

ITEM# 1.3

CONDITIONAL USE PERMIT: Once Upon a Spa Party Event Place
2711 E. Griffin Parkway
Lot 9, Adams Crossing Subdivision
C-3
Aida Santoy

REVIEW DATA

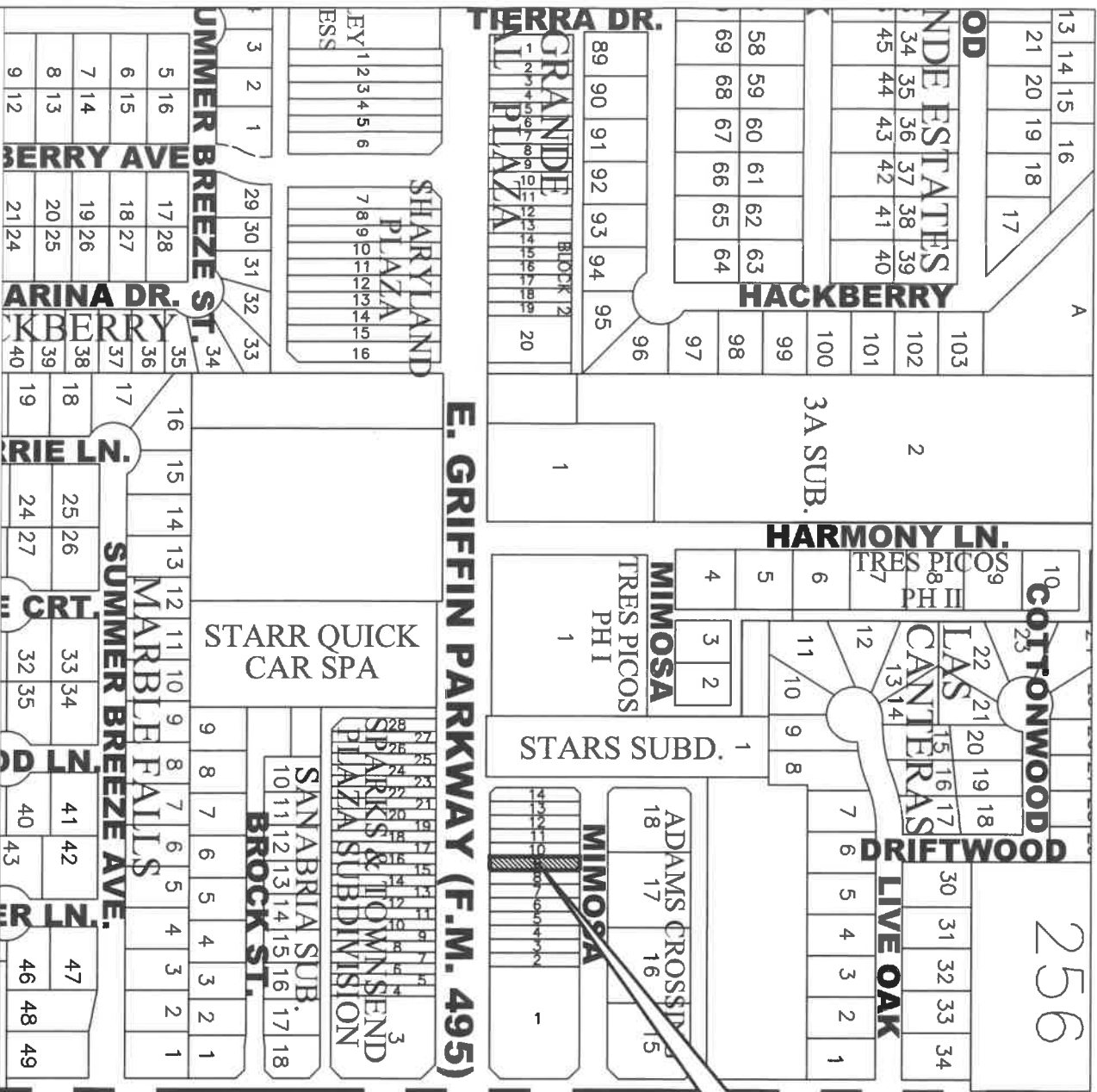
The subject site is located approximately 354' west of Taylor Road along the north side of E. Griffin Parkway. The applicant is leasing a 1,375 sq.ft. suite within a commercial plaza for a proposed party place intended for small scale events. The initial idea is mainly for little girls and teenagers who want to have small parties with their group of friends. The idea is for them to experience a pretend play spa, which will include make up, hair, manicure, pedicure, fashion show, and a dance party. This type of events will have two options for parents to choose from either a Drop off party or to Stay in the party. They will also rent the place for ladies' brunch, birthday parties, baby showers, dinners or engagement parties. Access to the site will be provided via a 30' driveway off of Griffin Parkway.

