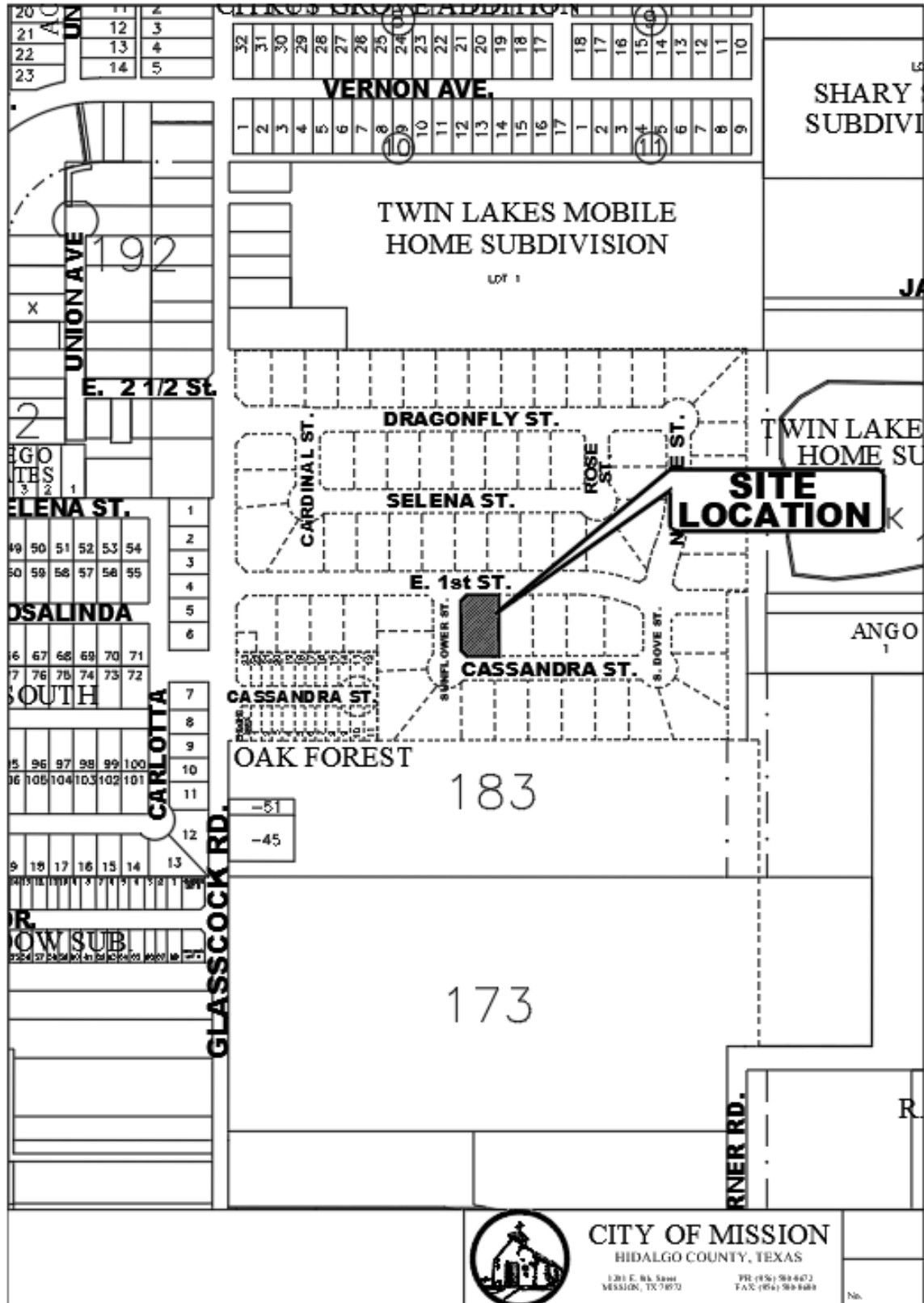


SUNFLOWER ST.

