

ITEM# 1.2

CONDITIONAL USE PERMIT: Anel's Event Center
700 W. Griffin Parkway, Ste. D
Lot 2, Aziz No. 2 Subdivision
C-3
Anel Mendoza

REVIEW DATA

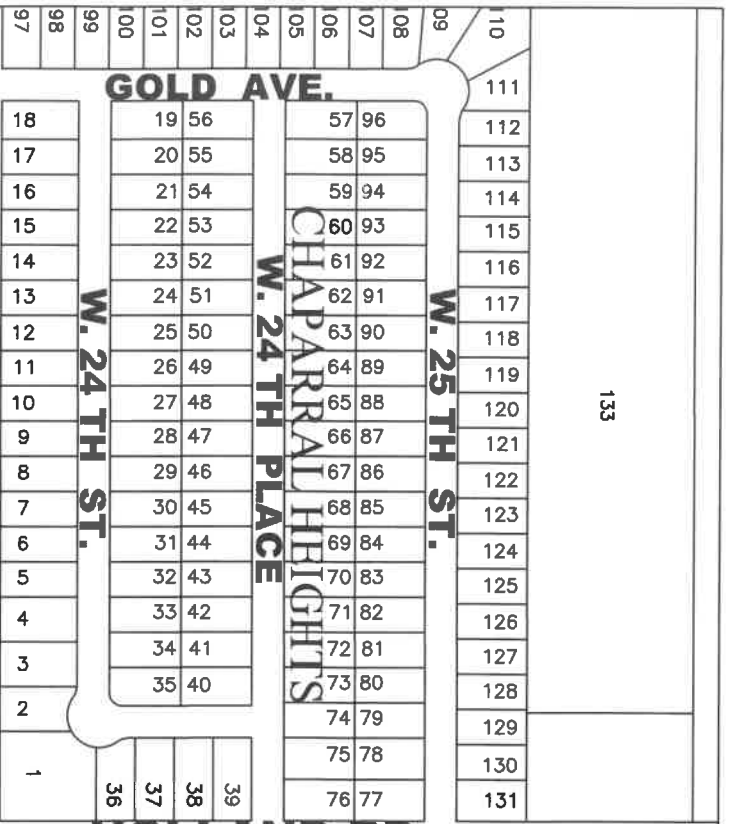
The subject site is located 185' east of Holland Road along the north side of W. Griffin Parkway. The applicant is leasing an 825 sq.ft. suite within a commercial plaza for a proposed Event Center. She proposes to have small scale events such as birthday parties, gender reveals, reunions, seminars etc. Access to the site will be provided via two 45' driveways off of Griffin Parkway.

- **Hours of Operation:** Monday – Thursday from 9 am – 10 pm and Friday – Sunday from 10am – 11pm
- **Staff:** 2 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 45 seating spaces proposed, which would require 15 parking spaces. (45 seats/1 parking space for every 3 seats = 15). There is a total of 61 parking spaces that are held in common for this commercial plaza. Staff notes that additional landscaping will be required.

REVIEW COMMENTS: Staff mailed out 20 notices to the property owners within a 200' radius of the site and there have been no comments in favor or against this request forwarded to the Planning Department.

RECOMMENDATION: Staff recommends approval for life of use subject to:

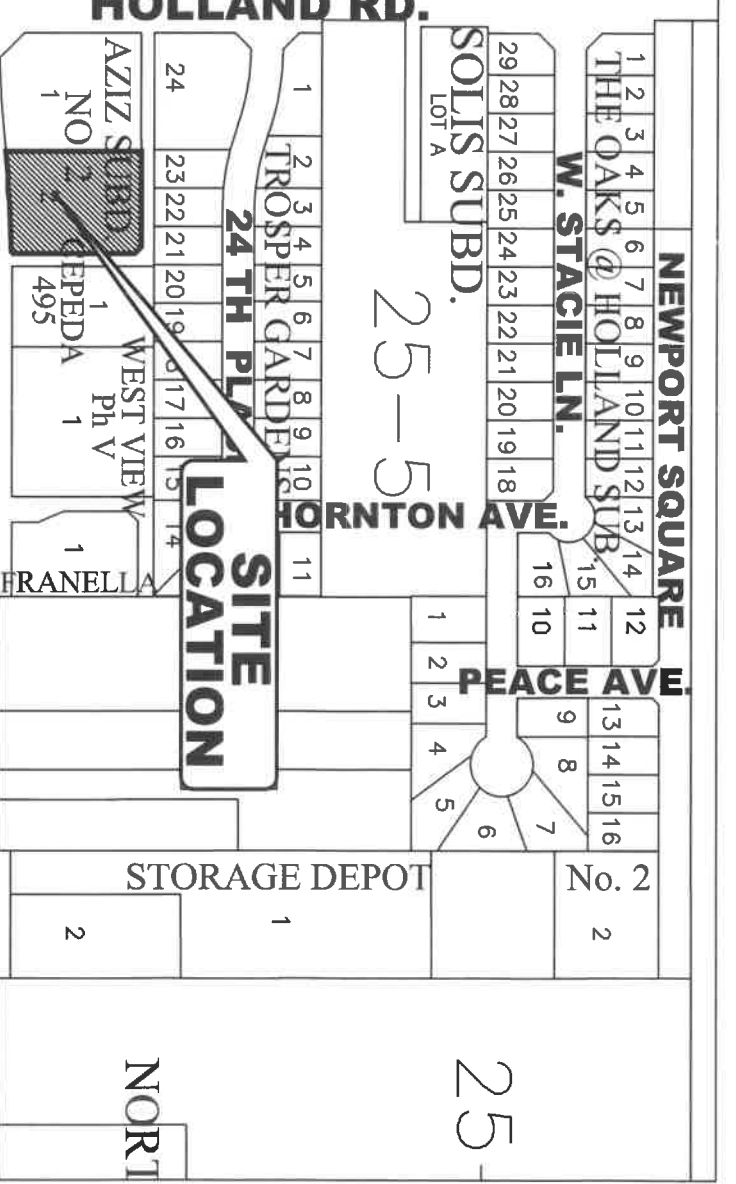
- 1) Compliance with all City Codes (Building, Fire, Health, etc.),
- 2) Acquisition of a business license prior to occupancy, and
- 3) CUP not be transferrable to others



PARKWAY (F.M. 495)

