



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 – Le Jardin, in a General Business (C-3) District, being Lot 1, J. Reyes Subdivision, located at 3009 N. Conway Avenue, Suite 5. Applicant: Nora Marroquin – 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 West side of Conway Avenue approximately 970 feet South of Mile 2 Road.
- 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 1,500 square foot suite in a commercial plaza for an Event Center that will be named “Le Jardin”.
- The applicant is proposing to host birthdays, baby showers, small weddings and quinceaneras.
- The proposed hours of operation are as follows: Every day from 9:00 a.m. to 1:00 a.m.
- Staff will be 3 employees
- Parking: Due to the total of 77 chairs allowed by the maximum occupancy, a total of 26 parking spaces is required. There is 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 a.m. to 1:00 a.m.

- Must comply with the noise ordinance
- Must obtain a business license prior to occupancy
- Maximum occupancy is 80 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:

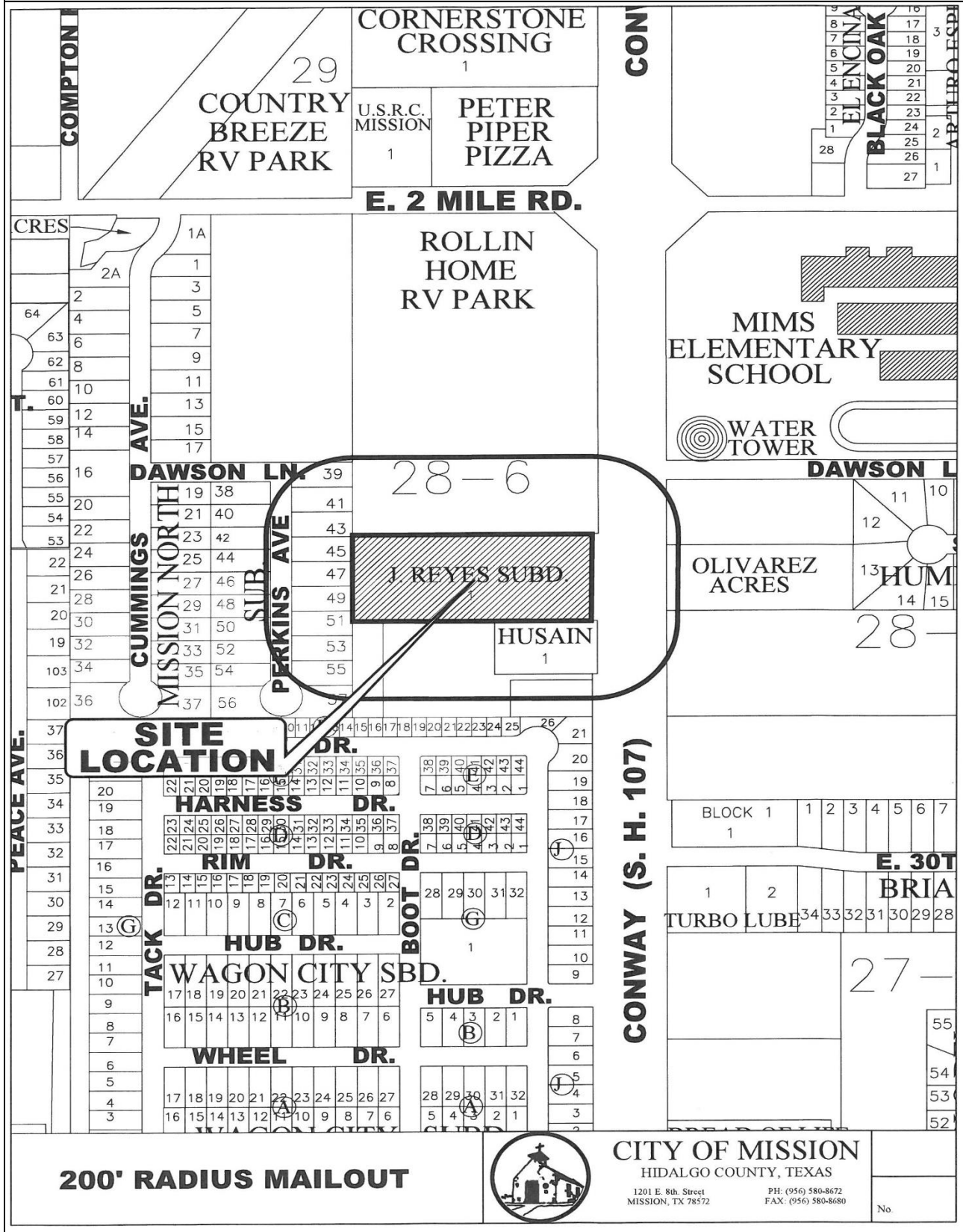
TABLED:

_____ AYES

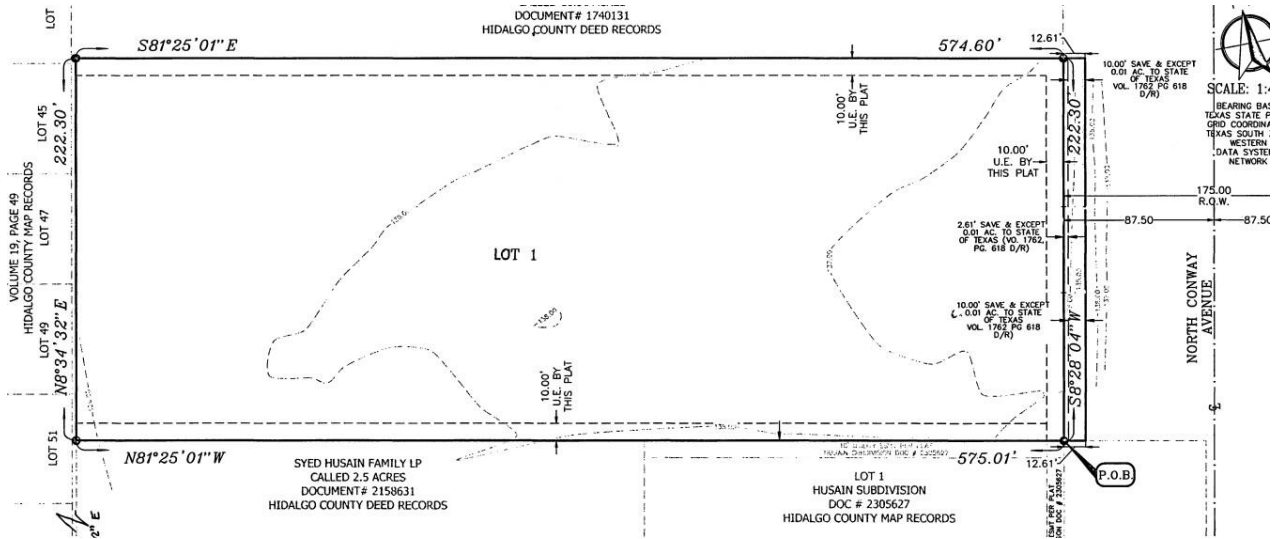
_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