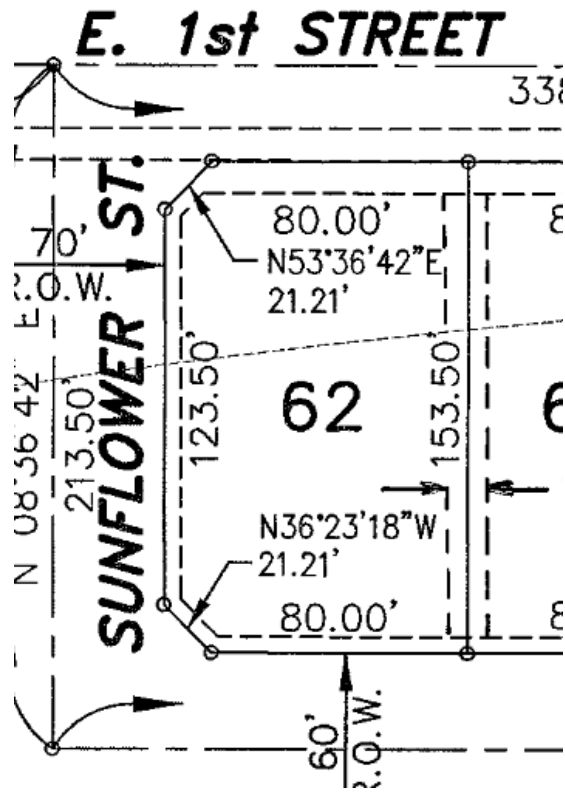
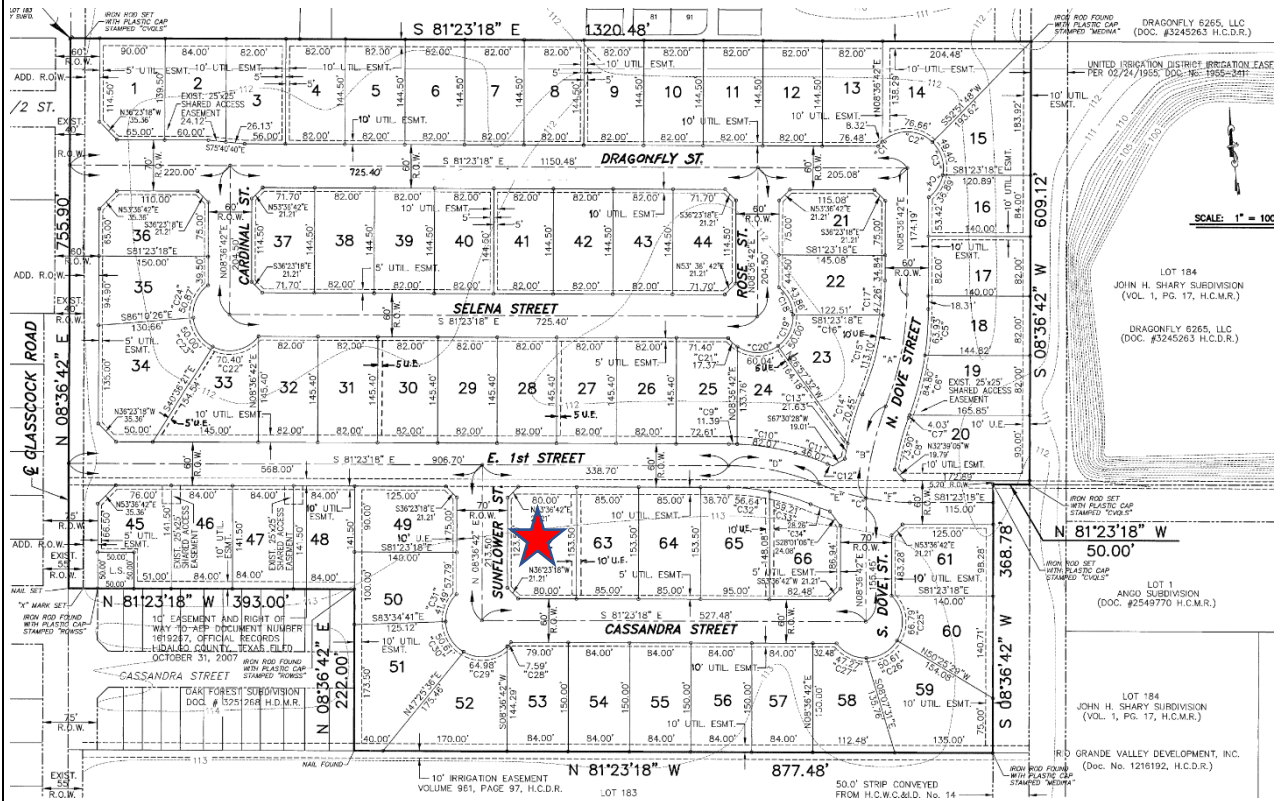


