



**MEETING DATE:** February 18, 2026  
**PRESENTED BY:** Xavier Cervantes, Director of Planning  
**AGENDA ITEM:** Site Plan Approval for the construction of a storage warehouse facility named Trinity Warehouse on Lot 2A, AN-VAR Subdivision, located at 606 Trinity Street. Applicant: Francisco Gomez - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 3, 2026 – Application for a Site Plan Approval submitted to the City
- February 5, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee
- February 18, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z)

Summary:

- The site is located between S. Conway Ave. and Mayberry Road along the south side of Trinity Street.
- Proposed is the construction of a privately-owned and operated storage warehouse facility within a developed L-1 (Light Industrial District). The site will be compliant to its zoning requirements including setbacks and allowable uses.
- This project will be a 1-story building measuring a grand total of 26,563 square feet. The first floor will measure 9,934 square feet housing 6 units and will include a lobby, office, restroom, and a bay/loading dock.
- There will be 29 parking stalls (2 designated as handicapped) allocated to this development. The storage units will be accessible by drive access lanes.
- 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 recommends approval of the Site Plan.

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING

\_\_\_\_\_



PLAT

P.O.B.  
N.W. COR. LOT 2  
N.E. COR. LOT 1

TRINITY STREET

S 81° 21' 50" E  
80.00'

"C1"

"C3"

70' R.O.W.  
AS PER DOC.  
# 440743 H.C.O.R.

50' FRONT SETBACK LINE

LOT 1  
EXPRESSWAY BUSINESS PARK PHASE XI  
VOLUME 41, PAGE 57, H.C.M.R.

295.00'

N 08° 38' 10" E

Lot 2A  
AREA: 36,899.73 SF  
0.8471 AC

Lot 2B  
AREA: 38,198.33 SF  
0.8769 AC

318.98'

S 08° 38' 10" W

LOT 3  
EXPRESSWAY BUSINESS PARK PHASE XI  
VOLUME 41, PAGE 57, H.C.M.R.

CLAUDIA MONICA LOPEZ

40' REAR SETBACK LINE

40' REAR SETBACK LINE

30' DRAINAGE EASEMENT, VOL. 41, PG. 57, H.C.M.R.

10' UTILITY EASEMENT, VOL. 41, PG. 57, H.C.M.R.

N 81° 21' 50" W

250.00'

LOT 1  
VARMICON SUBDIVISION  
VOLUME 31, PAGE 171B H.C.M.R.

ROY N. DAVIS & RONALD B. DAVIS  
W.D. DOCUMENT NO: 1270740, H.C.O.R.

106

107

108

125.00'

125.00'

