



MEETING DATE: May 21, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Site Plan Approval: Construction of a commercial plaza, on Lot 2, Riverside View Subdivision #2, located at 300 E. Mile 2 Road, Applicant: 1 Valley Construction – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 23, 2025 – First Q&A for Site Plan Approval at the regular scheduled SRC.
- May 1, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- April 16, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission

Summary:

- The site is a 2-lot development having double frontage to N. Francisco Avenue and E. 2 Mile Road.
- Currently, zoning for the property is (C-2) Neighborhood Commercial which is suitable for this type construction and is complete with curb and gutters, drainage, utilities. The proposed structure meets all the zoning setback requirements.
- Proposed are 28 parking spaces (2 being handicapped) meeting the minimum number of paved, striped off-street parking spaces for this project.
- The structure will include 4 suites with a grand total of 5,420 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

_____ NAYS

_____ DISSENTING _____

CONWAY (S.H. 107)

FIRST CASH PAWN	RENEE DEVELOPMENT
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ZIMMERMAN
POINT

BLACK OAK LN.

ARTEUROESPINO

19
FRANCISCO AVE.

MAYBERRY
RAMIREZ ST
GARDEN

BENJAMIN ST.

SITE LOCATION

ABRAHAM ST.

PATRIOT ESTATES

E. 2 MILE RD.

MIMS
ELEMENTARY
SCHOOL



DAWSON LN.

FRANCISCO AVE.

VETERANS MEET HIGH SCHOOL (MISSION SECOND)

OLIVAREZ
ACRES

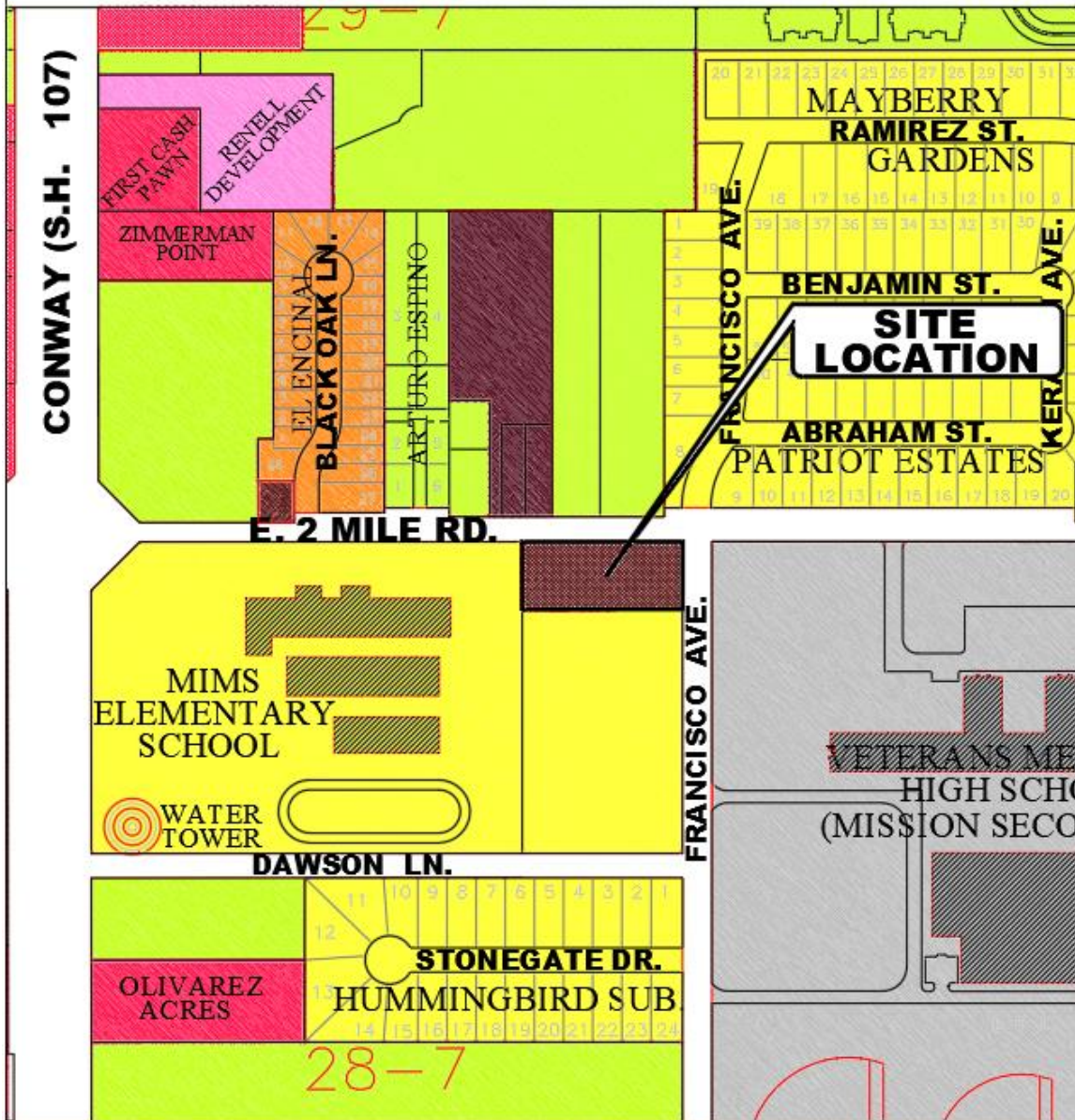
STONEGATE DR.