CASSANDRA STEET

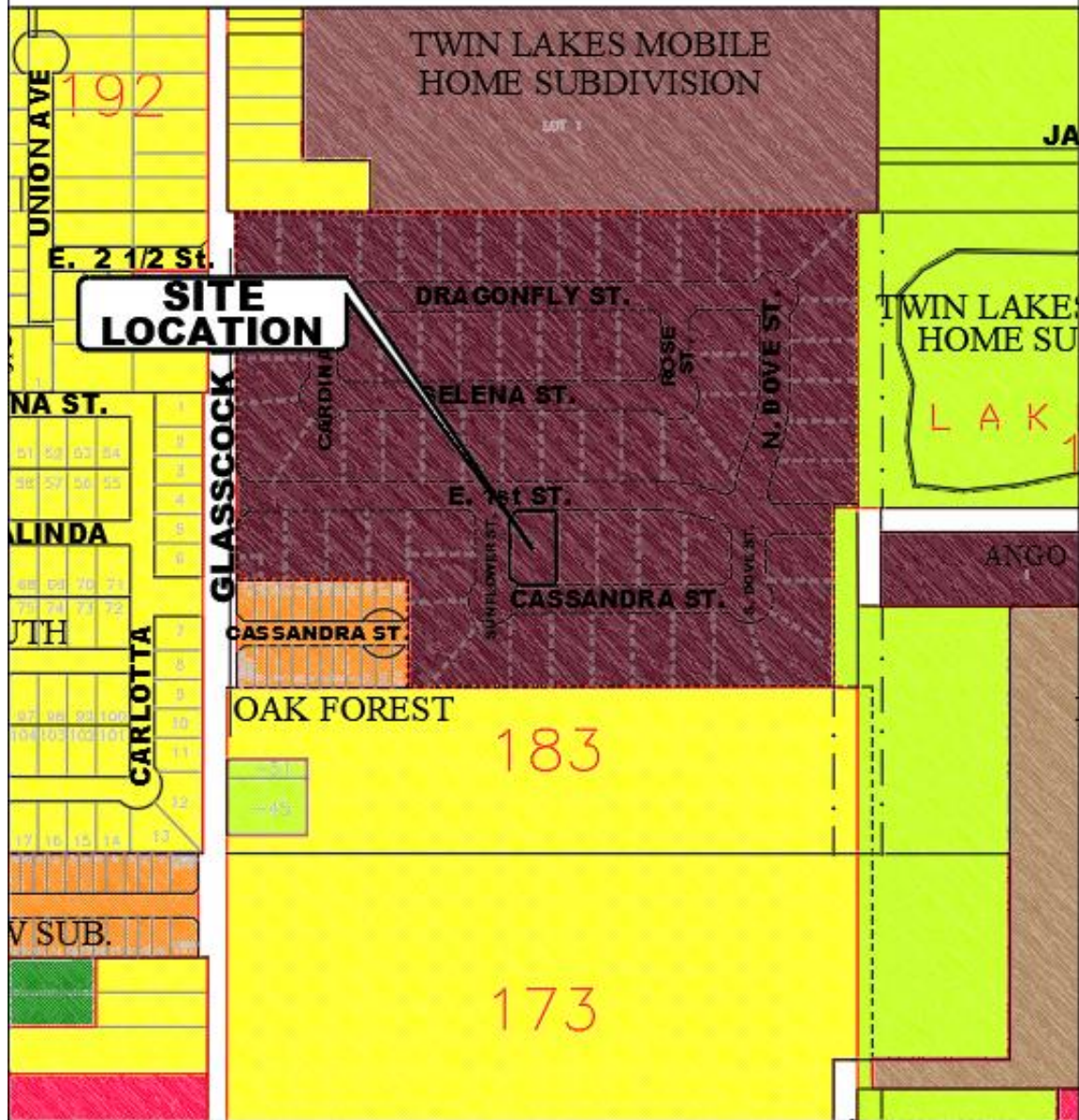
SITE LOCATION



PLAT



ZONING MAP



ZONING LEGEND

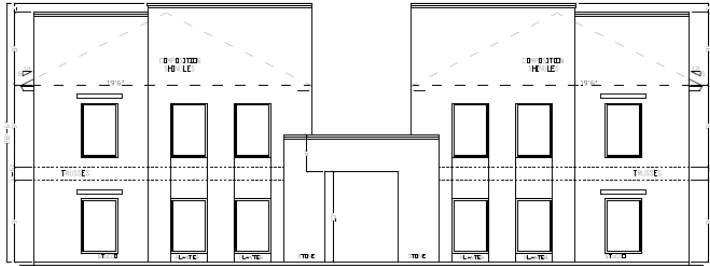
- AO-I AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

- 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

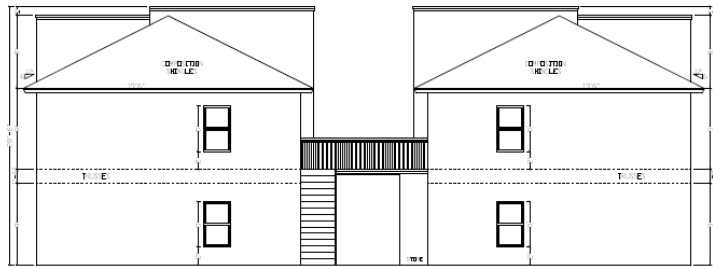


BUILDING FACADE



