

## **ITEM# 1.4**

**CONDITIONAL USE PERMIT:** Xulcan Event Center  
2813 E. Griffin Parkway, Suite C  
Lot 1, Adams Crossing  
C-3  
Xulcan Event Center  
c/o Antonio Izaguirre

### **REVIEW DATA**

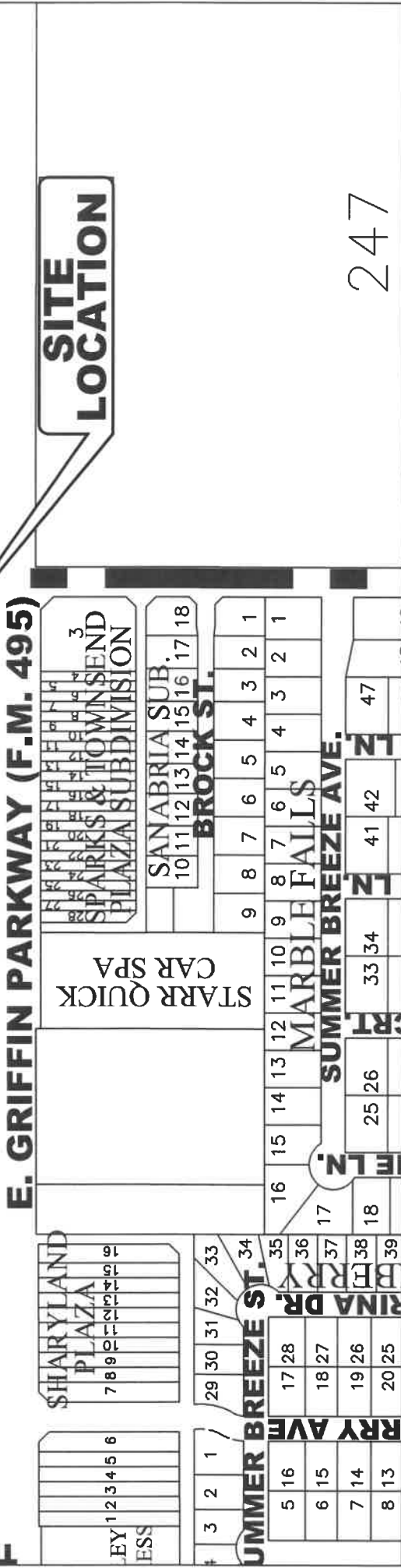
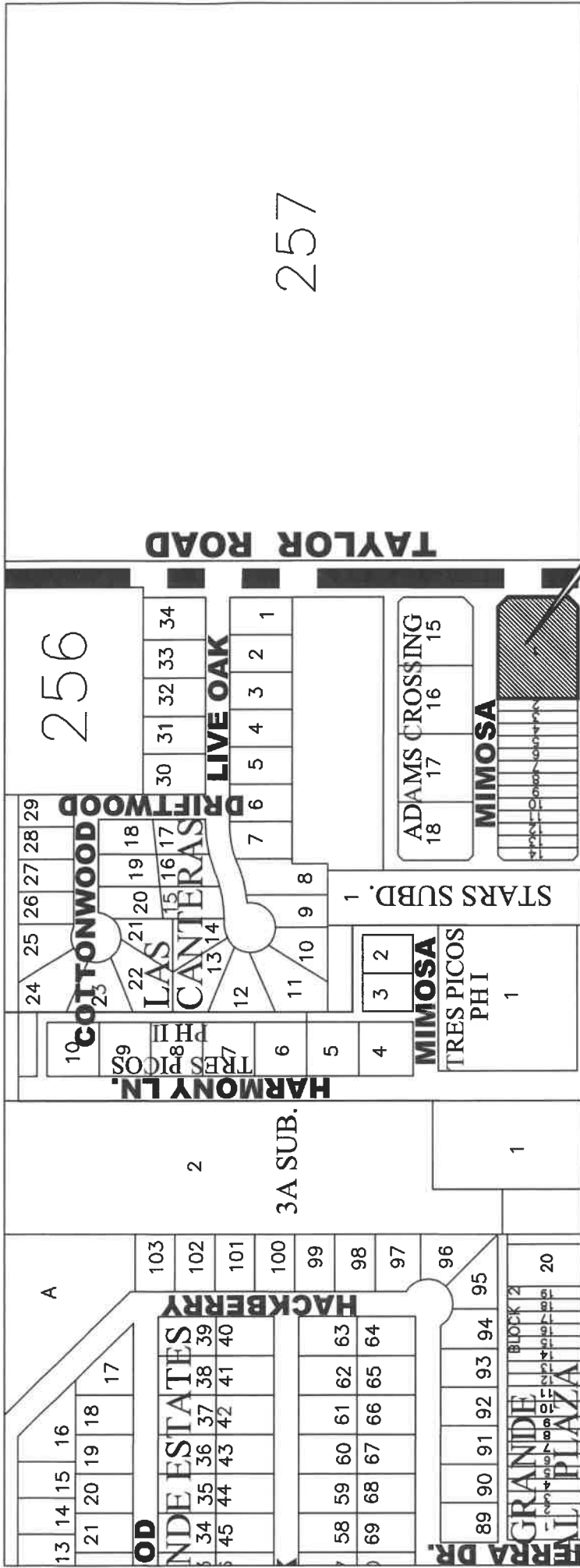
The subject site is located at the NE corner of Griffin Parkway & Taylor Road. —see **vicinity map**. The applicant is leasing a 1,200 square feet suite within a multi-unit commercial plaza for his proposed event center. The applicant proposes to have small scale events such as birthday parties, gender reveals, reunions, seminars, etc. Access to the site will be provided via a driveway off of Griffin Parkway and Taylor Road.

