



**MEETING DATE:** September 17, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Site Plan Approval for the Construction of a Townhouse Regime on all of Lot 2 and the south half of Lot 3, The Retreat at Cimarron, located at 801 San Angel Street. Applicant: Desarrollos Mosi, LLC – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- August 14, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- September 17, 2025 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.

Summary:

- The property is located approximately 238 feet South of Expressway 83 (IH 2) along the East side of Glasscock Road. This project will have access from Brazos Street, a public street.
- The complex was designed for R-3 type construction and will be prepped with thru traffic drives and alleys complete with curb and gutters, drainage, and utilities. The proposed structures meet all the zoning setback requirements.
- Proposed are 33 Living Units within 12 structures throughout the 4.79-acre complex. Each unit will have 2 parking spaces meeting the minimum number of paved, off-street parking spaces for this project.
- A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods.
- The developer will install a perimeter opaque fence as privacy for the entire site and will include a security gate at all entrances. This buffer will comply with the separation required between commercial and residential properties.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan as submitted.

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

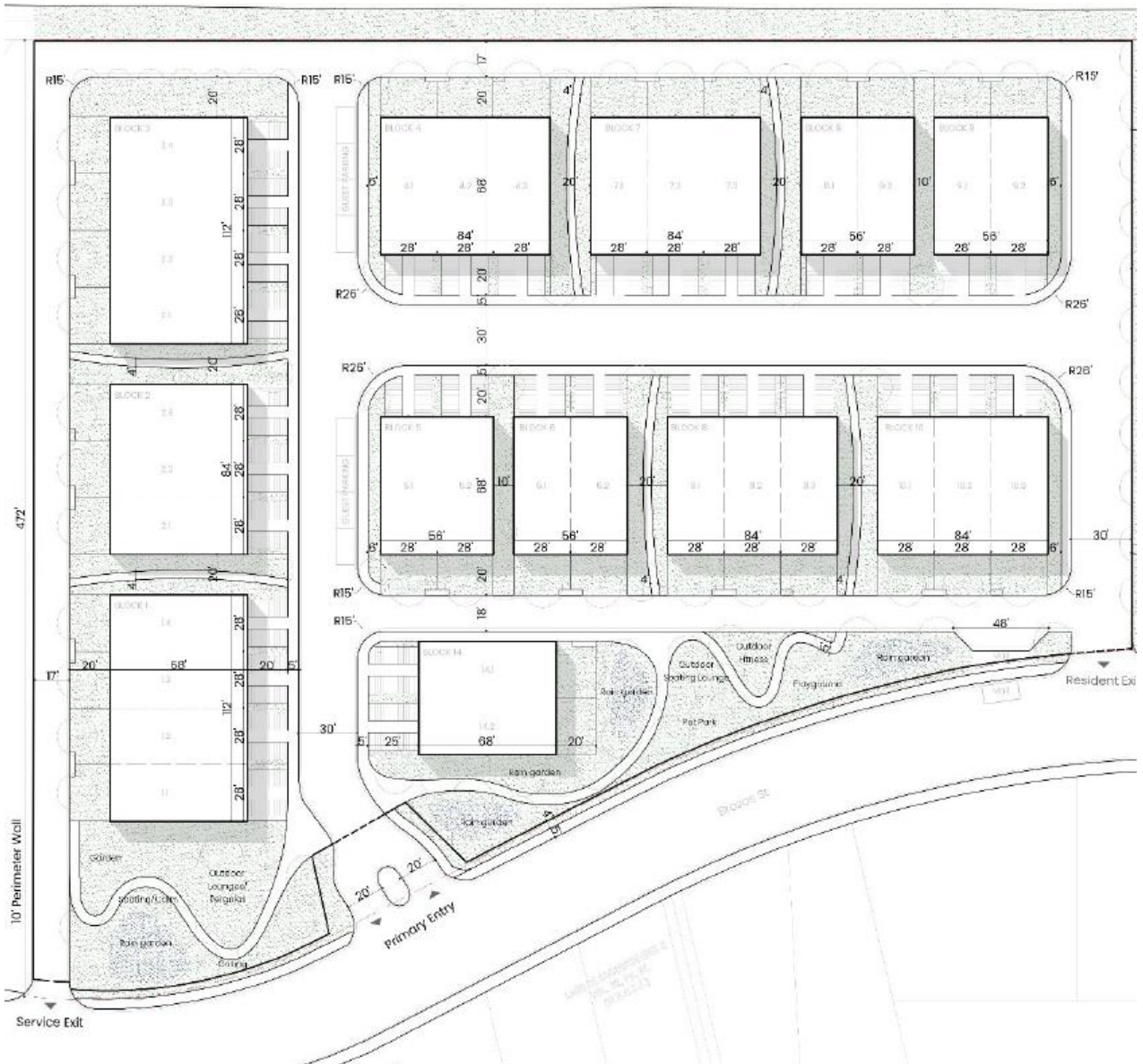
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