108

109

109

109

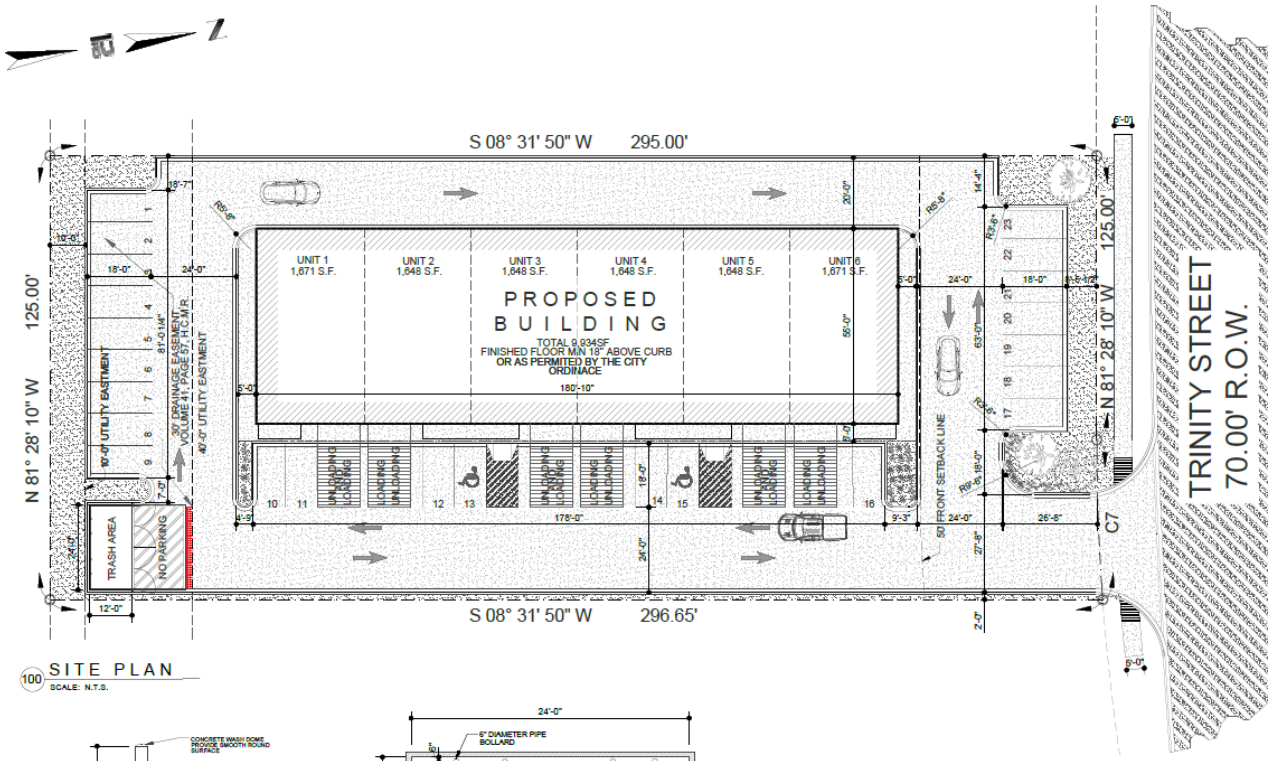
108

40

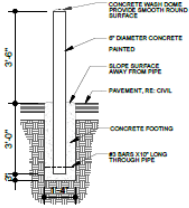
AERIAL PHOTO



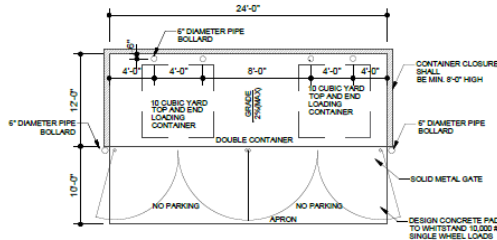
# SITE PLAN



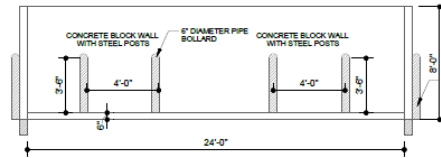
100 SITE PLAN  
SCALE: N.T.S.



102 PIPE BOLLARD DETAIL  
SCALE: N.T.S.

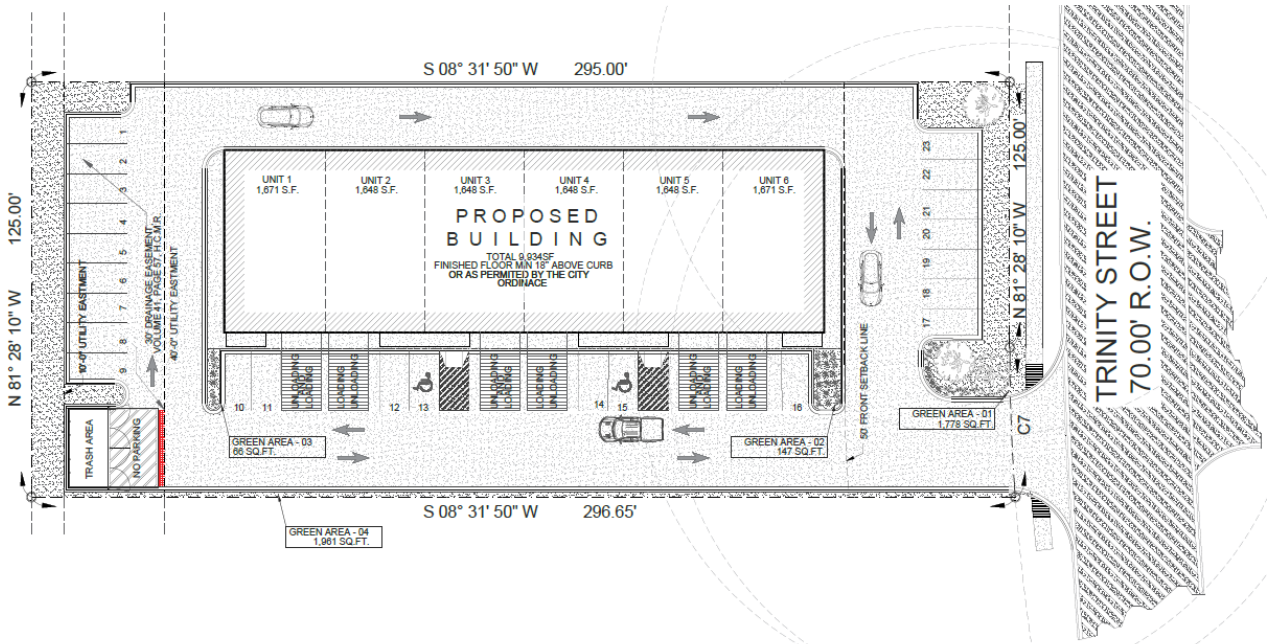


103 WASTE CONTAINER ENCLOSURE PLAN  
SCALE: N.T.S.



103 DOUBLEWASTE CONTAINER ENCLOSURE  
SCALE: N.T.S.

# LANDSCAPING AND LIGHTING PLAN



**LANDSCAPE:**

TREES NEEDED @ 5" CAL. 3 PROVIDED  
GREEN AREA NEEDED 10% 3,690 S.F.  
GREEN AREA IN PROJECT: 3,952 S.F.

