



MEETING DATE: August 6, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval for the construction of a 72-unit multifamily living community on a 4-acre tract of land out of Lot 10-7, West Addition to Sharyland Subdivision, Applicant: MHA Conway Village c/o Rioplex Engineering, LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 27, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval
- August 6, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

Summary:

- Brownstone Affordable Housing has partnered with the Mission Housing Authority to develop MHA Conway Village, a Texas Department of Housing Community Affairs funded, serving low-income families in Mission.
- The subdivision is being designed for R-3 (Multifamily Residential District) type construction. The site will be compliant to its zoning requirements to include setbacks and restrictions.
- The property is located on the East side of S. Conway Boulevard, approximately 300 feet North of Military/Los Indios Parkway. The property is currently open with a proposed use of 1 multifamily lot.
- MHA Conway Village will consist of 72 apartments units organized into 3 wood framed, garden style buildings, each 3 stories in height. Also, included is a single-story, wood framed free standing leasing office/clubhouse, shade covered children's playground, and a dog park. The project is served via surface parking and a detention pond.
- The proposed units will range from 1-bedroom to 3-bedroom apartments: 24 – one bedroom units; 36 – two bedrooms units; and 12 – three bedrooms units
- The subdivision has frontage to a 70-foot right-of-way (Pena St.) being part of the new development El Milagro Subdivision Phase I. This will be a public street complete with curb and gutters, drainage, and utilities.
- The minimum number of paved, striped off-street parking spaces required are 2 for each apartment for a grand total of 144 spaces
- 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 _____

SITE LOCATION



**SITE
LOCATION**

10-6

S. CONWAY BLVD. (S.H. 107)

10-7

MILITARY PARKWAY

9-6

LOS INDIOS PKWY

9-7

PENA ST.

AMOR BLVD.

AMOR BLVD.

LOPEZ ST.

LOPEZ ST.

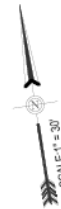
SAN EF

PENA ST.

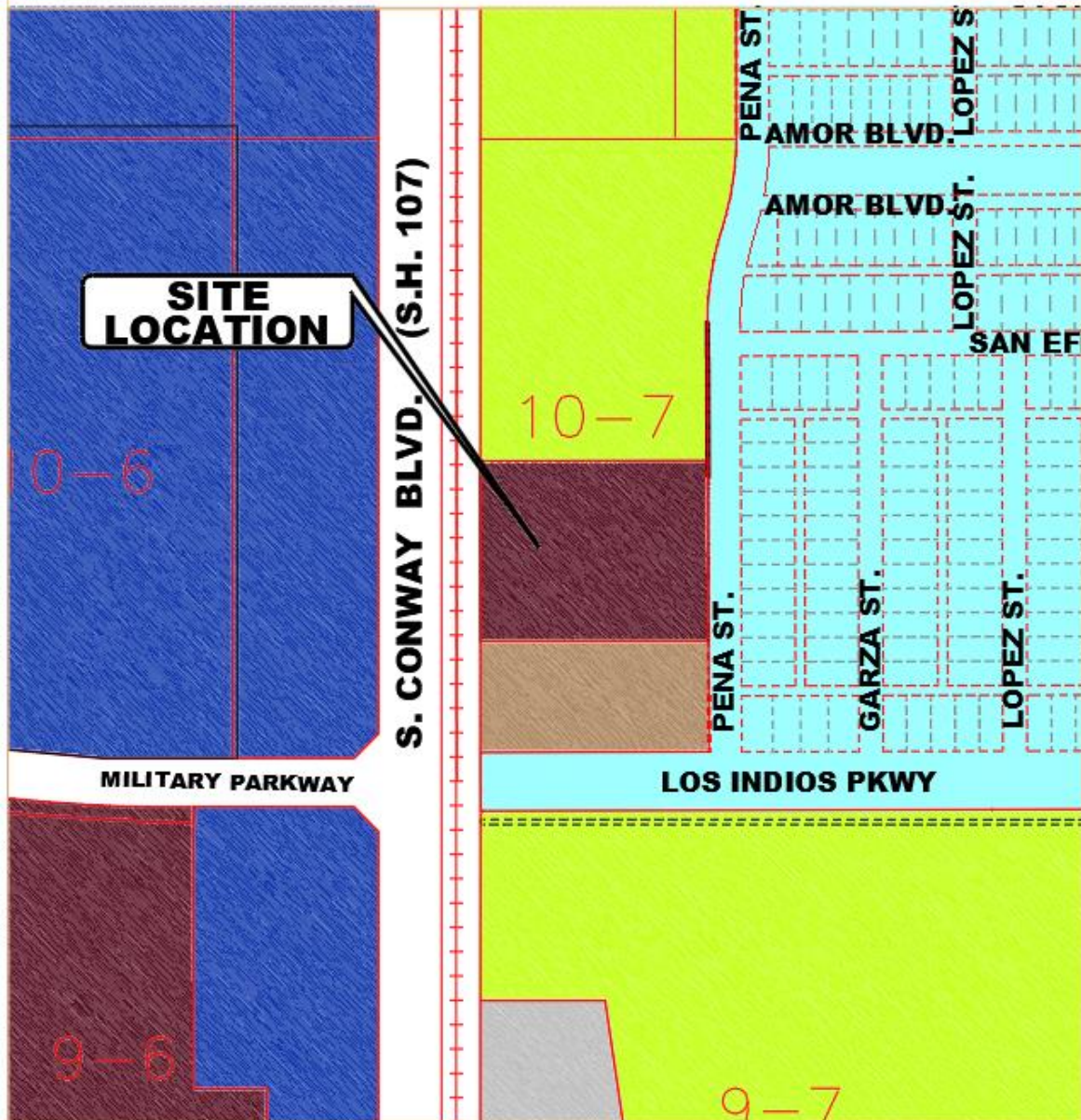
GARZA ST.

