

ITEM# 1.7

CONDITIONAL USE PERMIT: D'Lux Event Center
507 N. Conway Avenue
Lot 8, Block 92, Mission Original Townsite
C-3
Nora N. Garcia

REVIEW DATA

The subject site is located just off the NW corner of Conway and 5th Street – see vicinity map. The applicant leased the 4,600 sq. ft. building for her proposed event center. Staff notes that this building has always been used as an Event Center since 2002. The last CUP approved for this location was on May 14, 2018 for La Mansion Ballroom & Catering and it was for the sale & on-site consumption of alcohol. The applicant does not have a bar component nor is planning on offering any alcoholic beverages to her customers. An event center is an allowable use under a C-3 (General Business) zone as long as they apply for a conditional use permit, therefore the need for the request.

- **Days & Hours of Operation:** Monday – Sunday from 10am to 2am
- **Employees:** 7
- **Parking:** Typically parking reflects a need of 46 parking spaces (1 space per 100 sq. ft.). The property is in Mission's Central Business District (CBD); thus, exempt from parking requirements for existing structures.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: The applicant proposes to host weddings, quinceaneras, reunions, birthday parties, seminars, etc. Staff mailed out 27 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Must comply with all City Codes (Building, Fire, Health, etc.),
- 2) Must acquire a business license prior to occupancy, and
- 3) CUP not to be transferable to others.

