



MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval: Construction of a commercial plaza, on Lots 6, 7, & 8, Blk 6, Leal Subdivision No. 2, located at 300 S. Conway Avenue, Applicant: Dura Construction – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 28, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- April 3, 2025 – First Q&A for Site Plan Approval at the regular scheduled SRC.
- April 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Board

Summary:

- The site is a 3-lot development having double frontage to S. Conway Avenue and Guadalupe Street. There are residential properties to the West which will be buffered to comply with separation requirements.
- Currently, zoning for the property is C-3 General Business suitable for this type construction and is complete with curb and gutters, drainage, utilities, and all lots meeting size restrictions and zoning setback requirements.
- Proposed are 37 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project.
- The structure will include 5 suites with a grand total of 7,364 square feet and with a parapet height of 24'.
- 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.
- A landscaping plan is required to be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- The applicant must comply with any and all other format findings.

- 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 recommends approval of the Site Plan as submitted.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

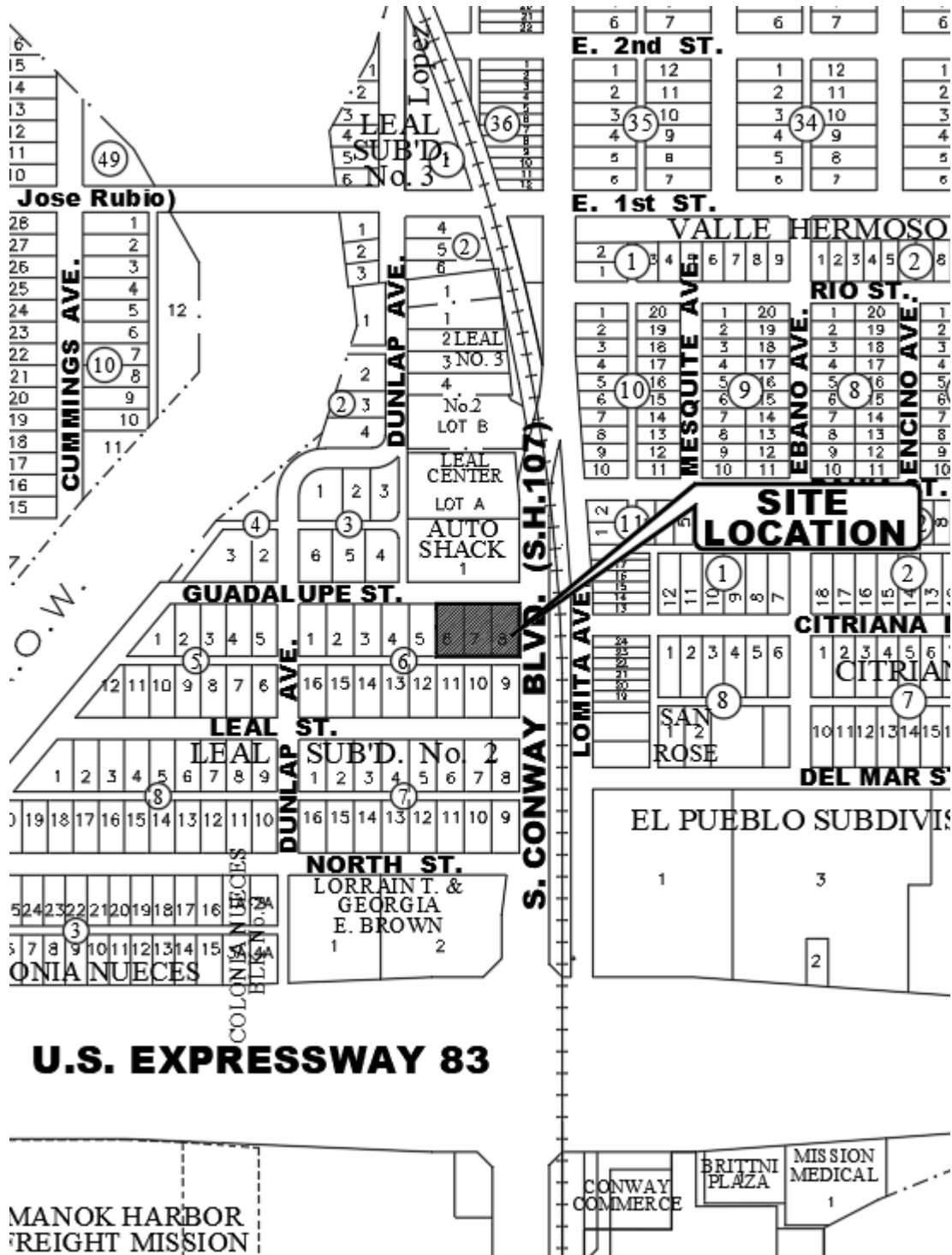
TABLED:

_____ AYES

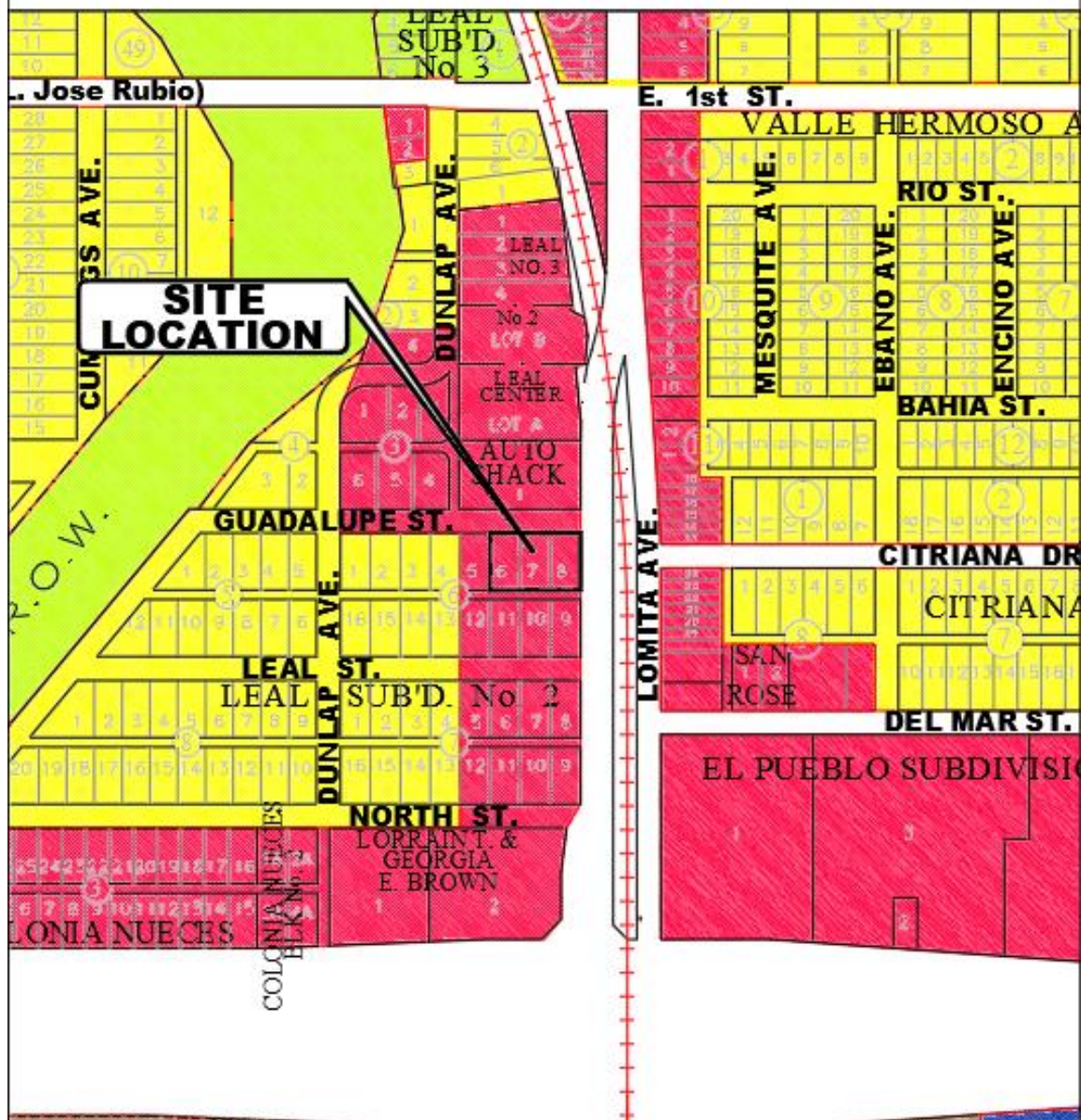
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_____ DISSENTING _____

