



**MEETING DATE:** May 7, 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 – Epix Venue Event Center, being Lot 9, Adams Crossing Subdivision in a (C-3) General Business District, located at 2711 E. Griffin Parkway, Applicant: Ricardo Sanchez, Jr. - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- April 1, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the Conditional Use Permit by the City Council.

Summary:

- The site is located approximately 354’ West of Taylor Road along the North side of E. Griffin Parkway.
- Per Code of Ordinance, an Event Center requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 1,375-square-foot suite within a commercial plaza for an event center. The applicant proposes to hold small-scale events such as birthday parties, graduations, business meetings, etc. Access to the site will be provided via a 30-foot driveway off Griffin Parkway.
- The hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day.
- Staff: 2 employees
- Parking: In reviewing the floor plan, the event center has 56 total seating spaces, which require 19 parking spaces (56 total seating spaces/3 = 18.6 parking spaces). There are 62 existing parking spaces in the commercial plaza that are shared with the other businesses.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (58) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request, subject to compliance with the following conditions:

1. 2-year re-evaluation to assess this new business.
2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)

3. CUP is not to be transferable to others.
4. Hours of operation will vary depending on the type of event, but between the hours of 10:00 am to 1:00 am every day

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

[illegible]

1201 E. 8th. Street  
MISSION, TX 78572

PH: (956) 580-8672  
FAX: (956) 580-8680

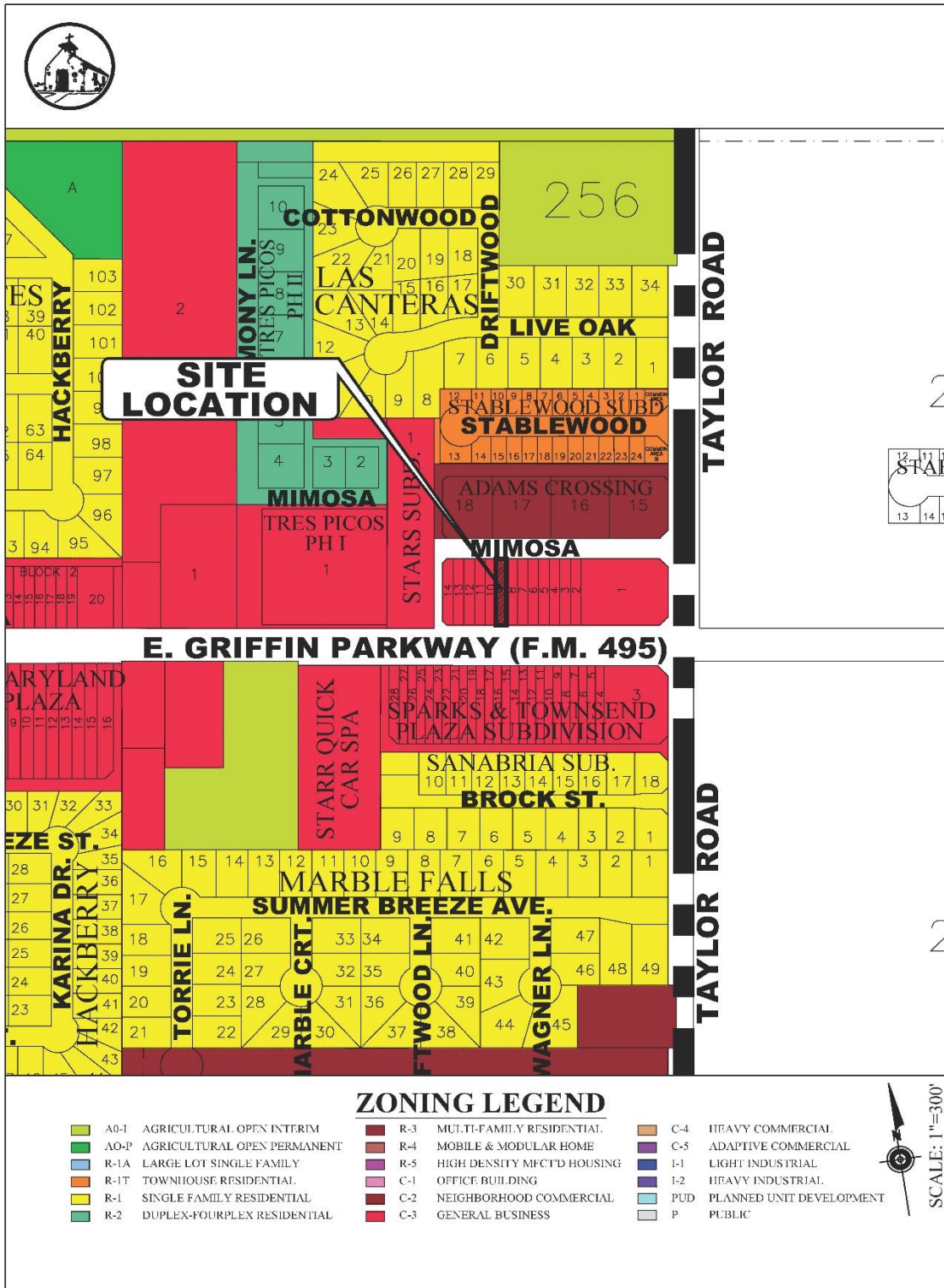
No.