O'Grady
Elementary
School

24-4

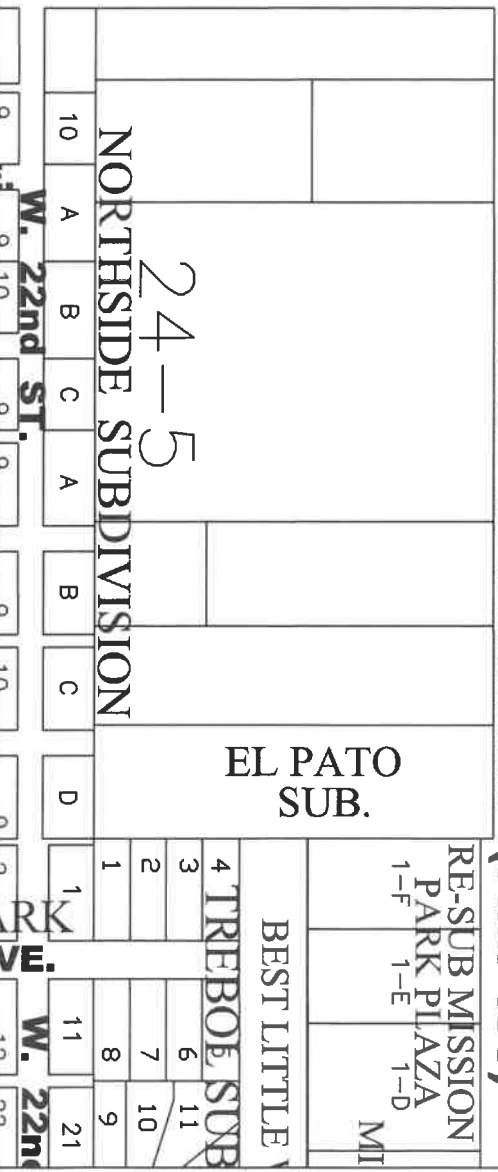


W. GRIFFIN PARKWAY (F.M. 495)

**SITE
LOCATION**

24-5
NORTHSIDE SUBDIVISION

EL PATO
SUB.



