



MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Tabled: 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 - Cervantes

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. 6th 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, 1st floor is used as a restaurant and the 2nd 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

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

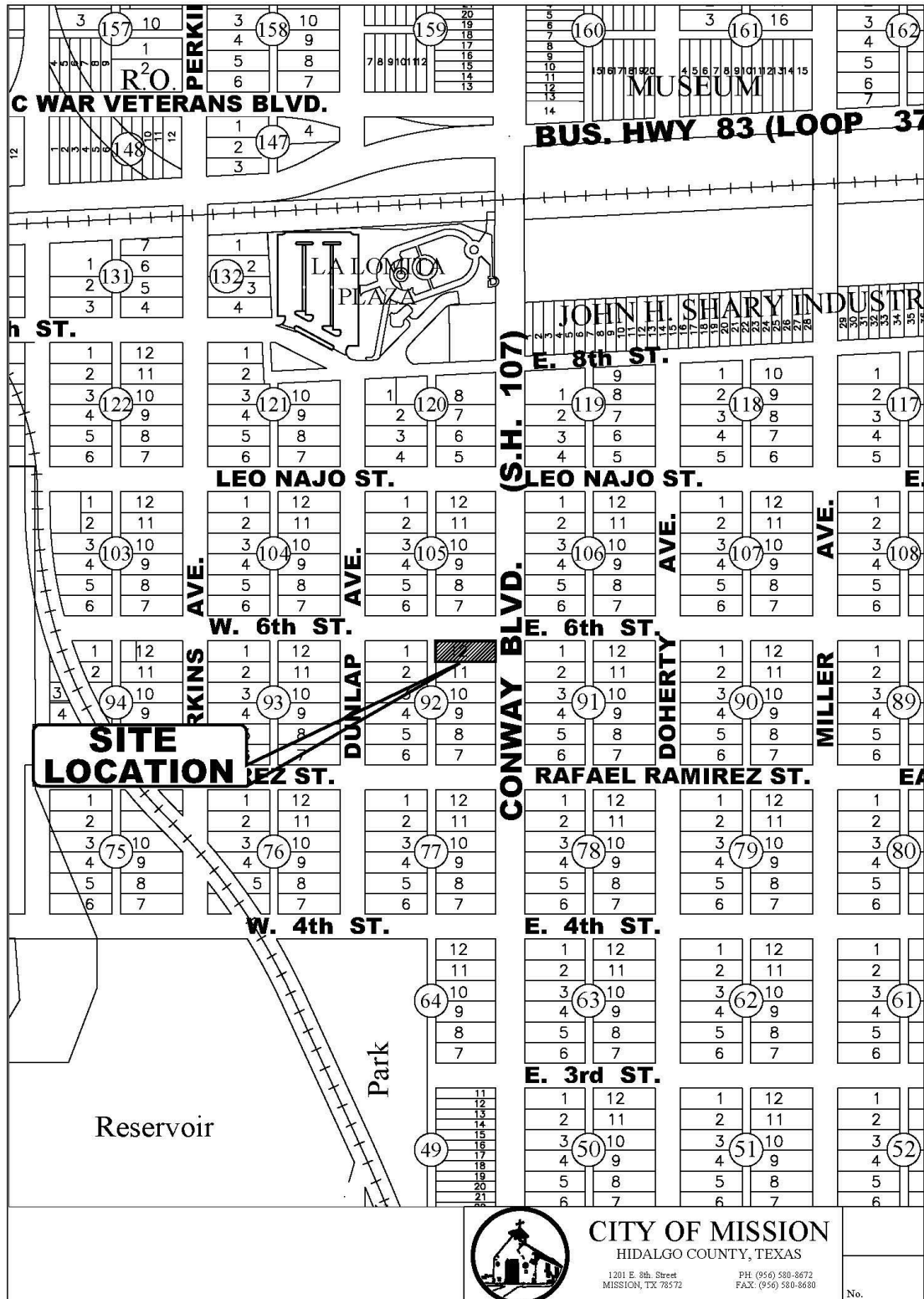
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

