



MEETING DATE: May 21, 2025
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Site Plan Approval: Construction of 10 apartments, on Lot 14, Taurus Estates No. 10 Subdivision, located at 3201 Magdalena St., Applicant: ANH Construction – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 7, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- May 21, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

Summary:

- The property is a corner lot measuring 14,950 square feet with a frontage of 115 feet intersecting Magdalena Street and W. Mile 2 Road.
- The subdivision was designed for R-3 type construction and is prepped with 50 feet right-of-way complete with curb and gutters, drainage, and utilities. The proposed structure meets all the zoning setback requirements.
- Proposed are 20 parking spaces meeting the minimum number of paved, off-street parking spaces for this project.
- There will be one main structure proposed on the Lot: The building will house ten apartments each measuring 1,540 square feet.
- A landscaping plan shall be submitted for review and compliance per subdivision ordinance Ch. 98 Subdivision – Landscaping regulations.
- Sidewalks will be required per plat notes.

STAFF RECOMMENDATION:

Staff recommends approval of the Site Plan as submitted.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

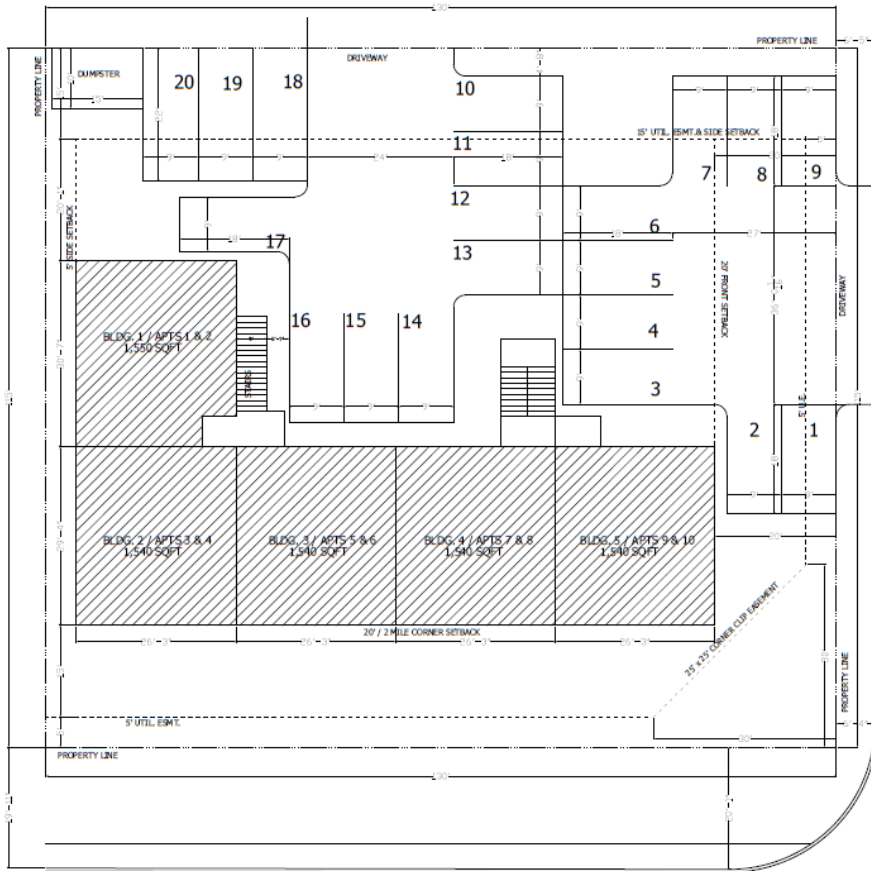
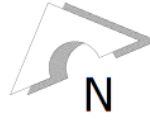
_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE PLAN

TAURUS ESTATES NO. 10 SBDV.
LOT. 14
MISSION, TX.