W. 22nd ST.

W. 22nd ST.



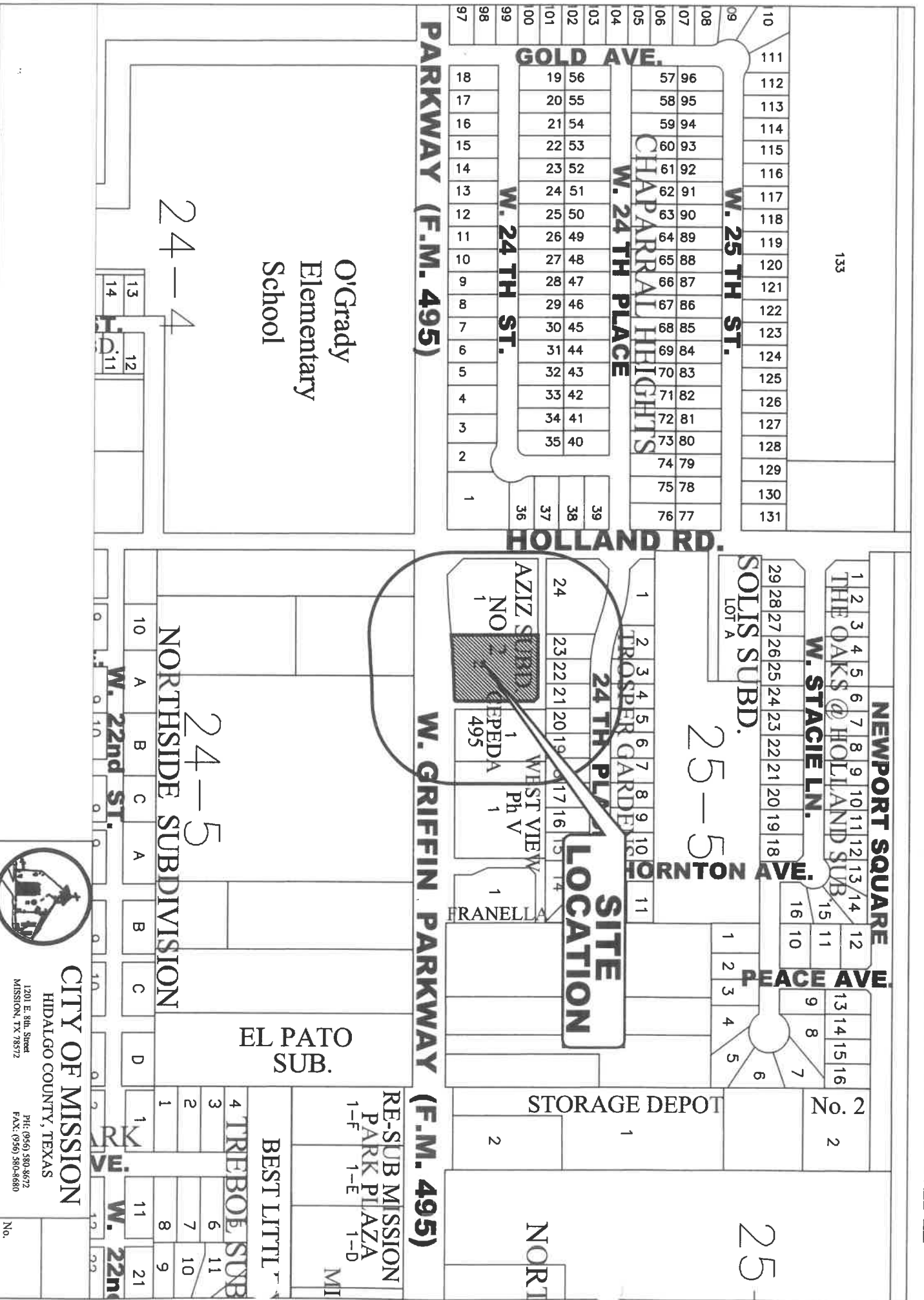
CITY OF MISSION

HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572

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

No.