- **Hours of Operation:** The hours of operation vary depending of the type of activity; for kid's party Monday - Friday from 4pm – 9pm, Saturday & Sunday from 10am – 9pm
- **Staff:** 5 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 50 seating spaces, which would require 17 parking spaces. (50 seats/1 parking space for every 3 seats = 16.6). There is a total of 62 parking spaces that are held in common for this commercial plaza.

REVIEW COMMENTS: Staff mailed out 28 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 transferable to others



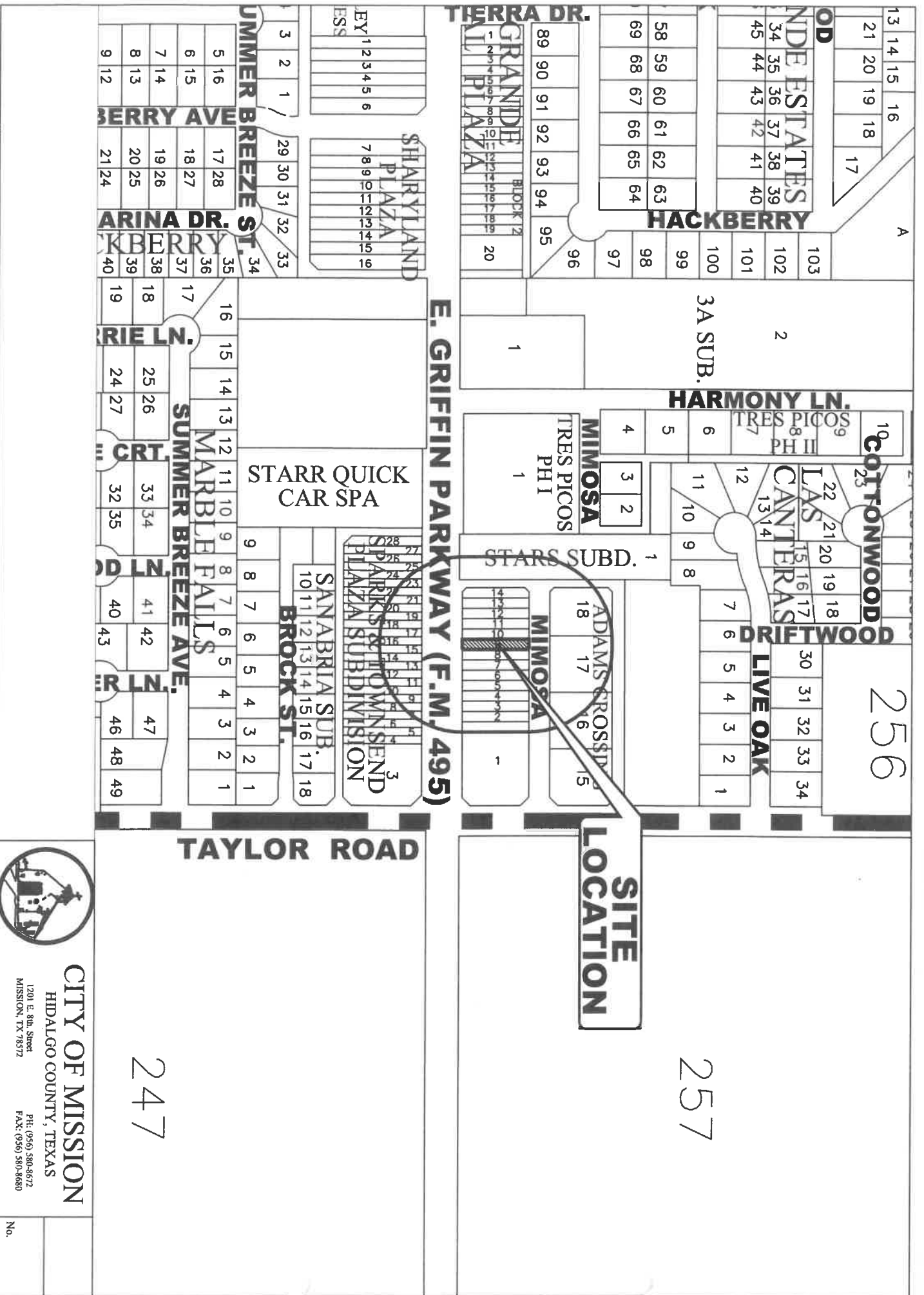
CITY OF MISSION

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

PH: (361) 580-8672
 FAX: (361) 580-8680

No.

200' RADIUS MAILOUT MAP



CITY OF MISSION

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

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 FAX: (956) 580-8680

No.