BASE MAP



ZONING MAP



ZONING LEGEND

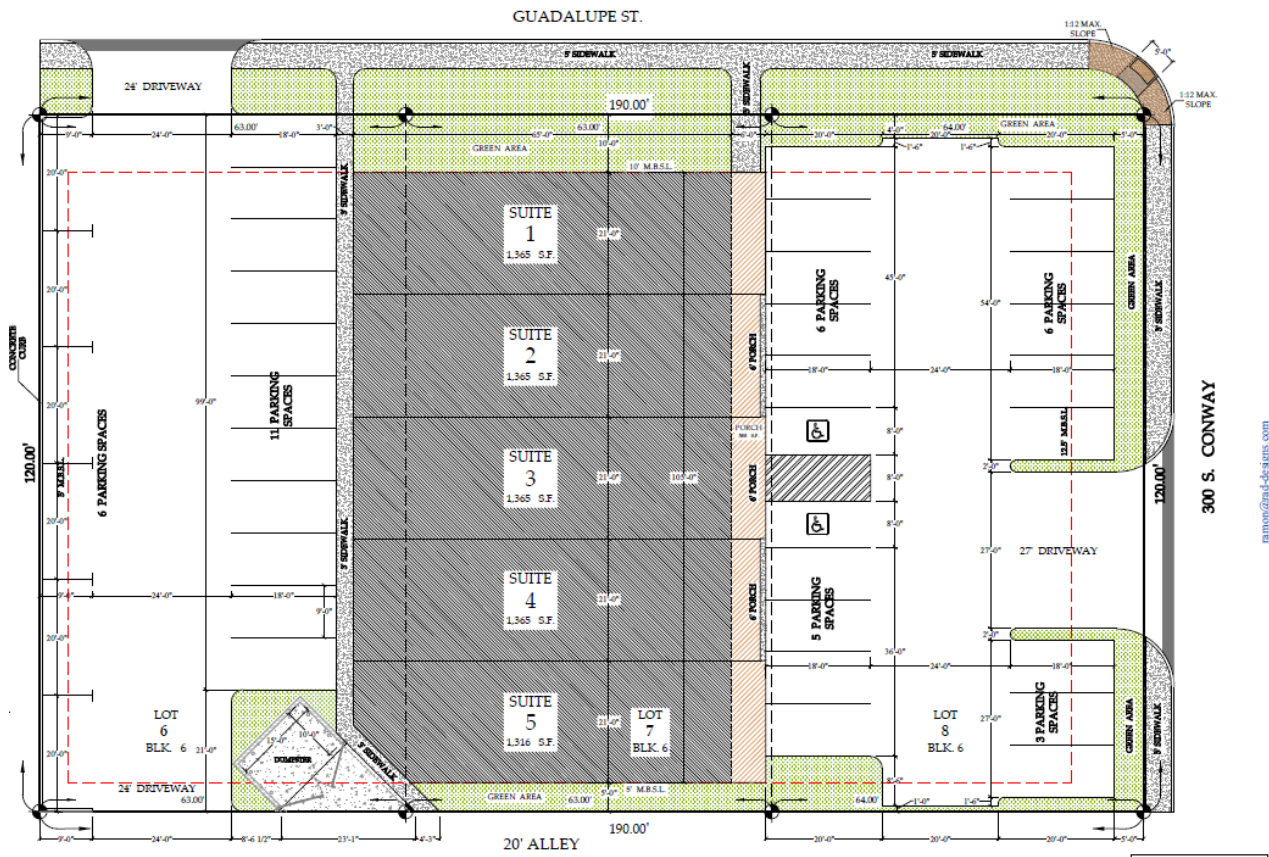
- AO-I AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

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



SITE PLAN



SITE PLAN
SCALE: NTS

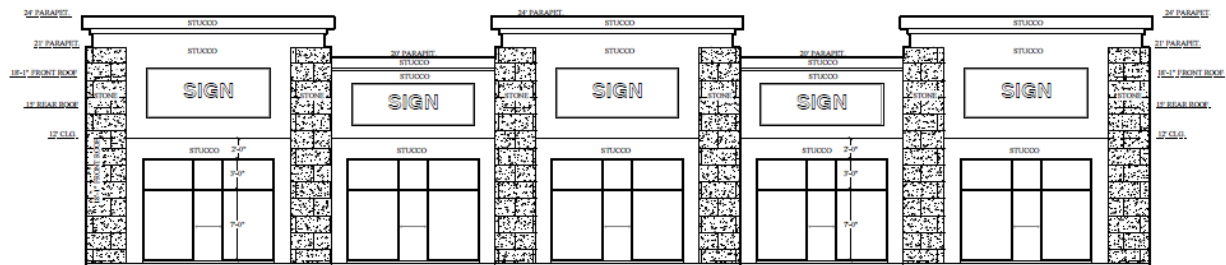
300 S. CONWAY BLVD.
LOTS 6, 7 & 8, BLK 6
LEAL SUBD. No. 2
MISSION, TX

ramon@rad-designs.com

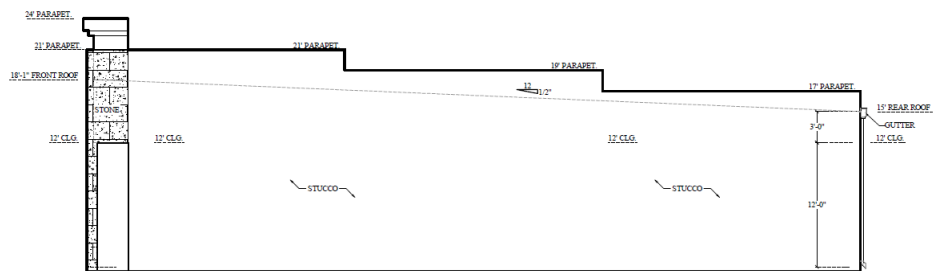
BUILDING FACADE



RENDERING



FRONT ELEVATION



RIGHT ELEVATION

AERIAL PHOTO

