

ITEM# 1.4

CONDITIONAL USE PERMIT: El Jardin Events
105 E. 30th Street
Lot 1, Block 1, Briana Estates Subdivision
C-3
Hilda Garcia

REVIEW DATA

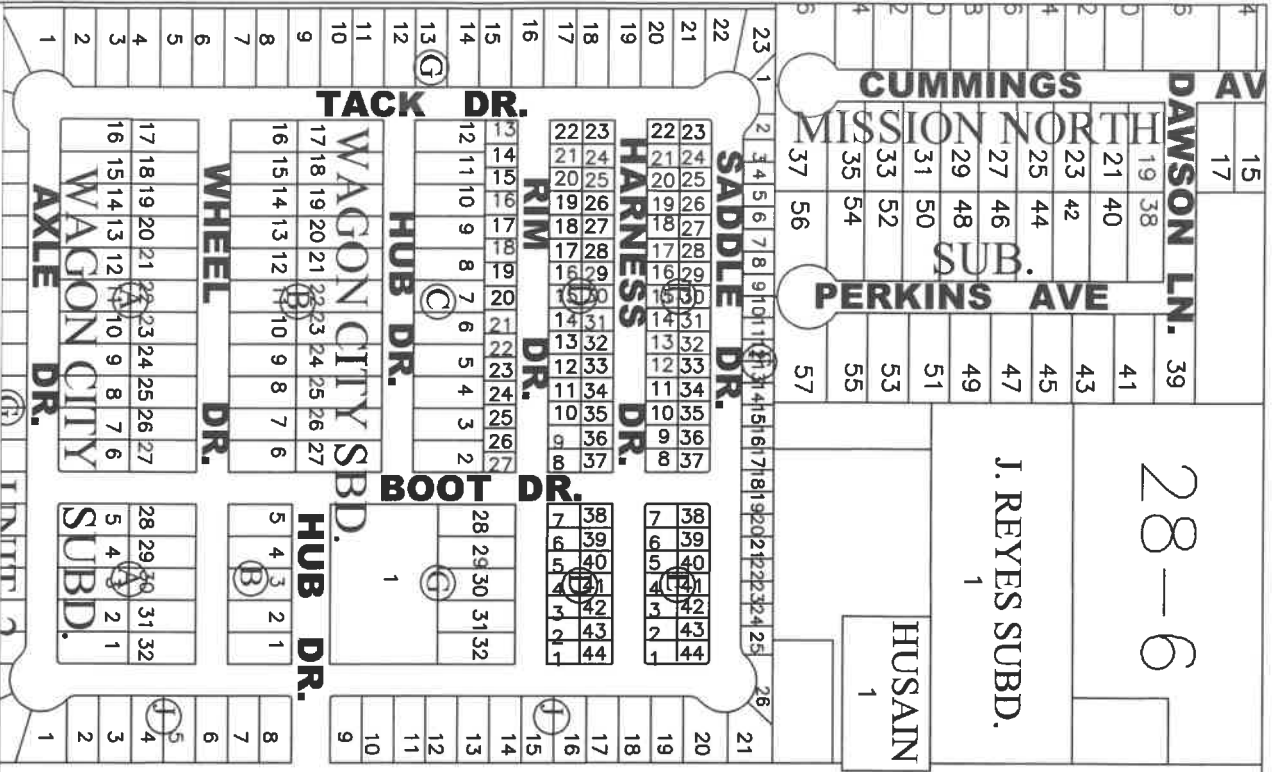
The subject site is located approximately 235' east of Conway Avenue along the north side of E. 30th Street. The applicant is leasing a suite within a commercial plaza for a proposed Event Center. She proposes to have small scale events such as birthday parties, gender reveals, reunions, seminars etc. In the near future the applicant will be applying for a BYOB CUP. Access to the site will be provided via a 22' driveway off of E. 30th Street.