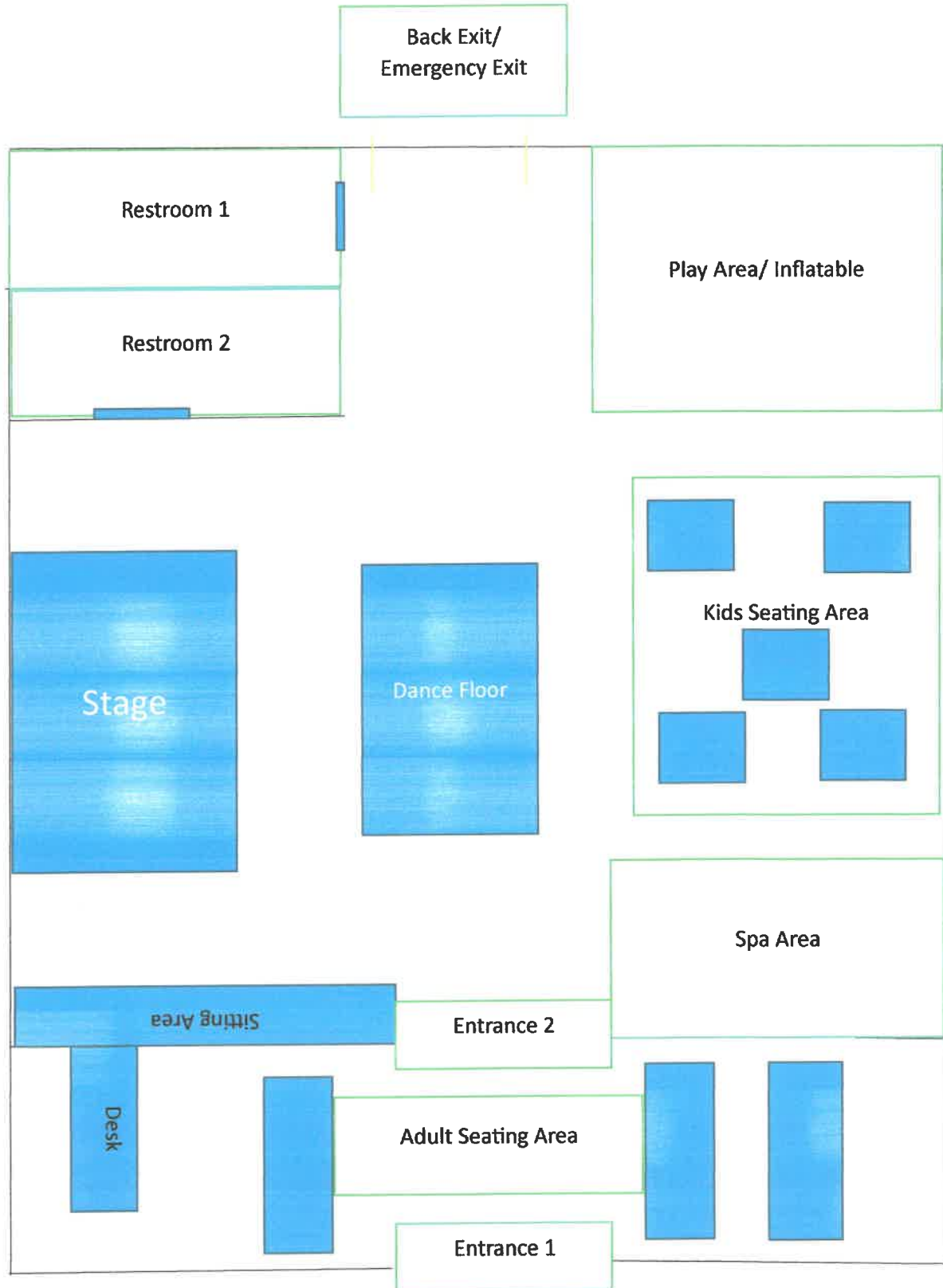


E. GRIFFIN PKWY (F.M. 465)

N. TAYLOR RD.

**SITE
LOCATION**

Floor Plan



Concept of Parties

Basic Package

- ADULT AREA
- KIDS AREA
- MINI STAGE
- 3 HOURS
- 2 HOSTS
- MAX 20 KIDS
- MAX 25 ADULTS

\$400

- Spa Service
- dress-up
- fashion show
- tea party
- Princess Animator
- 3 Hours
- 2 Hosts
- Max 15 kids
- Max 20 Adults

Party Event Place

Party Event Place

Party Event Place

GLAMPING NIGHT

\$550

- SPA SERVICE
- TENT SERVICE
- MOVIE NIGHT OR STORY TIME
- SMORE MAKING
- DANCE PARTY
- ANIMATOR
- 3 HOURS
- 2 HOSTS
- MAX 10 GIRLS
- MAX 20 ADULTS



Disco Night

- Spa Service
- Dance Party
- Karaoke Lights
- Party Props
- Light Show
- Fashion Show
- 3 hours
- 2 hosts
- Max 15 girls
- Max 20 adults

Party Event Place

Party Event Place

UNDER THE SEA

- Spa Service
- Face Crystals
- Mermaid Tails
- Mermaid Host
- Bubble Machine
- Fashion Show
- 3 hours
- 3 hosts
- Max 15 girls
- Max 20 adults

\$750

Party Event Place

Party Package

- Party Space
- Dance Floor/ Lights
- Karaoke
- 3 Hours
- Max 20 invites
- Max 10 adults
- Optional Drop off
- 2 hosts
- Party Props

\$ 500

Party Event Place

Party Event Place

S5320-00-000-0006-00 (534300)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0007-00 (534301)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0008-00 (534302)
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S5320-00-000-0009-00 (534303)
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S5320-00-000-0010-00 (534304)
