



MEETING DATE: October 1, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Partytorium, in a General Business (C-3) District, being Lot 1, Treme Subdivision, located at 2210 E. IH 2, Suites F & G. Applicant: Elizabeth Fregoso-Glass – Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 2, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 19, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- October 1, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 14, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the South side of U.S. Expressway 83 approximately 200 feet West of Junior Drive.
- 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 3,800 square feet in two suites in a commercial plaza for an Event Center that will be named “Partytorium”.
- The applicant is proposing to host kid’s birthday parties.
- The proposed hours of operation are as follows: Every day from 9:00 a.m. to 9:00 p.m.
- Staff will be 1 employee
- Parking: Due to the total of 81 proposed chairs, a total of 27 parking spaces are required. There are a total of 70 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 (25) 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 to evaluate the operations
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 9:00 am to 9:00 pm

- Must comply with the noise ordinance
- Must obtain a business license prior to occupancy
- Maximum occupancy is 82 people
- Must have security cameras inside and outside with a minimum 30-day retention.
- CUP is not transferable to others

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



SUBDIVISION PLAT

U.S. EXPRESSWAY 83
(FRONTAGE ROAD)

LOT 1
2.00 ACRES

QUIRICO, LTD.
DOCUMENT No. 2328524
DEED RECORDS

U.S. EXPRESSWAY 83
(FRONTAGE ROAD)

J.R. DRIVE
(50' R.O.W.)

P.O.C. N.W. COR. CIMARRON CROSSING PHASE I

PROPOSED 10' UTILITY EASEMENT

PROPOSED 15' UTILITY EASEMENT

PROPOSED 15.00' UTILITY EASEMENT
0.17 ACRE (7,317 Sq. Ft.)

Survey Data:

- Top Boundary: S 81°23'20" E 438.00'
- Left Boundary: N 08°36'40" E 198.78'
- Bottom Boundary: N 81°23'20" W 438.00'
- Right Boundary: S 08°36'40" W 198.78'
- Internal Easement Boundary: S 81°23'20" E 15.00'
- Internal Easement Boundary: N 08°36'40" E 268.60'
- Internal Easement Boundary: S 81°23'20" E 284.41'

Survey Markers:

- 1/2" IRON ROD
- BASIS OF BEARING
- NEW SQUARE CUT CORNER

Other Notes:

- VOL. 2384, PG. 34 OFFICIAL RECORDS
- CIMARRON CROSSING PHASE I VOL. 38, PG. 34 MAP RECORDS

VUL. 2997, PG. 349
OFFICIAL RECORDS

CIMARRON CROSSIN PHASE I
VOL. 38, PG. 34
MAP RECORDS

QUIRICO, LTD.
DOCUMENT No. 2328524
DEED RECORDS

PROPOSED 15.00' UTILITY EASEMENT
0.17 ACRE (7,317 Sq. Ft.)

AERIAL MAP



173

WINFIELD ESTATES

SHARY

HOERNER RD.

R.C. VACKAR
SUBD.

BERT OGDEN
MAZDA

GALLAGHER
LOT 1 SUB. LOT 2

U.S. EXPRESSWAY 83

SITE LOCATION

TREME

YVETTE AVE

CIMARRON DR.

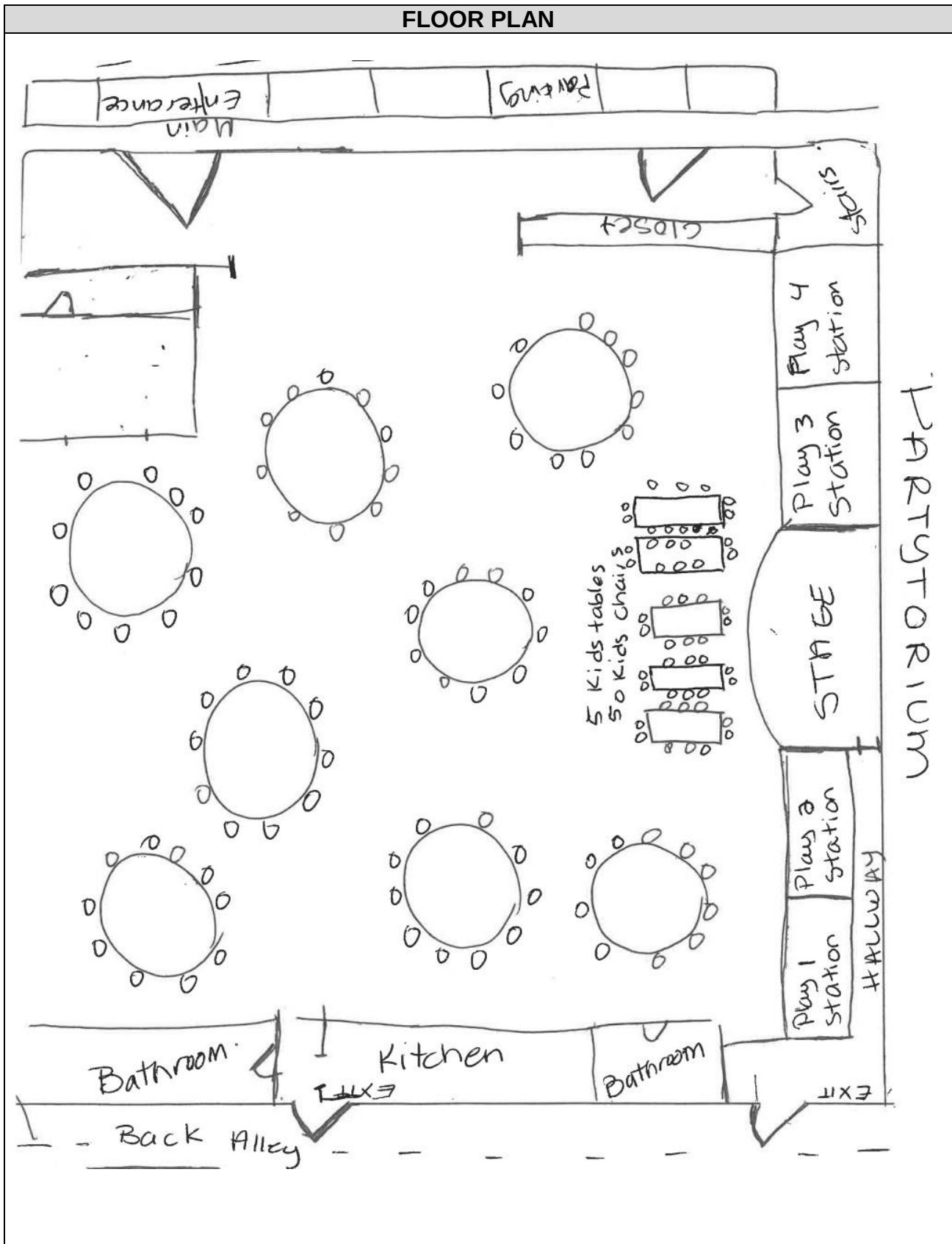
SHARY RD. (F.M.494)