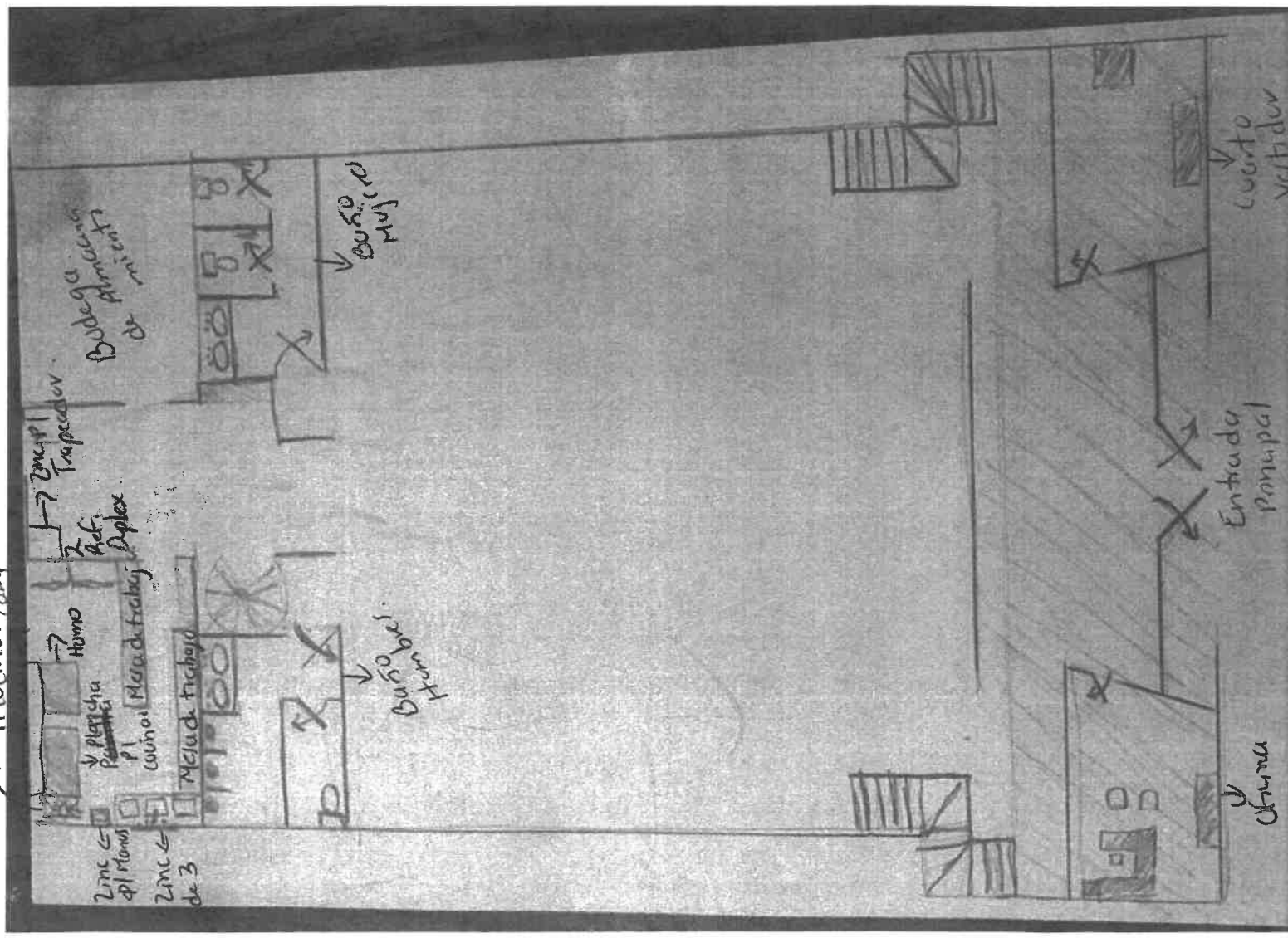


**SITE
LOCATION**

CONWAY AVE. (S.H. 107)

RAFAEL RAMIREZ ST.

Planos de campo



M5200-00-077-0001-00 (239141)
SAENZ PEDRO JR & ANTONIO
3609 HAWK CT
MCALLEN TX 78504

M5200-00-077-0001-10 (239142)
SAENZ ANTONIO & PEDRO JR
3609 HAWK CT
MCALLEN TX 78504

M5200-00-077-0002-00 (239143)
SAENZ PEDRO JR & ANTONIO
3609 HAWK CT
MCALLEN TX 78504

M5200-00-077-0011-00 (239150)
RODRIGUEZ JOSE DE JESUS JR &
703 INSPIRATION RD
PHARR TX 78577

M5200-00-077-0012-00 (239151)
JOSYAS LP
703 W INSPIRATION DR
PHARR TX 78577

M5200-00-078-0001-00 (239152)
BDSO LLC
500 N CONWAY AVE
MISSION TX 78572

M5200-00-078-0002-00 (239153)
BDSO LLC
500 N CONWAY AVE
MISSION TX 78572

M5200-00-091-0001-00 (239304)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

M5200-00-091-0002-00 (239305)
ALEMAN JUAN
1800 CHERIL RD
MISSION TX 78573

M5200-00-091-0002-10 (239306)
GONZALEZ MARIA YOLANDA N
1603 DOHERTY
MISSION TX 78572

M5200-00-091-0003-00 (239307)
LOPEZ ONESIMO & AURORA
1632 N BRYAN RD
MISSION TX 78572

M5200-00-091-0004-00 (239308)
FUENTES ALFREDO
650 MAIN ST.
FORDS, NJ. 08863-1447

M5200-00-091-0004-10 (239309)
CARDENAS ESMERALDA
405 RIO GRANDE DR
MISSION TX 78572

M5200-00-091-0005-00 (239310)
BDSO LLC
500 N CONWAY AVE
MISSION TX 78572

M5200-00-092-0001-01 (239318)
DE LA CRUZ CONSUELO
121 W 6TH ST
MISSION TX 78572

M5200-00-092-0002-00 (239319)
TAMAYO MODESTO V
1111 W YUCCA AVE
MCALLEN TX 78504

M5200-00-092-0003-00 (239320)
MORENO ROY & BIANCA HILARIA
508 N DUNLAP AVE
MISSION TX 78572

M5200-00-092-0004-00 (239321)
GUZMAN ISMAEL & ALMA M
506 N DUNLAP AVE
MISSION TX 78572

M5200-00-092-0005-00 (239322)
OCHOA MANUEL & MARIA C
8416 ZURICH AVE
MISSION TX 78573

M5200-00-092-0006-00 (239323)
OCHOA MANUEL & MARIA C
8416 ZURICH AVE
MISSION TX 78573

M5200-00-092-0007-00 (239324)
AUSTIN ALEXANDER WALTER AKA WAI
501 N CONWAY AVE
MISSION TX 78572

M5200-00-092-0007-10 (239325)
ARELLANO JOSE SANTOS & CYNTHIA
PO BOX 1434
SAN JUAN TX 78589

M5200-00-092-0008-00 (239326)
GUEVARA NORMA
507 N CONWAY
MISSION TX 78572

M5200-00-092-0009-00 (239327)
VARCO INVESTMENTS LTD
700 E LEVEE ST STE 101
BROWNSVILLE TX 78520

M5200-00-092-0010-00 (239328)
INNOVATIVE DISABILITY CONSULTING INC
7441 TX-107
MISSION TX 78572

M5200-00-092-0011-00 (239329)
GONZALEZ MARIA YOLANDA N
1603 DOHERTY
MISSION TX 78572

M5200-00-092-0012-00 (239330)
RGV PALMS PROPERTIES LLC
523 N CONWAY AVE STE 3
MISSION TX 78572