- **Hours of Operation:** The hours of operation vary depending on the type of event; however, most of the events are during the evenings and on weekends and typically take place during the hours of 6:00 pm till 2:00 am
- **Staff:** 1 employee
- **Parking & Landscaping:** In reviewing the floor plan, the 1,200 sq. ft. building will have 8 tables with 8 chairs for a total of 64 seats. A total of 21 parking spaces will be required for this site. Staff notes that there is a total of 63 parking spaces that area held in common within the commercial plaza. Landscaping is meeting code.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

**REVIEW COMMENTS:** Staff mailed out 18 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

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

- 1) Compliance with the Building, Fire and Sign Codes.
- 2) Must comply with noise ordinance, and
- 3) Acquisition of a business license.



**256**

**257**

**247**



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

PH: (956) 380-8672  
 FAX: (956) 380-8680

No. \_\_\_\_\_



**SITE  
LOCATION**

**TAYLOR RD.**

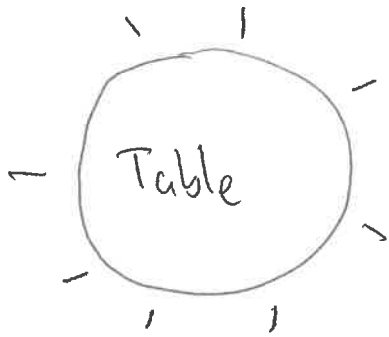
**GRIFFIN PKWY (F.M. 495)**

Hall

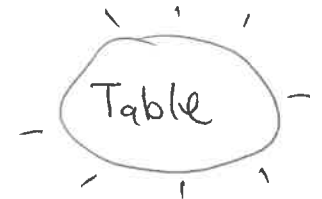
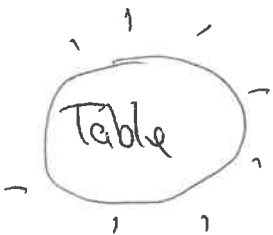
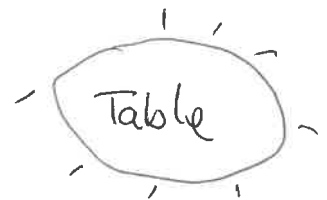
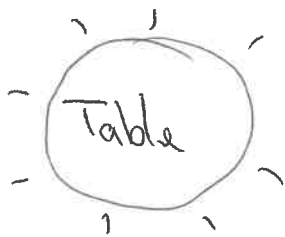
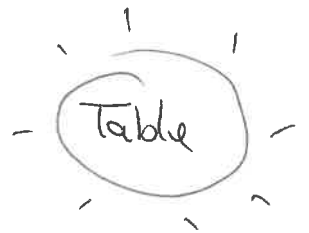
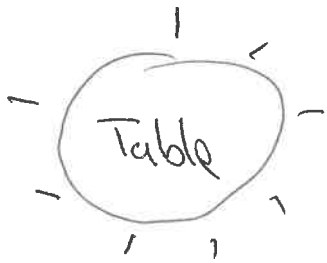
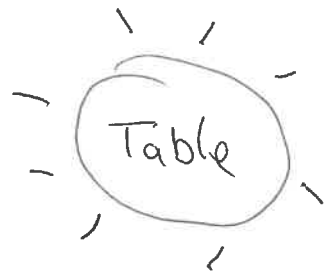
Restroom

Service  
Room

Storage



8 Chairs per table



S5320-00-000-0003-00 ( 534297)  
3-0 RANCH MISSION PROPERTIES LLC  
122 CIBOLO RIDGE TRAIL  
FAIR OAKS TX 78015

S5320-00-000-0004-00 ( 534298)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

S5320-00-000-0005-00 ( 534299)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

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)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

S5320-00-000-0009-00 ( 534303)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

S5320-00-000-0010-00 ( 534304)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

S5320-00-000-0011-00 ( 534305)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

S5320-00-000-0012-00 ( 534306)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

S5320-00-000-0013-00 ( 534307)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

S5320-00-000-0014-00 ( 534308)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

S5320-00-000-0015-00 ( 534309)  
SPARKS FAMILY MANAGEMENT TRUST  
2405 E GRIFFIN PKWY STE A  
MISSION TX 78572

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-0003-00 (20407192)  
PEREZ VICTOR HUGO MAYORGA  
2805 MIMOSA ST APT 3  
MISSION TX 78574

T3350-00-00C-0001-00 ( 846479)  
PENA ALFREDO GARZA  
2715 MIMOSA UNIT 1-C  
MISSION TX 78574

T3350-00-00A-0010-00 ( 729275)  
SOLIS ALEJANDRO  
PO BOX 2316  
MCALLEN TX 78502