	A0-I	AGRICULTURAL OPEN INTERIM
	AO-P	AGRICULTURAL OPEN PERMANENT
	R-1A	LARGE LOT SINGLE FAMILY
	R-1T	TOWNHOUSE RESIDENTIAL
	R-1	SINGLE FAMILY RESIDENTIAL
	R-2	DUPLEX-FOURPLEX RESIDENTIAL

R-3	MULTI-FAMILY RESIDENTIAL
R-4	MOBILE & MODULAR HOME
R-5	HIGH DENSITY MFCT'D HOUSING
C-1	OFFICE BUILDING
C-2	NEIGHBORHOOD COMMERCIAL
C-3	GENERAL BUSINESS

	C-4	HEAVY COMMERCIAL
	C-5	ADAPTIVE COMMERCIAL
	I-1	LIGHT INDUSTRIAL
	I-2	HEAVY INDUSTRIAL
	PUD	PLANNED UNIT DEVELOPMENT
	P	PUBLIC

FLOOR PLAN



PHOTOS



PHOTOS



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
629916	C4443-01-000-0002-00	QUIRICO LTD &	210 S BRYAN RD STE 5-A	MISSION	TX	78572-6204
629915	C4443-01-000-0001-00	SEPEC LLC	2306 E EXPRESSWAY 83 STE 5	MISSION	TX	78572-2108
840959	P1650-01-000-0000-05	CARRERAS JOSE R & SYLVIA Y	1016 E GRIFFIN PKWY	MISSION	TX	78572-2406
254449	P1650-02-000-0000-00	BLACK DIAMOND DEVELOPERS LLC	2807 SANTA ERICA	MISSION	TX	78572-7185
1129582	B1865-00-000-000A-00	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129583	B1865-00-000-000B-00	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129584	B1865-00-000-000C-00	BPI PROPERTY GROUP LLC	2210 W EXPY 83	MISSION	TX	78572
1129585	B1865-00-000-000D-00	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129586	B1865-00-000-000E-00	FASHION ONE SERVICES LLC	2432 CARIANNA AVE	MISSION	TX	78572-1929
1129587	B1865-00-000-000F-00	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129588	B1865-00-000-000G-00	CDX DEVELOPMENT LLC	708 PADRE BLVD UT 605	SOUTH PADRE ISLAND	TX	78597
1129589	B1865-00-000-000H-00	COMMOSA VALLEY LLC	2210 E I H-2	MISSION	TX	78575
1129590	B1865-00-000-000I-00	QUIRICO LTD	210 S BRYAN RD STE 5-A	MISSION	TX	78572-6204
1129591	B1865-00-000-000J-00	ACSS PROPERTIES LLC	4009 EVERGLADE DR	WESLACO	TX	78599-3306
1129592	B1865-00-000-000K-00	FASHION ONE SERVICES LLC	2432 CARIANNA AVE	MISSION	TX	78572-1929
1129593	B1865-00-000-000L-00	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129594	B1865-00-000-000M-00	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129595	B1865-00-000-000N-00	MARMUR LLC	PLAZA HACIENDA EL ROSARIO	SAN PEDRO GARZA GARCIA NL	NULL	NULL
1129596	B1865-00-000-000O-00	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102
1129597	B1865-00-000-000P-00	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102
1129598	B1865-00-000-000Q-00	TREME VALLEY LLC	4124 N 23RD ST STE 1	MCALLEN	TX	78504-4102