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MISSION TX 78572

S5320-00-000-0019-00 (534313)
SPARKS FAMILY MANAGEMENT TRUST
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MISSION TX 78572

S5320-00-000-0019-01 (581951)
SPARKS KEVIN TRUSTEE
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2417 E GRIFFIN PKWY
MISSION TX 78572

S5320-00-000-0020-00 (534314)
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MISSION TX 78572

S5320-00-000-0021-00 (534315)
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2417 E GRIFFIN PKWY
MISSION TX 78572

S5320-00-000-0022-00 (534316)
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2417 E GRIFFIN PKWY
MISSION TX 78572

S5320-00-000-0023-00 (534317)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0024-00 (534318)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0024-01 (581950)
M & T BUSINESS VENTURES LLC
3017 YUMA AVE
MCALLEN TX 78503

S5320-00-000-0025-00 (534319)
M & T BUSINESS VENTURES LLC
3017 YUMA AVE
MCALLEN TX 78503

S5925-00-000-0001-00 (514095)
STARS RESTAURANTS LLC
2941 NW 156TH ST
EDMOND OK 73013

A0710-00-000-0001-00 (704380)
495 INVESTMENTS LLC
400 NOLANA STE H2
MCALLEN TX 78504

A0710-00-000-0002-00 (704384)
MPJ GROUP LLC
400 W NOLANA AVE STE H2
MCALLEN TX 78504

T3350-00-00B-0005-00 (20407194)
PENA GERARDO RODRIGUEZ & IVAN
2805 MIMOSA ST UNIT 5
MISSION TX 78574

T3350-00-00C-0009-00 (846536)
REYES DEBORAH & BARBARA & JOSE /
2715 MIMOSA ST UT 9
MISSION TX 78574

T3350-00-00D-0009-00 (895730)
CHAPPELL JUSTIN
818 MANSFIELD DR UNIT 157
PORT MANSFIELD TX 78598