- **Hours of Operation:** Monday – Wednesday from 1 pm – 12 am and Thursday – Sunday from 1 pm – 1 am
- **Staff:** 2 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 100 seating spaces proposed, which would require 33 parking spaces. (100 seats/1 parking space for every 3 seats = 33). There is a total of 44 parking spaces that are held in common for this commercial plaza. Staff notes that no landscaping is present and that the property is paved all around. Therefore, planters will be required.

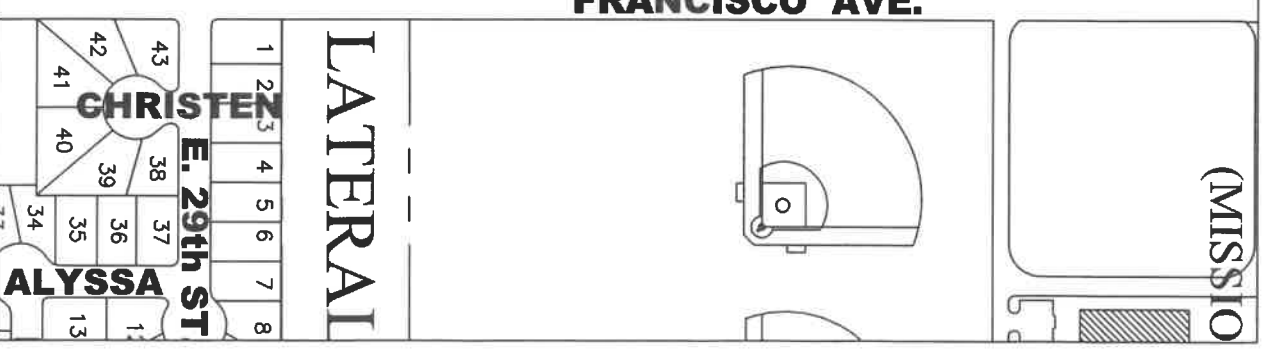
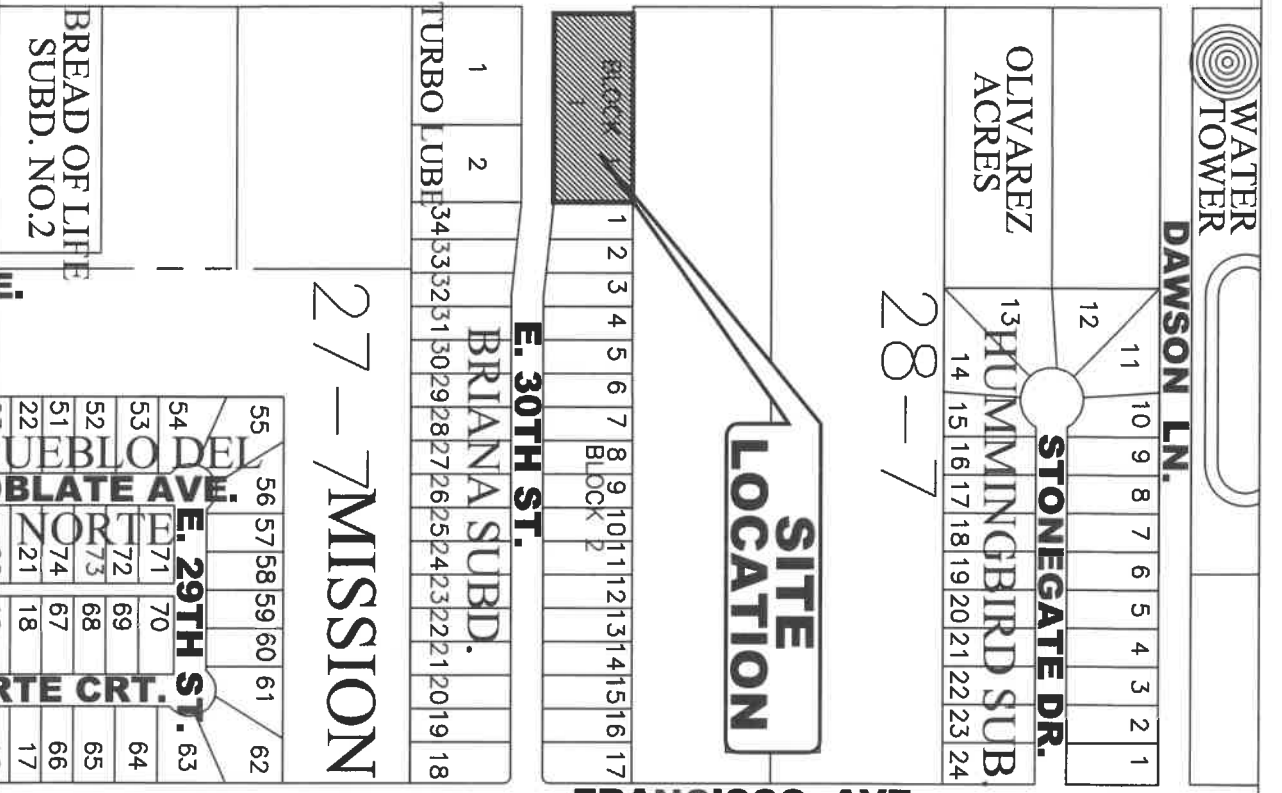
REVIEW COMMENTS: Staff mailed out 21 notices to the property owners within a 200' radius of the site and there have been no comments in favor or against this request forwarded to the Planning Department.