HUMMINGBIRD SUB

LOT 1



ZONING MAP

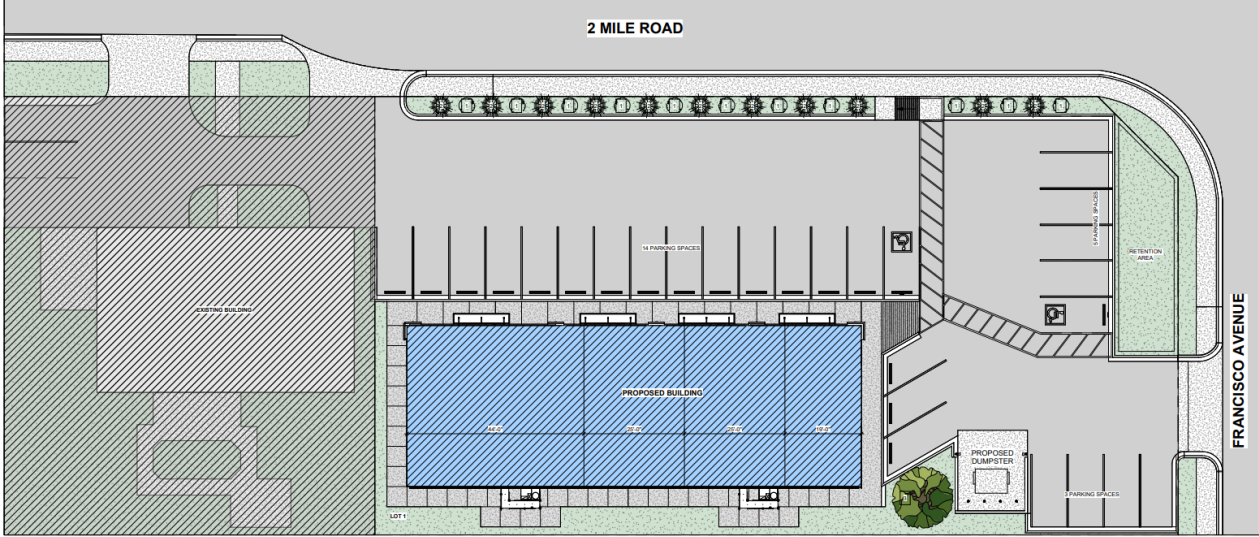


ZONING LEGEND

	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 MFCYD 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

