



**MEETING DATE:** May 12, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center - Elevated Events R.G.V., being Lot 12, Block 92, Mission Original Townsite, located at 523 N. Conway Avenue, Suite 3. Applicant: Savannah Pankratz, Adoption of Ordinance # \_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 18, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- March 19, 2025 – The public hearing was held by the Planning and Zoning Commission and tabled the item due to parking concerns.
- April 29, 2025 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within 200 feet of subject tract.
- May 7, 2025 – Consideration of the requested conditional use permit by the Planning and Zoning Commission
- May 12, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at the Southwest corner of N. Conway Ave and W. 6<sup>th</sup> Street.
- Pursuant to Section 1.43(3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council.
- The building was built in 1932, 1<sup>st</sup> floor is used as a restaurant and the 2<sup>nd</sup> floor was used as office space.
- The applicant is leasing the second floor for an Event Center. According to the applicant she will be providing services for a variety of gatherings. The applicant desires to have corporate meetings, small weddings, social celebrations and community functions at this site.

- Proposed activities: The venue features several distinct event spaces, The Terrace lounge (indoor and outdoor area), the Grand Hall (main corridor), Vista Lounge, Solace Lounge, the Cathedral Hall (the largest event space), the Magnolia Room and Conway Suites serve as additional space for meetings, workshops, or private gatherings.
- The proposed hours of operation are as follows: Every day from 8:00am to 12:00am
- Staff: 1 employee
- Parking: Due to the total of 177 proposed chairs, a total of 59 parking spaces are required. There is a total of 8 parking spaces along the west side of the building. This property is located within the Mission's Central Business District and, therefore, is exempt from parking requirements for the existing structure. The priest of the Our Lady of Guadalupe Church has allowed the use of the church parking lot for the venue's use, when not in use by the church. The church parking lot has 59 parking spaces across the street from the proposed venue to the north.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

- 2 year permit to evaluate the parking situation
- Must comply with all City Codes (Building, Fire, Health, Signage, etc.)
- Must acquire a business license prior to occupancy
- Hours of operation are Every day from 8:00 am to 12:00am
- Must comply with the noise ordinance

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**Departmental Approval:** N/A

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**Advisory Board Recommendation:** Approval

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**City Manager's Recommendation:** Approval *MRP*

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<b>RECORD OF VOTE:</b>	<b>APPROVED:</b>	_____
	<b>DISAPPROVED:</b>	_____
	<b>TABLED:</b>	_____

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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