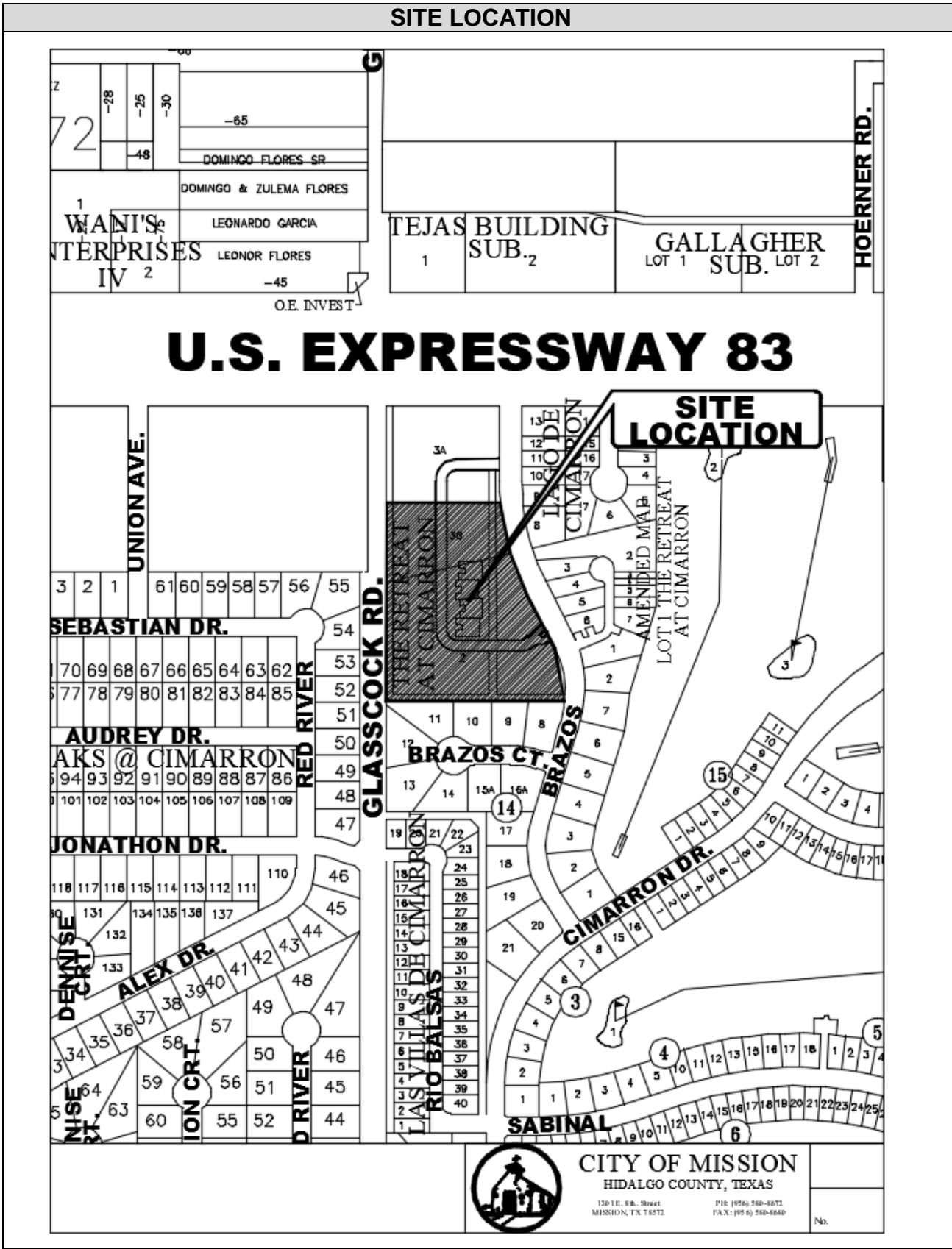
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\_\_\_\_\_ DISSENTING \_\_\_\_\_