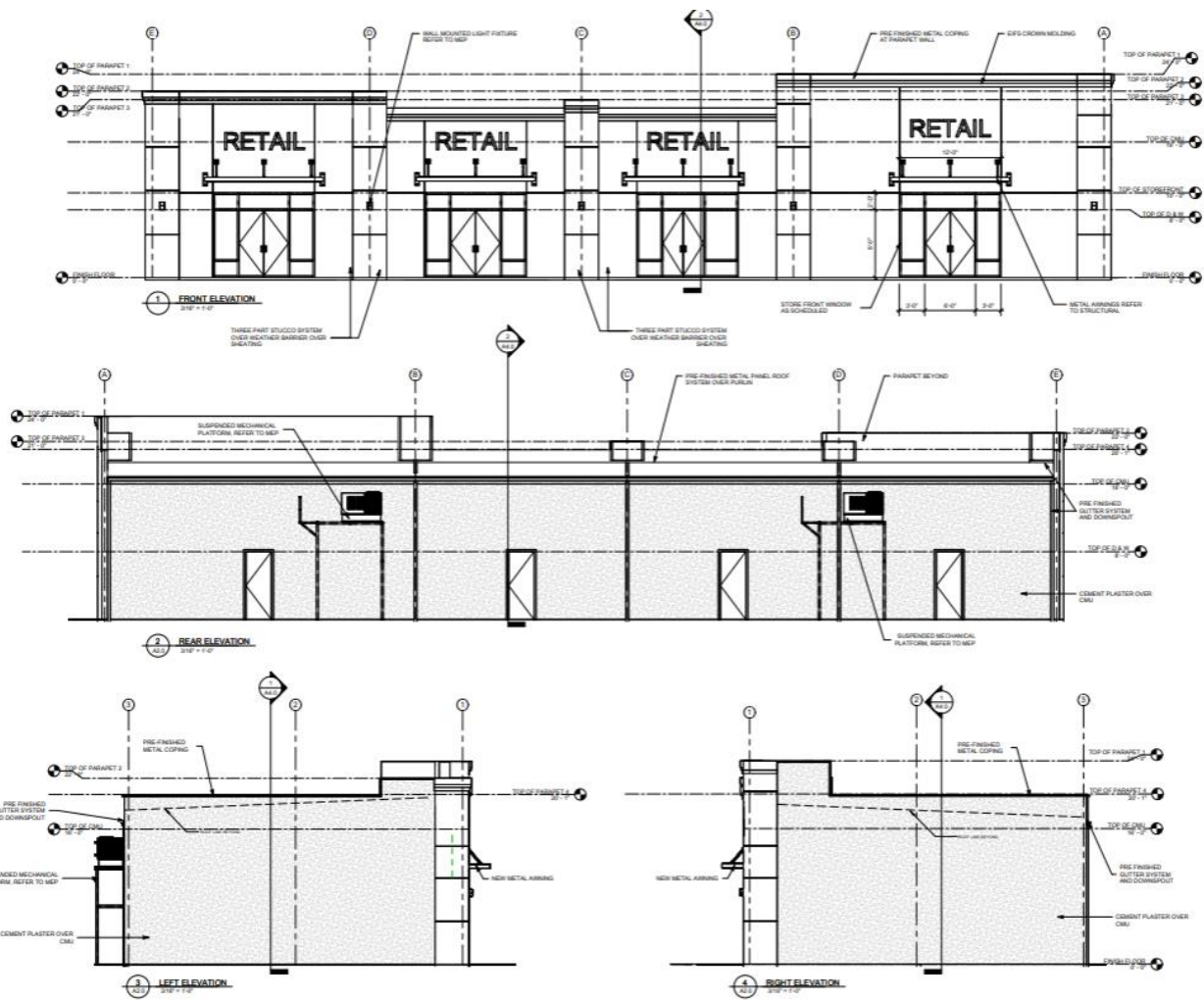


SITE PLAN



RIVERSIDE VIEW PLAZA

A 3D architectural rendering of a single-story retail building. The building features a long, low profile with a dark roof. The facade is composed of white panels and dark grey vertical accents. There are four large glass entrance doors, each with a small overhang and the word 'RETAIL' in bold, black capital letters above it. The building is set on a light grey concrete pad, with a parking lot in front containing several marked spaces. Green grass is visible on the sides of the building.



AERIAL PHOTO