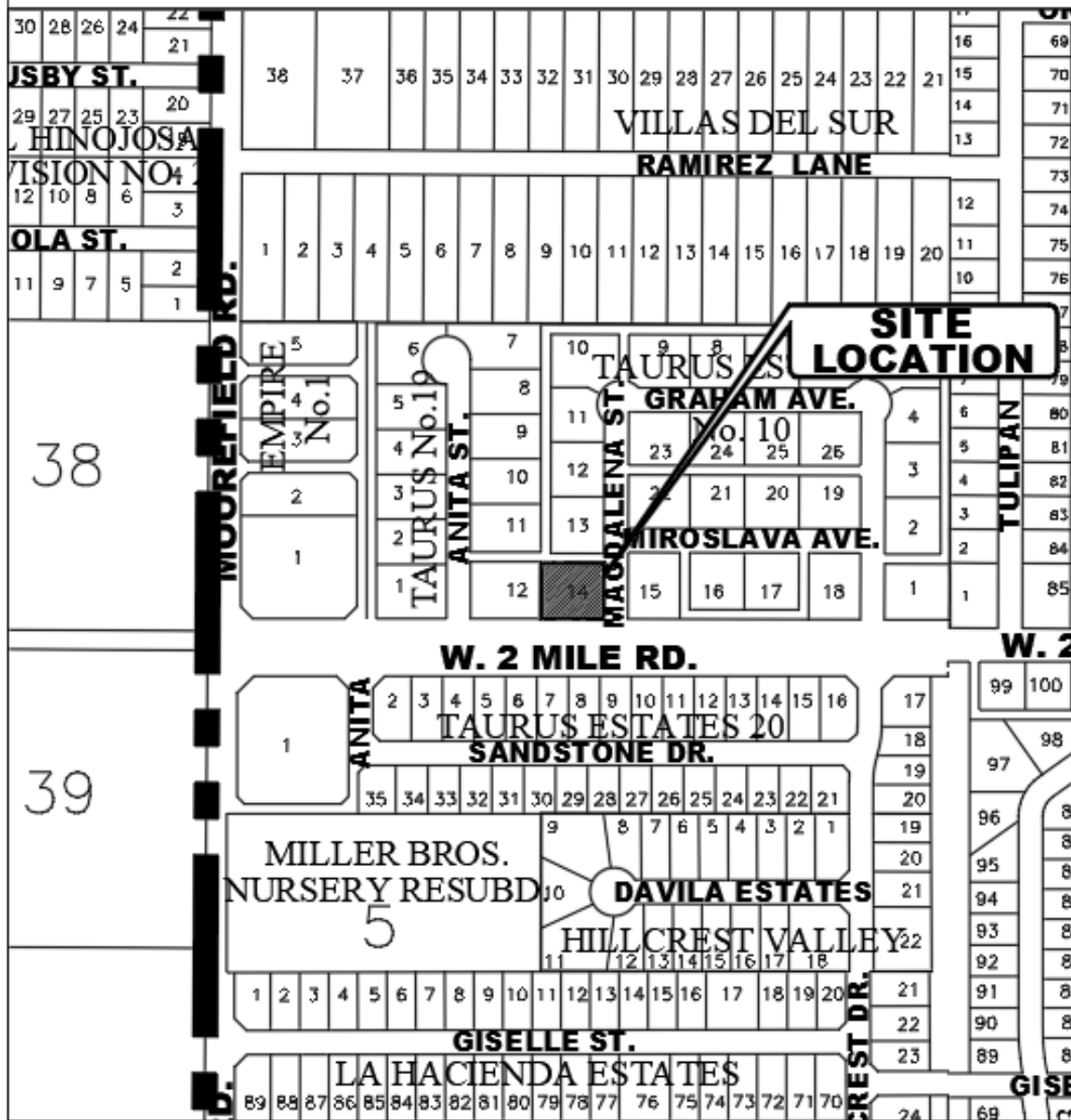


MAGDALENA STREET

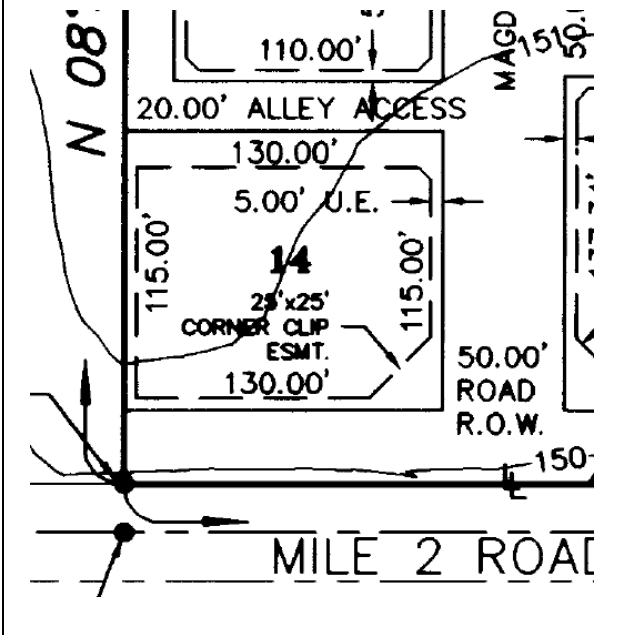
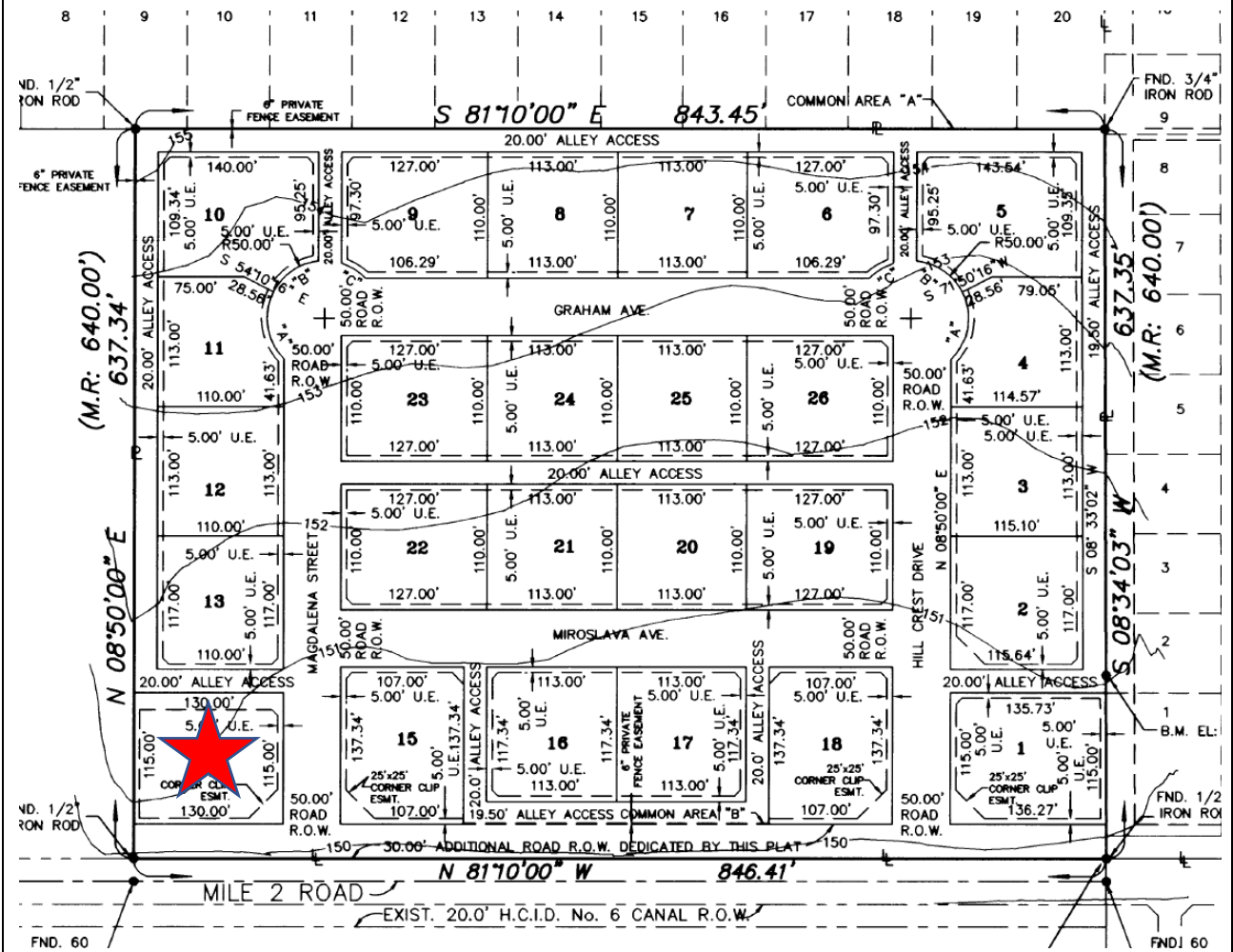
MILE 2 ROAD

14	SCALE: N.T.S. TAILOR'S ESTATES LOT 54 PRELIMINARY	SITE PLAN PRELIMINARY	8,030 SQFT TOTAL	G.R. LOERA DESIGN (956) 570-0496 grolora@hotmail.com
----	---	--------------------------	------------------	---