TOTAL: PROPERTY S.F.	
PROPERTY	0.8471 ACRE
	36,900 SF

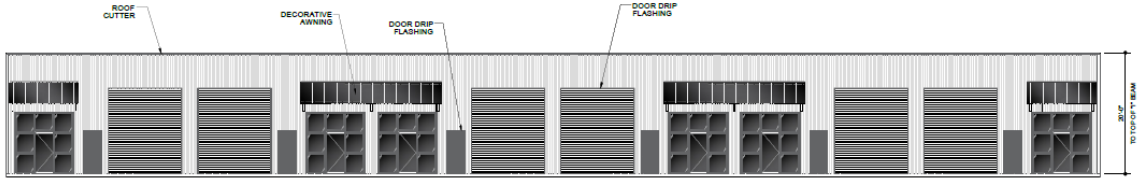
LANDSCAPE AREA	
LANDSCAPE #01	1,778 S.F.
LANDSCAPE #02	147 S.F.
LANDSCAPE #03	86 S.F.
LANDSCAPE #04	1,961 S.F.
<b>TOTAL GREEN AREA</b>	<b>3,952 S.F.</b>

TREES			
SYMBOL	NAME	CALIPER	QUANTITY
	HONEY MESQUITE	0-4"	2
	LIVE OAK	0-4"	3

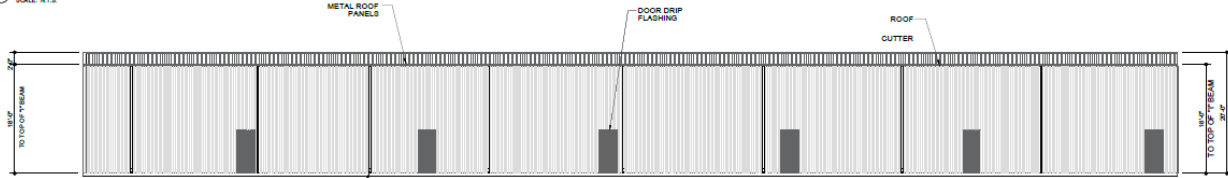
BUSHES AND PLANTS		
SYMBOL	NAME	QUANTITY
	PORTULACACEAE	18
	DIETERIA PROSTRATA	18

**LANDSCAPE SITE PLAN**  
SCALE: N.T.S.

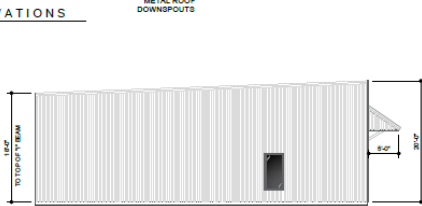
# ELEVATIONS



801 EXTERIOR ELEVATIONS  
SCALE: N.T.S.



802 EXTERIOR ELEVATIONS  
SCALE: N.T.S.



803 EXTERIOR ELEVATIONS  
SCALE: N.T.S.



804 EXTERIOR ELEVATIONS  
SCALE: N.T.S.

## GENERAL NOTES

1. IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN INFORMATION ON THIS SHEET AND INFORMATION SHOWN ELSEWHERE, THE INFORMATION ON THIS SHEET SHALL GOVERN.
2. INFORMATION SHOWN ON THIS SHEET IS THE MINIMUM REQUIREMENT FOR ACCESSIBILITY COMPLIANCE AND DOES NOT ADDRESS COMPLIANCE WITH OTHER CODES OR STANDARDS.
3. ALL DIMENSIONS SHOWN ARE TO THE APPLIED FINISHED FACE, SCHEDULED FINISHES. CONTRACTOR SHALL MAKE ALLOWANCES FOR THICKNESSES OF SCHEDULED FINISHES.
4. DRAWINGS ON THIS SHEET ARE NOT TO SCALE.
5. THIS IS A STANDARD SHEET. ALL INFORMATION SHOWN ON THIS SHEET DOES NOT NECESSARILY APPLY TO THIS PROJECT.
6. SECTION NUMBERS ON THIS SHEET REFERENCE THE 2012 TEXAS ACCESSIBILITY STANDARDS (TAS) OF THE ARCHITECTURAL BARRIERS ACT, ARTICLE 9122, TEXAS CIVIL STATUTES.

- ASSUME NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.
1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
  2. BUILDER OR CONTRACTOR MUST VERIFY WITH COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.
  3. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.