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



CONWAY (S. H. 107)

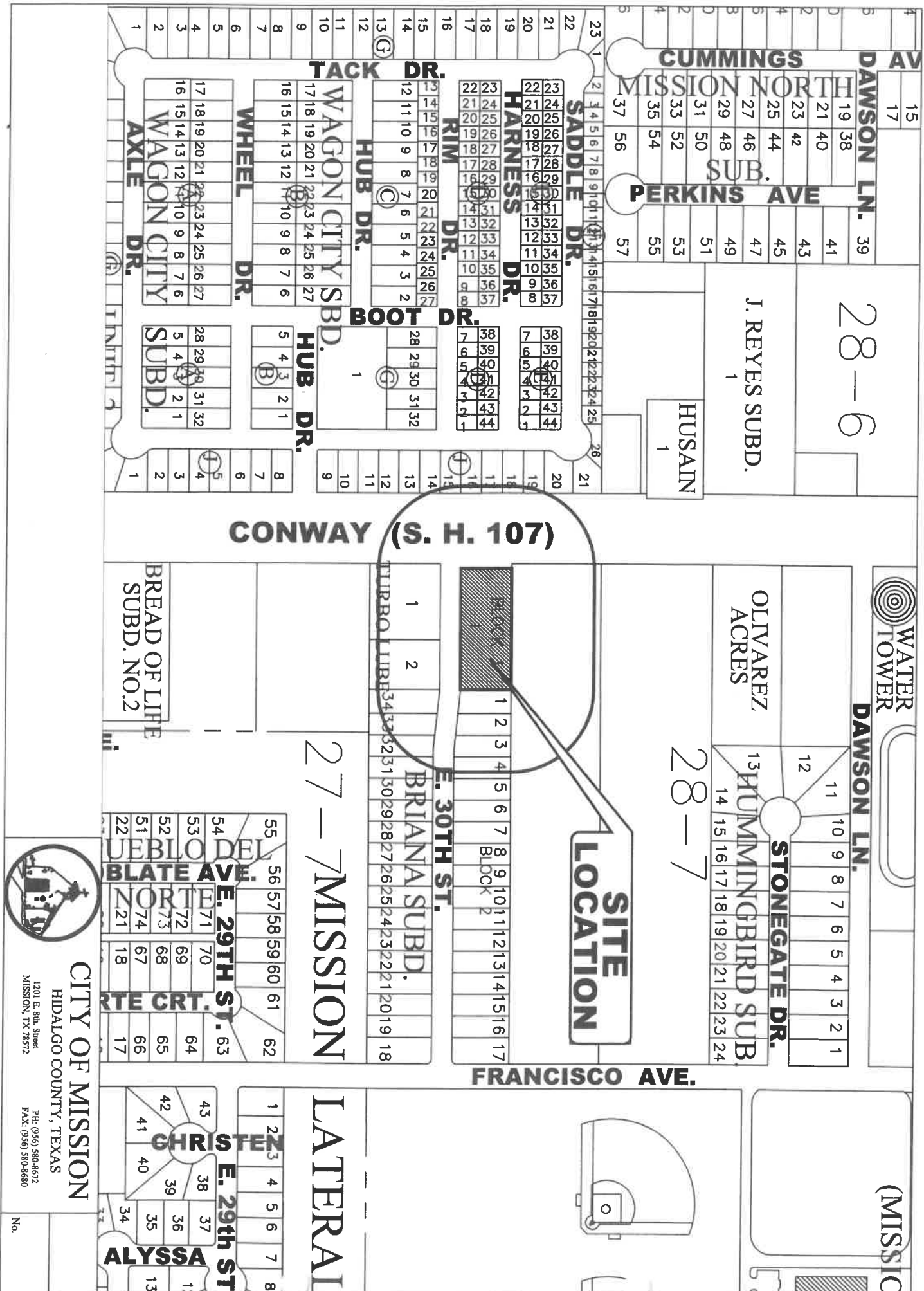


CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572
 TEL: (956) 580-8672
 FAX: (956) 580-8680

No.

200' RADIUS MAILOUT MAP