# ARIEL MAP





# ZONING MAP



FLOOR PLAN

Entrance

Floor

7 chairs  
Table

7 chairs  
Tables

7 chairs  
Tables

7 chairs  
Tables

7 chairs  
Tables

7 chairs  
Tables

7 chairs  
Tables

Tables

kitchen/sink

Restroom

Exit

## PICTURES



## PICTURES





# MAILOUT LIST

PROP_ID	Property Owners (CUP25-14)	addrDeliveryLine	addrCity	addrState	addrZip
20407191	CHITTOY CRISTIAN	2805 MIMOSA ST NO 2	MISSION	TX	78574-3301
20407192	PEREZ VICTOR HUGO MAYORGA	2805 MIMOSA ST APT 3	MISSION	TX	78574
20407193	FLEISCHMANN MICHAEL & JODIE	7601 N 17TH ST	MCALLEN	TX	78504-3298
20407194	PENA GERARDO RODRIGUEZ & IVAN ALEJANDRO RODRIGUEZ	2805 MIMOSA ST UNIT 5	MISSION	TX	78574
20407195	CARMONA GUADALUPE VARGAS	2805 MIMOSA STREET UNIT 6	MISSION	TX	78574-3301
20407196	GARCIA JESSICA	2805 MIMOSA ST	MISSION	TX	78574-3300
20407197	TELLO FAMILY LIMITED PARTNERSHIP	1616 E GRIFFIN PARKWAY STE 106	MISSION	TX	78572-3180
20407198	DE CACERES GUILLERMO NUNEZ	2805 MIMOSA ST APT 9	MISSION	TX	78574-3301
20407199	KALIFA ALICIA	PO BOX 720404	MCALLEN	TX	78504-0404
20407200	DE LA CRUZ DANIEL	205 E KIWI ST	MCALLEN	TX	78504-2055
20407201	VERDUGO MARIA GLORIA	3514 N 32ND LN	MCALLEN	TX	78501-3333
514095	STARS RESTAURANTS LLC	2941 NW 156TH ST	EDMOND	OK	73013-2101
20407190	GARCIA RAMIRO CHAPA	302 GROVEWOOD AVE	MISSION	TX	78572-4768
704380	495 INVESTMENTS LLC	400 NOLANA STE H2	MCALLEN	TX	78504-3997
704384	MPI GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
534318	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534305	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534306	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534307	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534304	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534315	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534310	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534313	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534314	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534301	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534303	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534308	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534311	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534312	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534302	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534316	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301
534317	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534309	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
534300	SPARKS FAMILY MANAGEMENT TRUST	2405 E GRIFFIN PKWY STE A	MISSION	TX	78572-3301
846479	PENA ALFREDO GARZA	2715 MIMOSA UNIT 1-C	MISSION	TX	78574-3343
846529	HINOJOSA NORMA REYNA	3006 N GLASSCOCK	MISSION	TX	78574-2021
846530	UMAS ADRIAN	FLAT 1 RD 1318 BLOCK 113 BLDG 1048	MISSIONHIDD KINGDOM	BAHRAIN	113
846531	MARTINEZ CRISTINA	2715 MIMOSA	MISSION	TX	78574-3330
846532	TEXAS SUNSET RENTAL LLC	402 BUSINESS CENTER DR	MISSION	TX	78572-6289

## MAILOUT LIST

846533	HINOJOSA NORMA REYNA	3006 N GLASSCOCK	MISSION	TX	78574-2021
846534	RAMIREZ JUAN M & MARIA RAMIREZ	PO BOX 2020	MISSION	TX	78573-0033
846535	COCO & COCO INMOBILIARY LLC	3625 W DOVE ST	MCALLEN	TX	78504-0440
846536	REYES DEBORAH & BARBARA & JOSE A REYES	2715 MIMOSA ST UT 9	MISSION	TX	78574
846537	JABE PROPERTIES LLC	111 RIO GRANDE DR	MISSION	TX	78572-7418
846538	COCO & COCO INMOBILIARY LLC	3625 W DOVE ST	MCALLEN	TX	78504-0440
846539	MACOCO INVESTMENTS LLC	5111 N 10TH STREE #347	MCALLEN	TX	78504
895696	CHAIREL REAL ESTATE LLC	2436 E 8TH AVE	MISSION	TX	78572-1954
895723	CHAIREL REAL ESTATE LLC	2436 E 8TH AVE	MISSION	TX	78572-1954
895724	VELA REEKI M	2705 MIMOSA ST APT 3	MISSION	TX	78574-3328
895725	CHAIREL REAL ESTATE LLC	2436 E 8TH AVE	MISSION	TX	78572-1954
895726	CHAIREL REAL ESTATE LLC	2705 MIMOSA ST	MISSION	TX	78574
895727	LE BEJAMIN	2705 MIMOSA ST APT 6	MISSION	TX	78574-3328
895728	MACOCO INVESTMENTS LLC	5111 N 10TH STREE #347	MCALLEN	TX	78504
895729	LOPEZ LEONEL JR	2705 MIMOSA APT 8	MISSION	TX	78574-3328
895730	RODRIGUEZ JOSE LUIS QUIROZ	818 MANSFIELD DR UNIT 157	PORT MANSFIELD	TX	78598
895731	MACOCO INVESTMENTS LLC	5111 N 10TH STREE #347	MCALLEN	TX	78504
581950	M & T BUSINESS VENTURES LLC	3017 YUMA AVE	MCALLEN	TX	78503-8055
581951	SPARKS KEVIN TRUSTEE	2417 E GRIFFIN PKWY	MISSION	TX	78572-3301