



**MEETING DATE:** December 9, 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 – Confetti Avenue Party Place, being Lot 2, River Oaks Plaza Subdivision, in a (C-3) General Commercial District, located at 1802 E. Griffin Parkway, Applicant: Sasha Velazquez, Adoption of Ordinance # \_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- October 29, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- November 11, 2025 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- November 19, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 9, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southwest corner of Glasscock Road and E. Griffin Parkway.
- 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 is leasing a total of 3,350 square feet within a commercial plaza for an event center.
- The applicant is proposing to host kids' birthday parties.
- Days & Hours of Operation: Every Day from 11:00 a.m. to 11:00 p.m.
- Staff: 1 employee
- Parking: Due to the total of 72 proposed chairs, a total of 24 parking spaces are required. There is a total of 342 parking spaces held in common for the plaza
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (27) 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 1-year re-evaluation subject to;
  - Hours of operation are Every Day from 11:00 a.m. to 11:00 p.m.
  - Maximum occupancy is **86**
  - Must obtain a business license before occupancy
  - Must comply with the noise ordinance
  - CUP is not transferable to others.
  - Must comply with all City Codes (Building, Fire, Health, 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 \_\_\_\_\_