SITE LOCATION



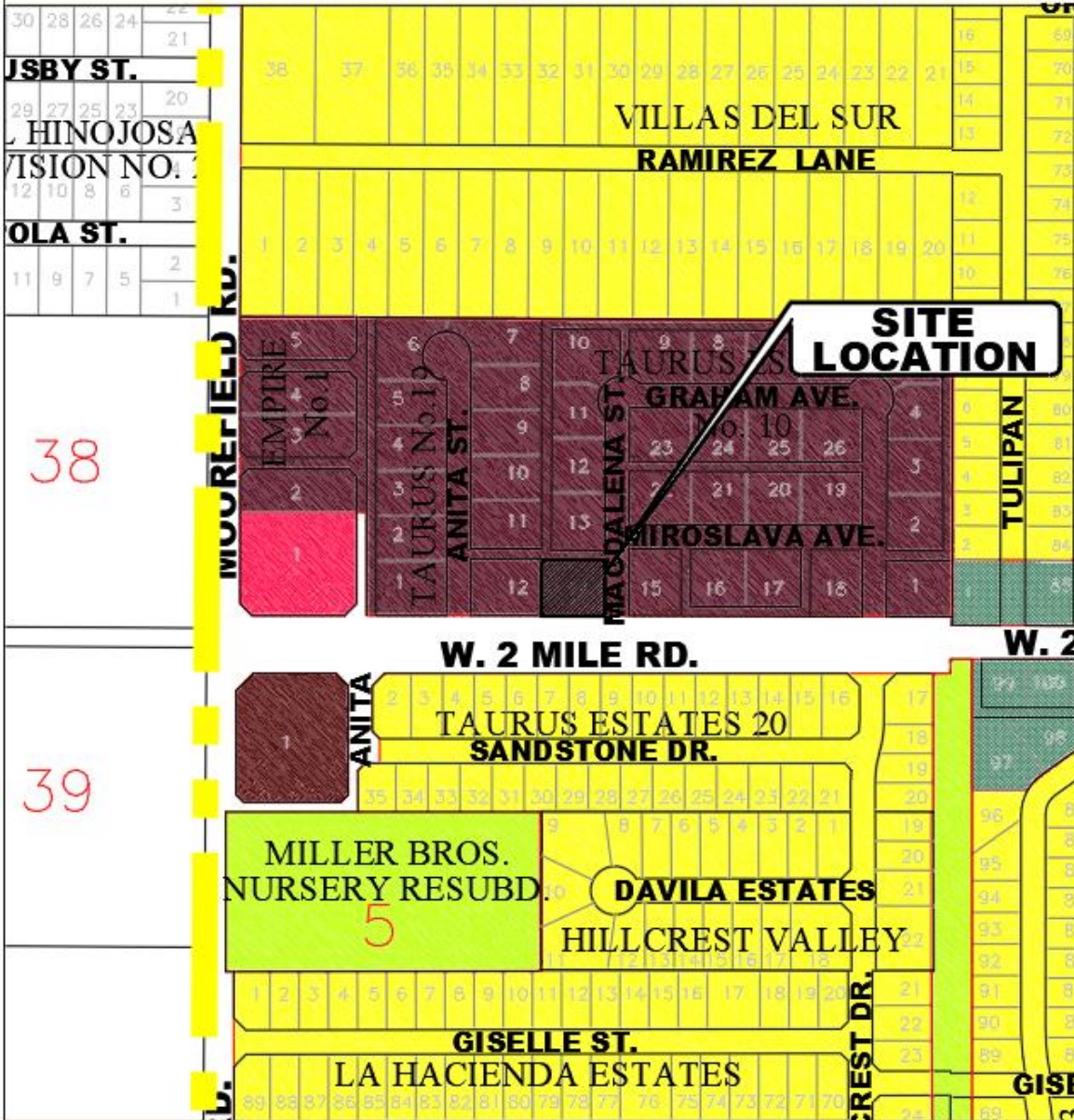
PLAT



1. BUILDING SETS

1. BUILDING SETBACK LINES AS PER SUBDIVISION
A: FRONT: 20.0'
B: SIDE: 6.0' OR EASEMENT WIDTH; WHICHEVER IS GREATER.
C: REAR CARPORT SETBACK TO BE 4.0' OR TO EASEMENT LINE;
WHICHEVER IS GREATER.
D: CORNER SIDE - 10.0'
E. BUFFER 2 MILE CORNER SIDE - 20.0'
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL No. 480334 0400 C
MAP REVISED NOV. 16, 1982
4. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB
5. BENCHMARK DESCRIPTION: EL: 150.29
LOCATION: 60-D NAIL ON POWER POLE 74.00 FT. NORTH & 4.0 FT.
EAST OF THE S.E. CORNER OF THIS TRACT OF THE SUBDIVISION
6. ALL INTERNAL STREET INTERSECTIONS SHALL HAVE A 15.0' X 15.0'
CORNER CLIP EASEMENT.
7. NO DIRECT DRIVEWAYS TO 2 MILE RD. SHALL BE PERMITTED.
8. DRAINAGE RETENTION PER LOT IS: 1,770.43 C.F.
9. PERIMETER BUFFERING MAINTAIN BY OWNERS IN COMMON AREAS A & B.
10. 5.0' SIDEWALK REQUIRED OF DEVELOPER ALONG 2 MILE NORTH RD.
4.0' SIDEWALK REQUIRED ON ALL OTHER STREETS @ PERMIT STAGE.

ZONING MAP



ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-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