LOPEZ ST.

SITE PLAN



ZONING MAP



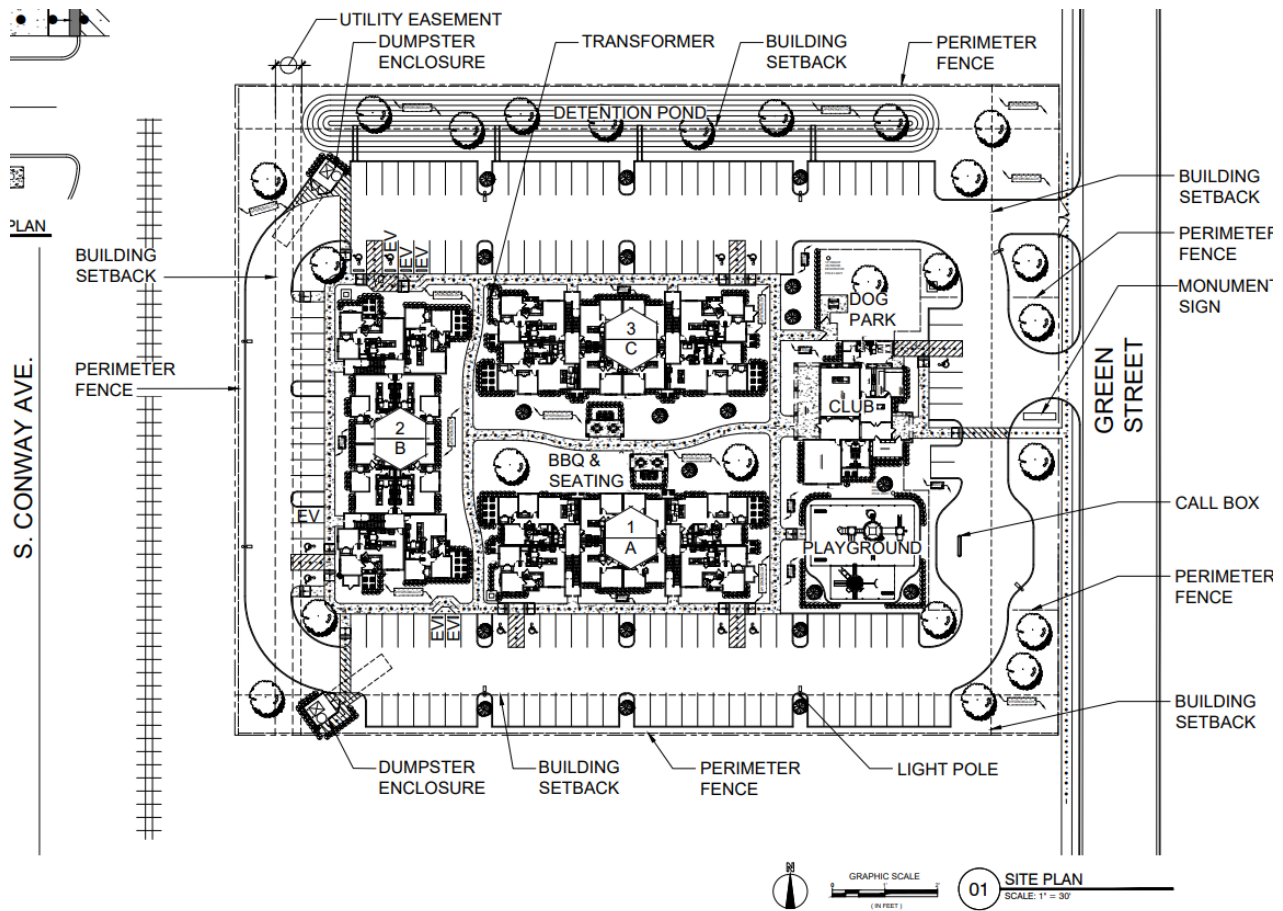
ZONING LEGEND

AO-I AGRICULTURAL OPEN/INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-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

AERIAL PHOTO



SITE PLAN



BUILDING FAÇADE – BLDG A

ECTURAL ASPHALT
E.S.

W/ TRIM



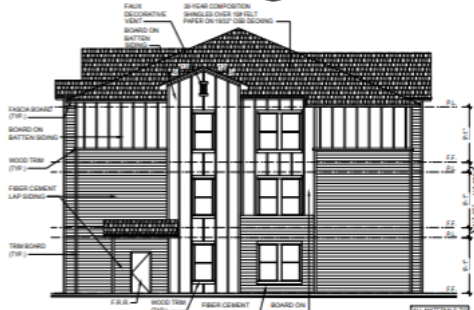
04 BUILDING 'A' - REAR ELEVATION
SCALE: 1/8" = 1'-0"