# SITE PLAN

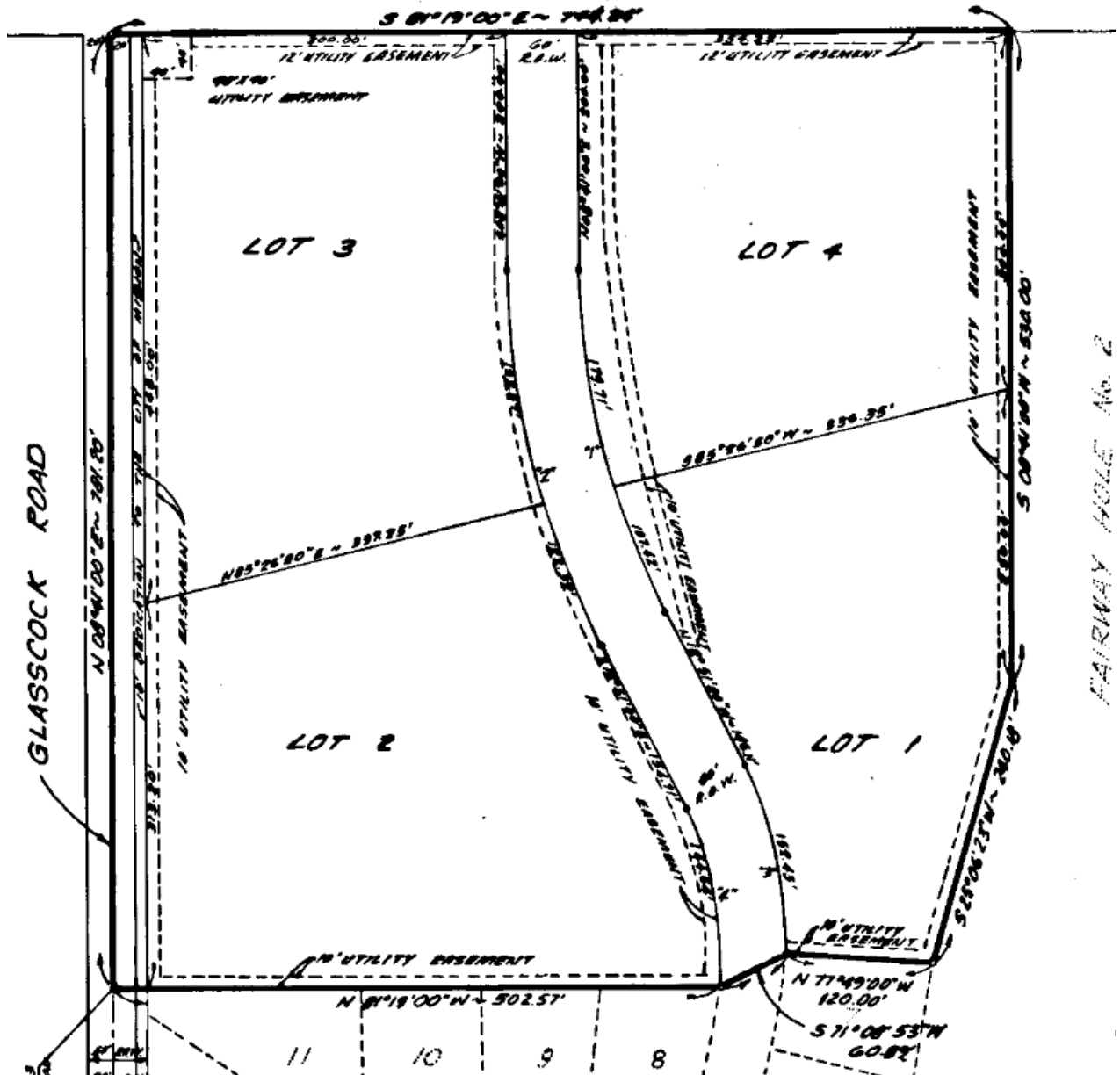


## SITE LOCATION



# PLAT

U.S. EXPRESSWAY 83