DOCUMENT# 1740131
HIDALGO COUNTY DEED RECORDS



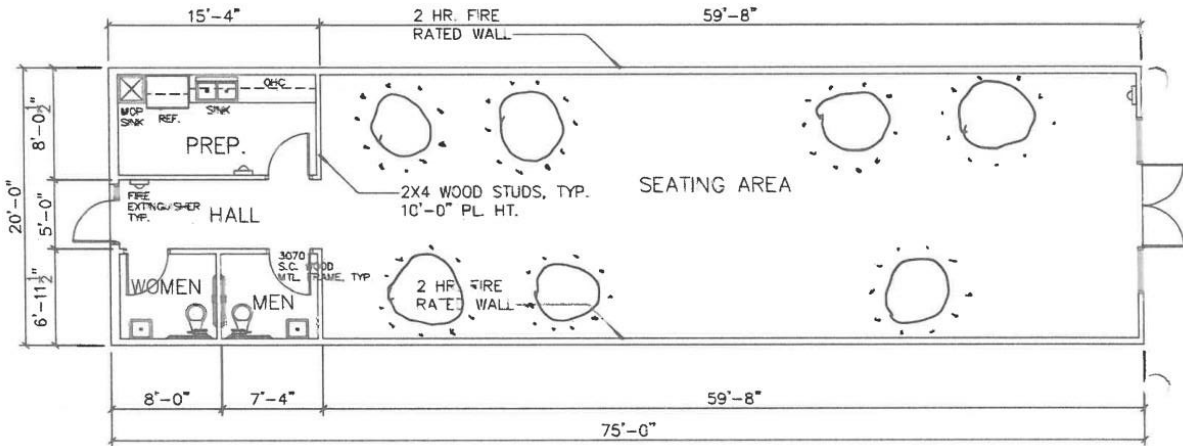
AERIAL MAP





	A0-I	AGRICULTURAL OPEN INTERIM		R-3	MULTI-FAMILY RESIDENTIAL		C-4	HEAVY COMMERCIAL
	A0-P	AGRICULTURAL OPEN PERMANENT		R-4	MOBILE & MODULAR HOME		C-5	ADAPTIVE COMMERCIAL
	R-1A	LARGE LOT SINGLE FAMILY		R-5	HIGH DENSITY MFCTD HOUSING		I-1	LIGHT INDUSTRIAL
	R-1T	TOWNHOUSE RESIDENTIAL		C-1	OFFICE BUILDING		I-2	HEAVY INDUSTRIAL
	R-1	SINGLE FAMILY RESIDENTIAL		C-2	NEIGHBORHOOD COMMERCIAL		PUD	PLANNED UNIT DEVELOPMENT
	R-2	DUPLEX-FOURPLEX RESIDENTIAL		C-3	GENERAL BUSINESS		P	PUBLIC

FLOOR PLAN



PHOTOS



PHOTOS



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
317181	W0100-00-028-0006-00	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
238747	M5150-00-000-0052-00	LOPEZ DIANA S & SANTOS A MORENO JR	3005 PERKINS AVE	MISSION	TX	78574-2112
238743	M5150-00-000-0048-00	SANCHEZ YOLANDA G	3009 N PERKINS AVE	MISSION	TX	78572
238745	M5150-00-000-0050-00	ESTRADA RAUL FRANCISCO & MARTHA N	1302 E NOEMI ST	PHARR	TX	78577-6427
238737	M5150-00-000-0042-00	CANTU MARIA REBECA	101 E SIOUX RD UT 1478	PHARR	TX	78577
238736	M5150-00-000-0041-00	WYANT STANLEY & JOHNNICE	3016 PERKINS AVE	MISSION	TX	78574-2111
238752	M5150-00-000-0057-00	CHAVEZ JORGE I	3000 PERKINS AVE	MISSION	TX	78574-2111
238734	M5150-00-000-0039-00	WYANT STANLEY	3018 PERKINS AVE	MISSION	TX	78574-2111
317190	W0100-00-028-0007-00	GUAJARDO ELIA MONICA & GABRIELA MONTOYA	2210 E 28TH ST	MISSION	TX	78574
317193	W0100-00-028-0007-04	HEITSHUSEN ELMER	1935 TRIWAY LN	HOUSTON	TX	77043-2943
587214	O3200-00-000-0001-00	CAVAZOS BEN A	915 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3649
238741	M5150-00-000-0046-00	GALVAN MARCOS JR	204 SOLAR DR	MISSION	TX	78574-2332
238739	M5150-00-000-0044-00	ZUNIGA RODOLFO & ANABEL	3013 PERKINS AVE	MISSION	TX	78574-2112
238735	M5150-00-000-0040-00	MERCADO ADELAIDO G JR & YOLANDA GONZALEZ MERCADO	3017 PERKINS AVE	MISSION	TX	78574-2112
238750	M5150-00-000-0055-00	SANCHEZ ELEAZAR Jr	3002 PERKINS AVE	MISSION	TX	78574-2111
238748	M5150-00-000-0053-00	PEREZ OSCAR J & LINDA	3004 PERKINS AVE	MISSION	TX	78574-2111
238746	M5150-00-000-0051-00	VILLEGAS SANTIAGO JR	3006 PERKINS AVE	MISSION	TX	78574-2111
238738	M5150-00-000-0043-00	GARCIA ROGELIO F & JUANITA	3014 PERKINS AVE	MISSION	TX	78574-2111
238742	M5150-00-000-0047-00	GUAJARDO MARIA M	3010 PERKINS AVE	MISSION	TX	78574-2111
238744	M5150-00-000-0049-00	FLORES JESUS A III & KATY ZAMORA	3008 PERKINS AVE	MISSION	TX	78574-2111
238740	M5150-00-000-0045-00	CYFLY INVESTMENTS LLC	9806 LAS PALMAS	MCALLEN	TX	78504
317183	W0100-00-028-0006-03	YUCCA STREET INVESTMENTS LLC	1301 E 8TH ST	MISSION	TX	78572-5813
317185	W0100-00-028-0006-05	LATIN AMERICAN DISTRICT CONFERENCE OF	301 W 2 MILE RD	MISSION	TX	78574
895247	F3901-00-000-0001-00	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895250	F3901-00-000-0002-00	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
895251	F3901-00-000-0003-00	SYED HUSAIN FAMILY LP	7020 N 1ST ST	MCALLEN	TX	78504-1928
317194	W0100-00-028-0007-05	HEITSHUSEN ELMER	1935 TRIWAY LN	HOUSTON	TX	77043-2943
1238657	J1845-00-000-0001-00	REYES JUAN RAMON	705 SINATRA DR	EDINBURG	TX	78542-1503