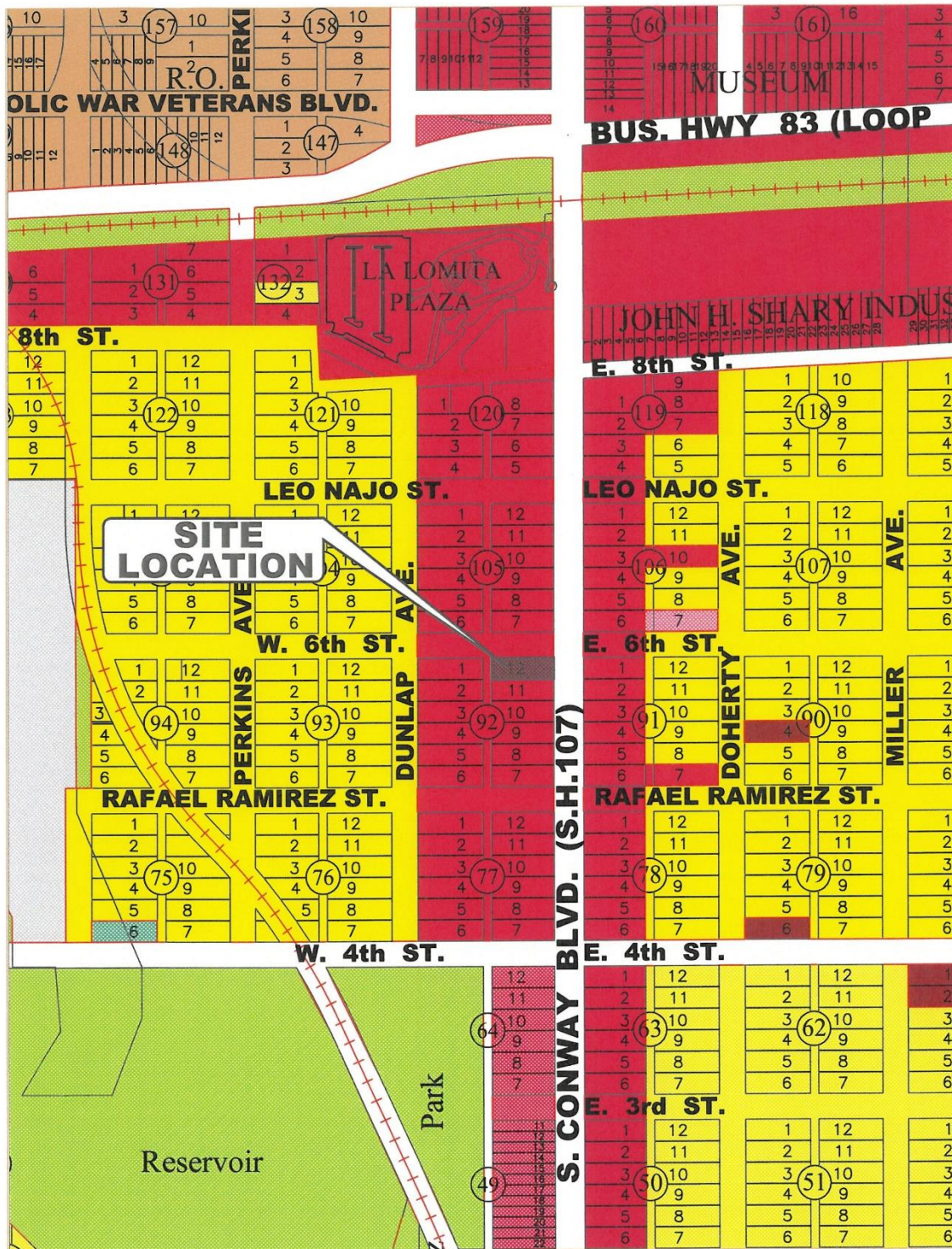
PH: (956) 580-3672
FAX: (956) 580-8680

No.

AERIAL



PICTURES



ZONING MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8690

No.

PICTURES

Street View from N. Conway Ave



FLOOR PLAN

2/18/25, 1:22 PM

Elevated Events Floor Plan (3).png



<https://mail.google.com/mail/u/0/?tab=rm&ogbi#inbox?projector=1>

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MAILOUT LIST

PROP_ID	Property Owners (CUP25-2)	addrDeliveryLine	addrCity	addrState	addrZip
239323	OCHOA MANUEL & MARIA C	8416 ZURICH AVE	MISSION	TX	78573-3888
239385	FR ROY SNIPES	620 N DUNLAP AVE	MISSION	TX	78572-5150
239326	GUEVARA NORMA	507 N CONWAY	MISSION	TX	78572-5355
239396	CANIZALES ROGELIO AREVALO	1308 SAMANTHA ST	MISSION	TX	78574-3610
239327	VARCO INVESTMENTS LTD	700 E LEVEE ST STE 101	BROWNSVILLE	TX	78520-5267
239321	GUZMAN ISMAEL & ALMA M	506 N DUNLAP AVE	MISSION	TX	78572-5102
239320	MORENO ROY & BIANCA HILARIA	508 N DUNLAP AVE	MISSION	TX	78572-5102
239319	TAMAYO NOEMI CASTILLO ETAL	1111 W YUCCA	MCALLEN	TX	78504
239318	DE LA CRUZ CONSUELO	121 W 6TH ST	MISSION	TX	78572-5121
239330	RGV PALMS PROPERTIES LLC	523 N CONWAY AVE STE 3	MISSION	TX	78572-5373
239329	GONZALEZ MARIA YOLANDA N	1603 DOHERTY	MISSION	TX	78572-4020
239328	INNOVATIVE DISABILITY CONSULTING INC	515 N CONWAY AVE	MISSION	TX	78572
239310	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239307	LOPEZ ONESIMO & AURORA	1632 N BRYAN RD	MISSION	TX	78572-3020
239387	OUR LADY OF GUADALUPE	620 N DUNLAP AVE	MISSION	TX	78572-5150
239386	OUR LADY OF GUADALUPE	620 N DUNLAP AVE	MISSION	TX	78572-5150
344593	ROMAN CATHOLIC DIOCESE OF BROWNSVILLE	PO BOX 2279	BROWNSVILLE	TX	78522-2279
239304	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239306	GONZALEZ MARIA YOLANDA N	1603 DOHERTY	MISSION	TX	78572-4020
239309	CARDENAS ESMERALDA	405 RIO GRANDE DR	MISSION	TX	78572-7480
239308	FUENTES ALFREDO	650 MAIN ST	FORDS	NJ	08863-1447
239325	ARELLANO JOSE SANTOS & CYNTHIA	PO BOX 1434	SAN JUAN	TX	78589-1434
239322	OCHOA MANUEL & MARIA C	8416 ZURICH AVE	MISSION	TX	78573-3888
239305	ALEMAN JUAN	1800 CHERIL RD	MISSION	TX	78573-9108