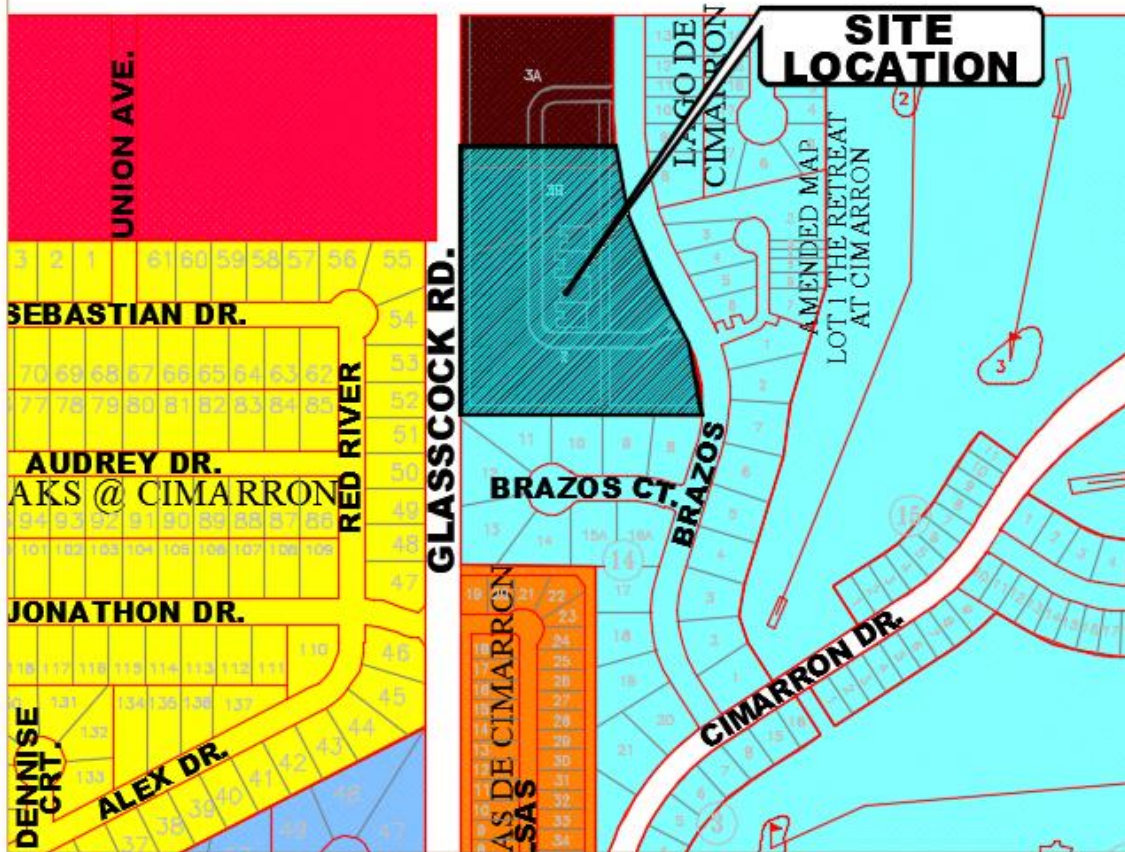




# ZONING MAP



## U.S. EXPRESSWAY 83

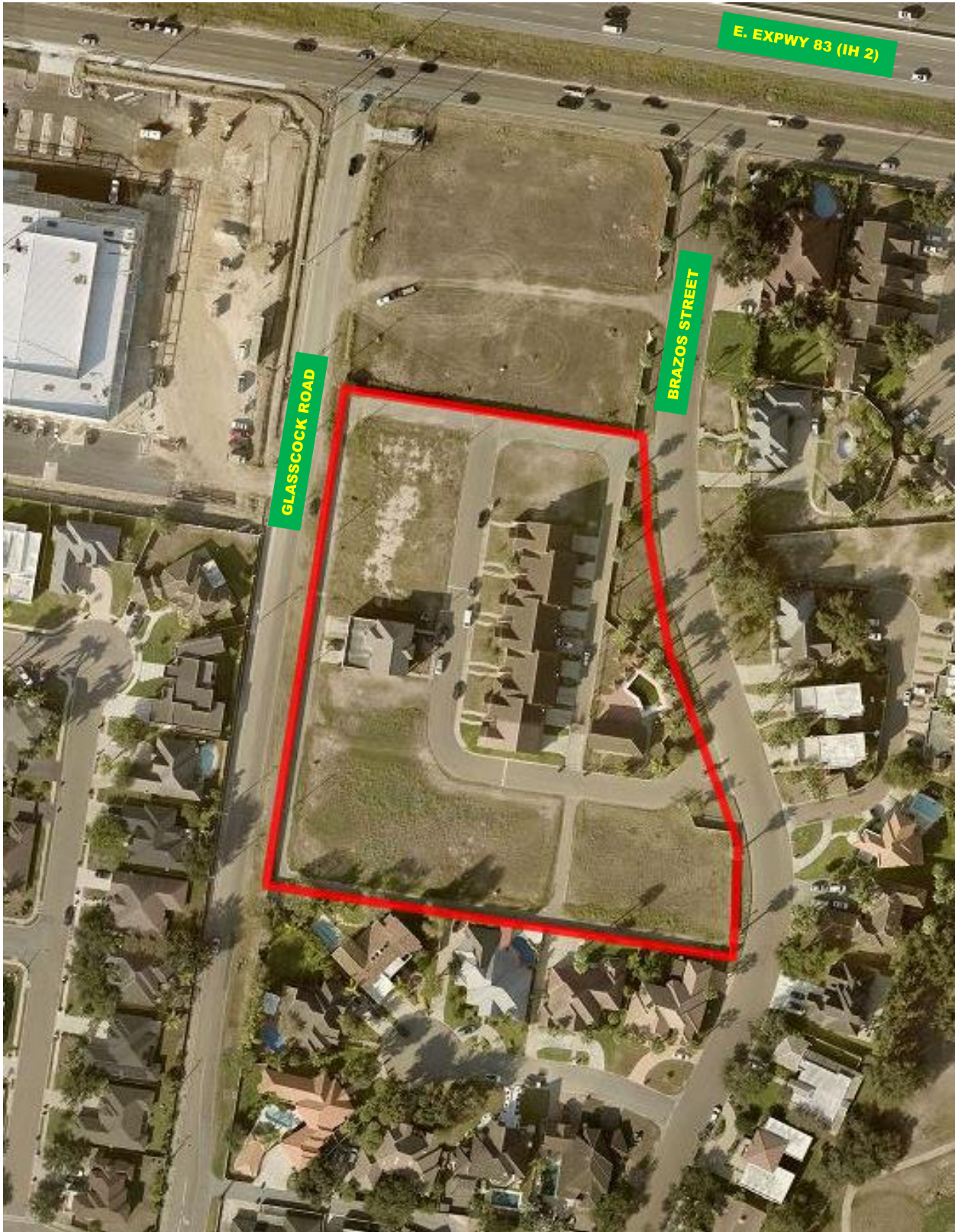


### ZONING LEGEND

	A04 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





## RENDERINGS





## RENDERINGS