1 REQ'D @ BLDG #1



03 BUILDING 'A' - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

1 REQ'D @ BLDG #1



02 BUILDING 'A' - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

1 REQ'D @ BLDG #1



01 BUILDING 'A' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 REQ'D @ BLDG #1

BUILDING FAÇADE – BLDG B

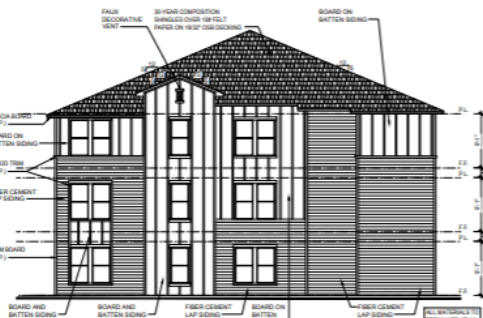
ARCHITECTURAL ASPHALT
SHINGLES

FASCIA

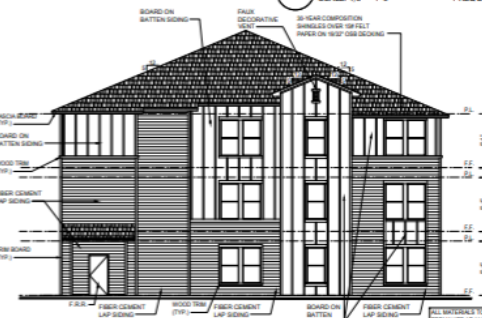
WINDOW TRIM



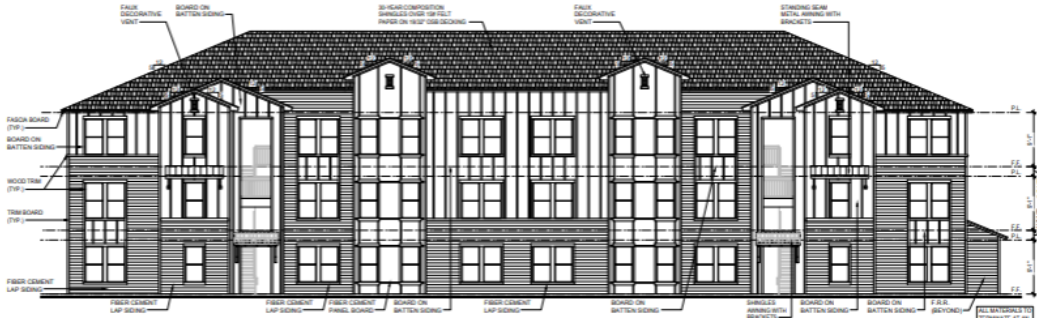
04 BUILDING 'B' - REAR ELEVATION
SCALE: 1/8" = 1'-0"
1 RECD @ BLDG #2



03 BUILDING 'B' - LEFT ELEVATION
SCALE: 1/8" = 1'-0"
1 RECD @ BLDG #2