28-6

J. REYES SUBD.
1

HUSAIN
1

28-7

SITE LOCATION

27-7 MISSION

CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

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



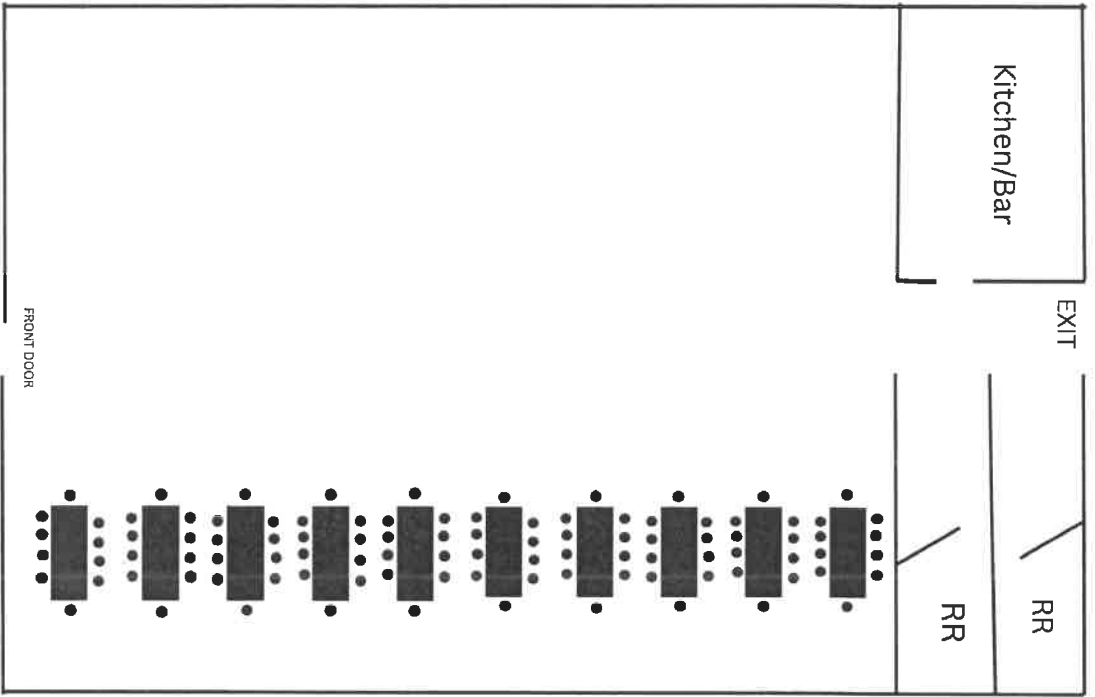
No.