200' RADIUS MAILOUT MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

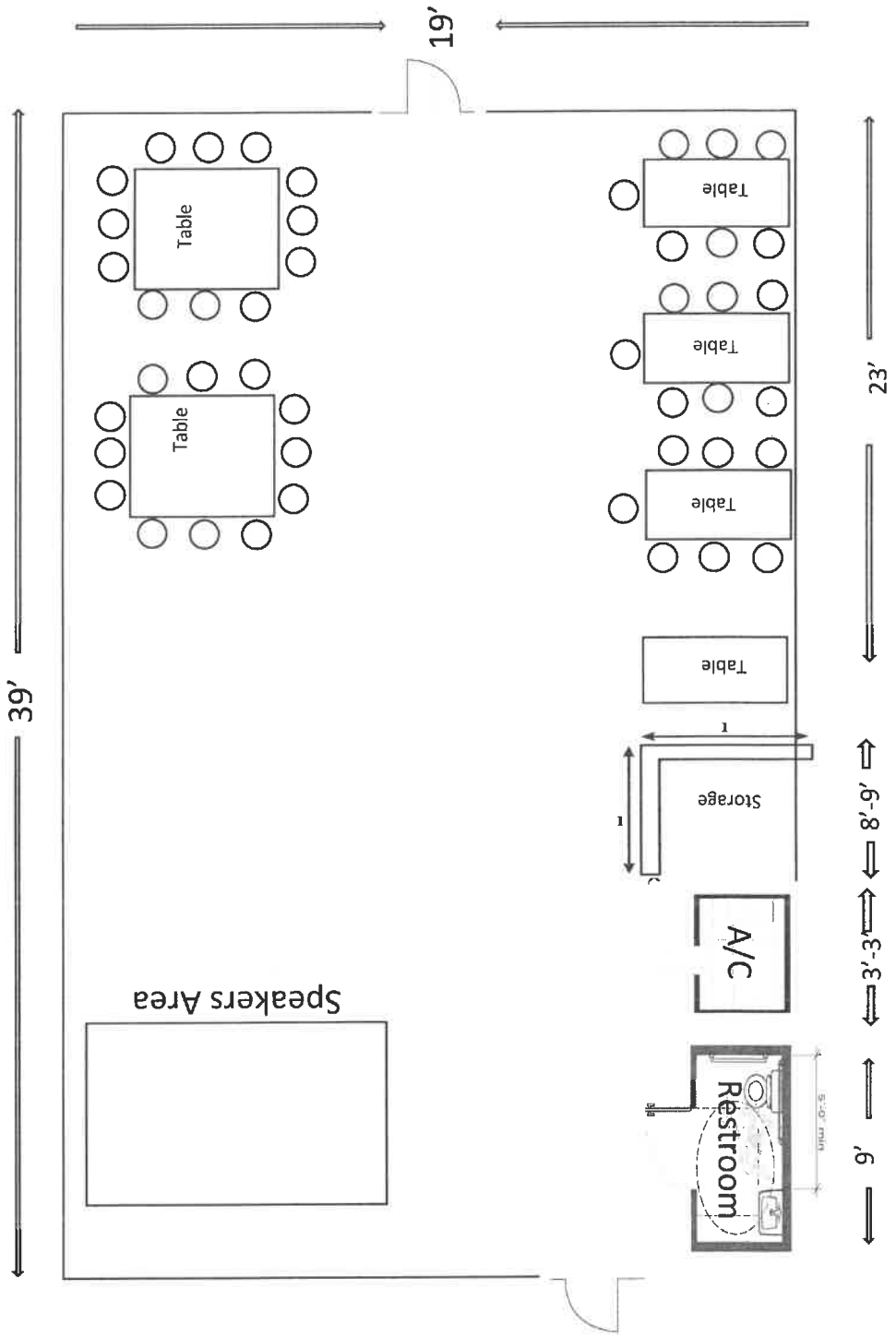
No. _____



N. TROSPER RD.

W. GRIFFIN PKWY (F.M. 495)

**SITE
LOCATION**







W0100-00-024-0005-00 (316896)
CANTU RAFAELA M
WENCESLADO III GABRIEL A. & JOSUE
2206 N HOLLAND AVE
MISSION TX 78572

W0100-00-024-0005-02 (316898)
3BU FAMILY LIMITED PATERNSHIP
533 NORTH ALAMO ROAD
ALAMO TX 78516-2307

T8030-00-000-0001-00 (693035)
PINA JAIME & IDALIA
716 W 24TH PL
MISSION TX 78574

T8030-00-000-0002-00 (693036)
GARZA GUALBERTO JR & JESENIA LEE
712 W 24TH PL
MISSION TX 78574

T8030-00-000-0003-00 (693037)
MARTINEZ JOSE S
710 W 24TH PL
MISSION TX 78574

T8030-00-000-0004-00 (693038)
BIRES RENTAL PROPERTIES LLC
3809 N 8TH COURT UNIT #4
MCALLEN TX 78501

T8030-00-000-0005-00 (693039)
SALINAS MARIO S & MARTINA L
706 W 24TH PL
MISSION TX 78574

T8030-00-000-0006-00 (693040)
PADILLA ROBERTO
704 W 24TH PLACE
MISSION TX 78574

T8030-00-000-0017-00 (693051)
SALINAS DONNA L HARRISON
701 W 24TH PLACE
MISSION TX 78574

T8030-00-000-0018-00 (693052)
GONZALEZ ERICK & ROSALBA
703 W 24TH PLACE
MISSION TX 78574

T8030-00-000-0019-00 (693053)
CASTILLO SERGIO A
705 W 24TH PLACE
MISSION TX 78574

T8030-00-000-0020-00 (693054)
GARCIA MAGDALENA
707 W 24TH PL
MISSION TX 78574

T8030-00-000-0021-00 (693055)
OLIVAREZ ROSA ANA
709 W 24TH PL
MISSION TX 78574

T8030-00-000-0022-00 (693056)
GUTIERREZ SILVIA & RUBEN
711 W 24TH PL
MISSION TX 78574

T8030-00-000-0023-00 (693057)
GALLEGOS JUAN MANUEL
713 W 24TH PL
MISSION TX 78574

T8030-00-000-0024-00 (693034)
CANALES ARNULFO
929 BOWEN ST
MISSION TX 78572

W3910-05-000-0001-00 (1069238)
LUBIN PROPERTIES LLC
PO BOX 2978
MCALLEN TX 78502

A6856-02-000-0001-00 (580349)
7- ELEVEN INC
ATTN AD VALOREM TAX 7- ELEVEN NO
PO BOX 711
DALLAS TX 75221

A6856-02-000-0002-00 (580350)
CEPEDA FLUMENCIO
6717 N BENTSEN RD
MCALLEN TX 78504

C2697-00-000-0001-00 (1238559)
CEPEDA FLUMENCIO JR & MARIA E &
JOE J & ALEJANDRO CEPEDA
6717 N BENTSEN RD
MCALLEN TX 78504