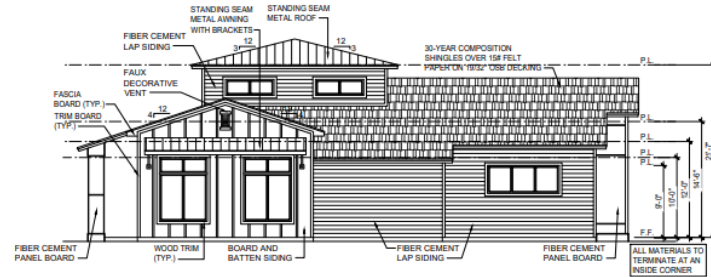


02 BUILDING 'B' - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
1 RECD @ BLDG #2

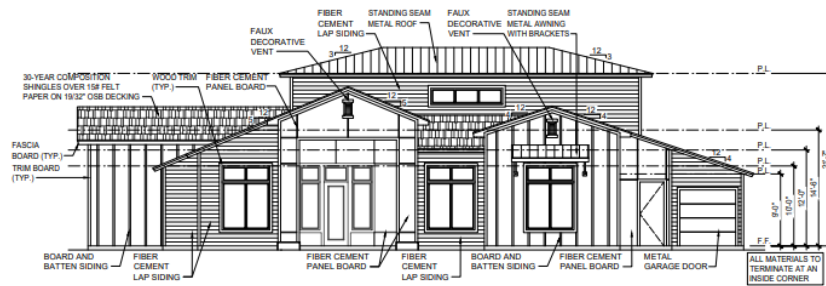


01 BUILDING 'B' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"
1 RECD @ BLDG #2

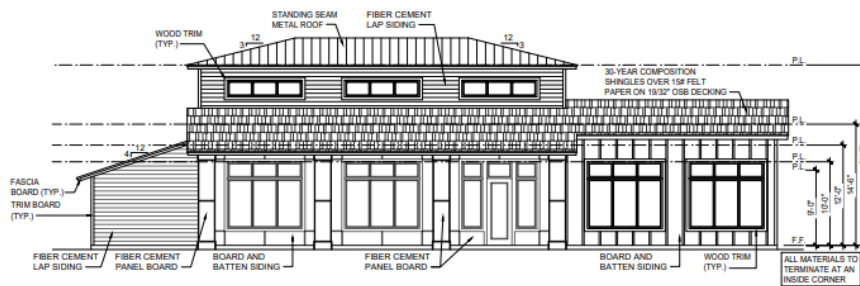
BUILDING FAÇADE – OFFICE/CLUBHOUSE



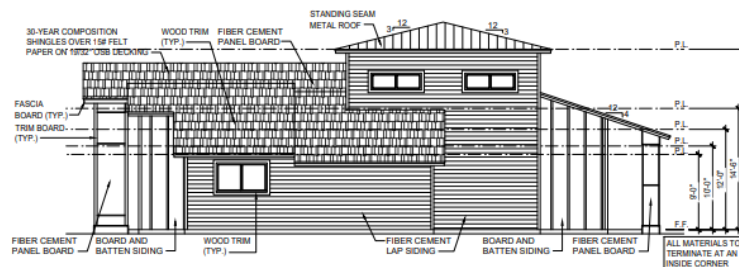
03 CLUBHOUSE - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



01 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



04 CLUBHOUSE - REAR ELEVATION
SCALE: 1/8" = 1'-0"



02 CLUBHOUSE - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"