CONWAY AVE. (S.H. 107)

E. 30TH STREET

**SITE
LOCATION**









BAR

EXIT

B4230-00-001-0001-00 (571734)
DE ALBA URIEL
3008 N CYNTHIA ST
MCALLEN TX 78501

B4230-00-002-0001-00 (571735)
DE ALBA URIEL & DORA
3008 N. CYNTHIA ST.
MCALLEN TX 78501

B4230-00-002-0002-00 (571736)
SERRANO HILDA M & JUAN JR
203 E 30TH ST
MISSION TX 78574

B4230-00-002-0003-00 (571737)
MARTINEZ JORGE LUIS & KOPIISKY GARZA
205 E 30TH ST
MISSION TX 78574

B4230-00-002-0004-00 (571738)
GARZA JESUS ALEJANDRO
207 E 30TH ST
MISSION TX 78574

B4230-00-002-0031-00 (571765)
AMAYA ANABEL
206 E 30TH ST
MISSION TX 78574

B4230-00-002-0032-00 (571766)
RAMIREZ RODOLFO JR & TERESA
204 E 30TH ST
MISSION TX 78574

B4230-00-002-0033-00 (571767)
IGLESIAS MIGUEL III & SONIA
2903 TULIP AVE
MISSION TX 78574

B4230-00-002-0034-00 (571768)
BRISENO CARLOS & ELSA
200 E 30TH ST
MISSION TX 78574

W0100-00-027-0007-07 (317110)
HEITSHUSEN GARTH
1935 TRIWAY LN
HOUSTON TX 77043

W0200-02-00J-0013-00 (320040)
OLIVAREZ JAMES EDWARD & THELMA G
1226 LINDBERG AVE
PALMHURST TX 78573

W0200-02-00J-0014-00 (320041)
HANNA LYNETTE J
224 S HOMER ST
PRINCETON IL 61356

W0200-02-00J-0015-00 (320042)
FRANKS THOMAS L & CAROL J TRUSTEES
FRANKS LIVING TRUST
786 LOMA LINDA DR
BRIGHTON CO 80601

W0200-02-00J-0016-00 (320043)
SCOFIELD DEBRA & SUSAN BOULEY
2905 N CONWAY AVE UNIT 67
MISSION TX 78574

W0200-02-00J-0017-00 (320044)
KRATZ MARVIN L & KATHRYN M
2905 N CONWAY NO 249
MISSION TX 78574

W0200-02-00J-0018-00 (320045)
HILL MIRIAM MAXINE
2905 N CONWAY NO 218
MISSION TX 78574

W0200-02-00J-0019-00 (320046)
MACMASTER JAMES W & DOLORES V
242 S EBERHART RD
BUTLER PA 16001

W0200-02-00J-0020-00 (320047)
SPAANS JAMES L & RENEE E
2905 N CONWAY AVE UNIT 55
MISSION TX 78574

B4230-00-001-0001-05 (1370891)
CASA KEVIN MISSION LLC
120 N 17TH ST
MCALLEN TX 78501

T8246-00-000-0001-00 (1371266)
TURBO LUBE & AUTO SALES LLC
2300 EXPRESSWAY 83
PENITAS TX 78576

T8246-00-000-0002-00 (1371267)
TURBO LUBE & AUTO SALES LLC
2300 EXPRESSWAY 83
PENITAS TX 78576