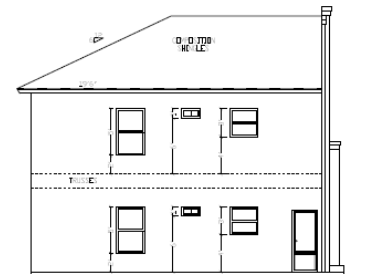
BLDG. 1
FRONT ELEVATION

BLDG. 2

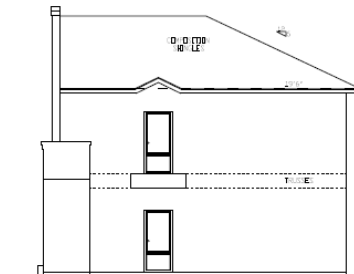


BLDG. 2
REAR ELEVATION

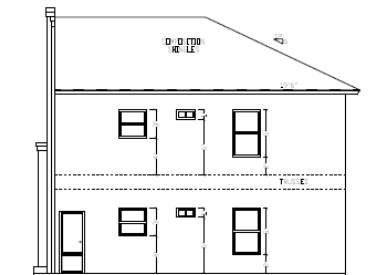
BLDG. 1



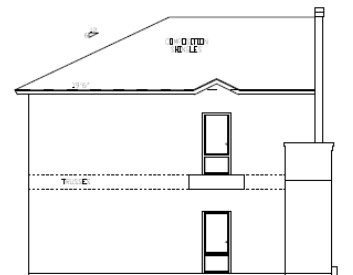
BLDG. 1
LEFT SIDE ELEVATION



BLDG. 1
RIGHT SIDE ELEVATION



BLDG. 2
RIGHT SIDE ELEVATION



BLDG. 2
LEFT SIDE ELEVATION

AERIAL PHOTO

