



**MEETING DATE:** February 24, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11<sup>th</sup>. Street. Applicant: J. Valdez Property Holdings LLC, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- January 16, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 170 feet east of W. Kika De La Garza Street along the North side of W. 11<sup>th</sup> Street.
- Pursuant to Section 1.43 (3)(F) of the City of Mission Code of Ordinances, an Events Center requires the approval of a conditional use permit by the City Council.
- The applicant proposes to apply for a conditional use permit for the Event Center.
- The hours of operation are as follows: Thursday through Sunday from 5:00 p.m. to 12:00 am.
- Staff: 5 employees
- The applicant is proposing that no alcoholic beverages are to be sold at the venue, and no BYOB (bring your own beer) will be allowed.
- Parking: Due to the total of 80 seating spaces, which requires 26.66 parking spaces (80 seats/ 3 seats = 26.66 parking spaces). They are proposing 26 parking spaces.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the 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:**

- Approval for one year to continue to assess this operation.
- Hours of operation are Thursday through Sunday from 5:00 p.m. to 12:00 a.m.
- Must comply with the noise ordinance
- CUP is not transferable to others.
- Must have security cameras inside and outside with a minimum 30-day retention.
- Must comply with all city codes (Building, Fire, Health, Sign, etc.)

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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 *JP7*

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**RECORD OF VOTE:**            **APPROVED:** \_\_\_\_\_  
   **DISAPPROVED:** \_\_\_\_\_  
   **TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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