



MEETING DATE: February 4, 2026
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Monster House, being all of Lots 7, 8, & 9, Block 184, Original Townsite of Mission Subdivision, in a (C-4) Heavy General Commercial District, located at 401 W. 11th. Street. Applicant: J. Valdez Property Holdings LLC – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 16, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 170 feet east of W. Kika De La Garza Street along the North side of W. 11th Street.
- 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 proposes to apply for a conditional use permit for the Event Center.
- The hours of operation are as follows: Thursday through Sunday from 5:00 p.m. to 12:00 am.
- Staff: 5 employees
- The applicant is proposing that no alcoholic beverages are to be sold at the venue, and no BYOB (bring your own beer) will be allowed.
- Parking: Due to the total of 80 seating spaces, which requires 26.66 parking spaces (80 seats/ 1 space for every 3 seats = 26.66 parking spaces. They are proposing 26 parking spaces.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 one year to continue to assess this operation.
- Hours of operation are Thursday through Sunday from 5:00 p.m. to 12:00 a.m.
- Maximum occupancy is ____.
- Must comply with the noise ordinance
- CUP is not transferable to others.
- Must have security cameras inside and outside with a minimum 30-day retention.
- Must comply with all city codes (Building, Fire, Health, Sign, etc.)

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

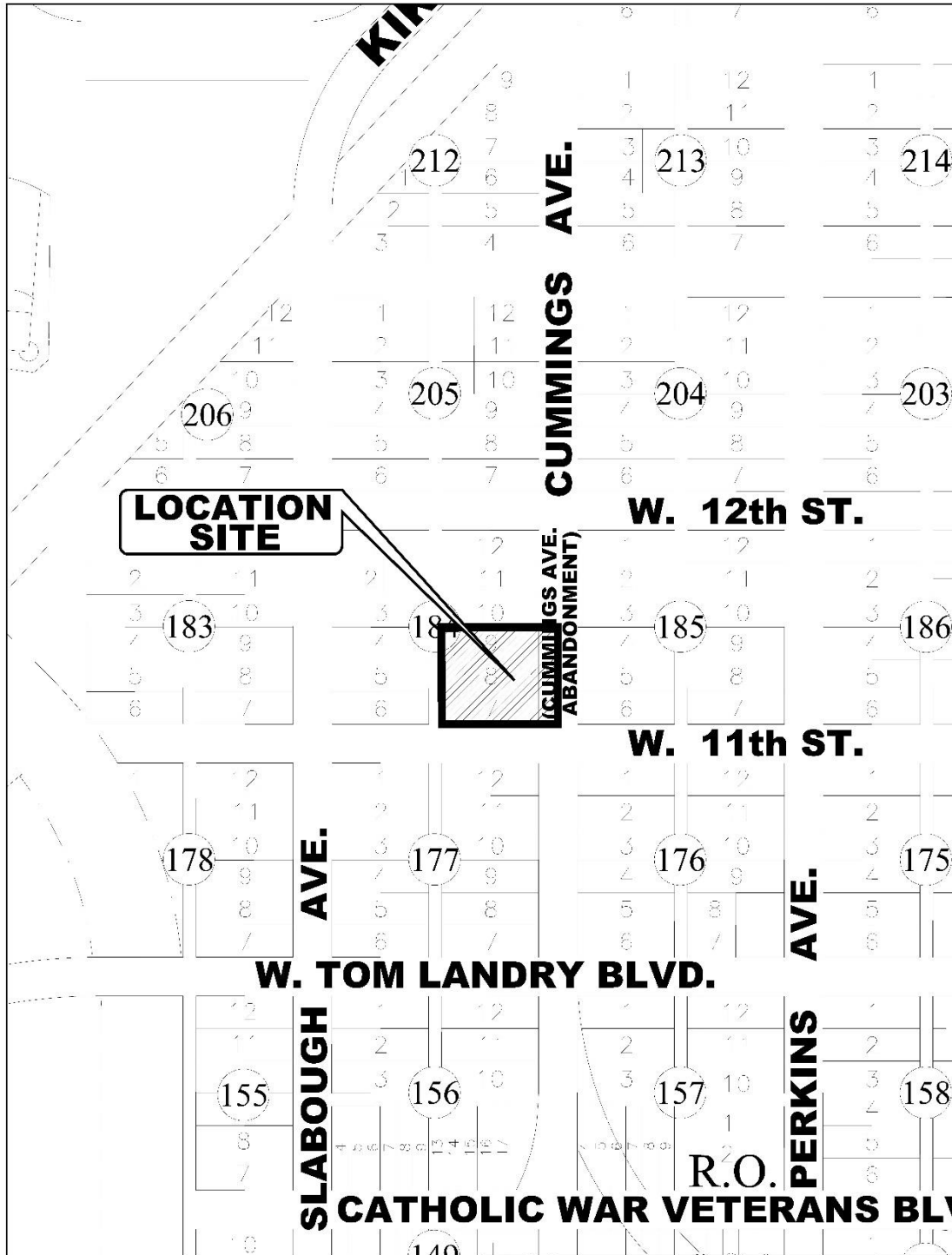
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78372

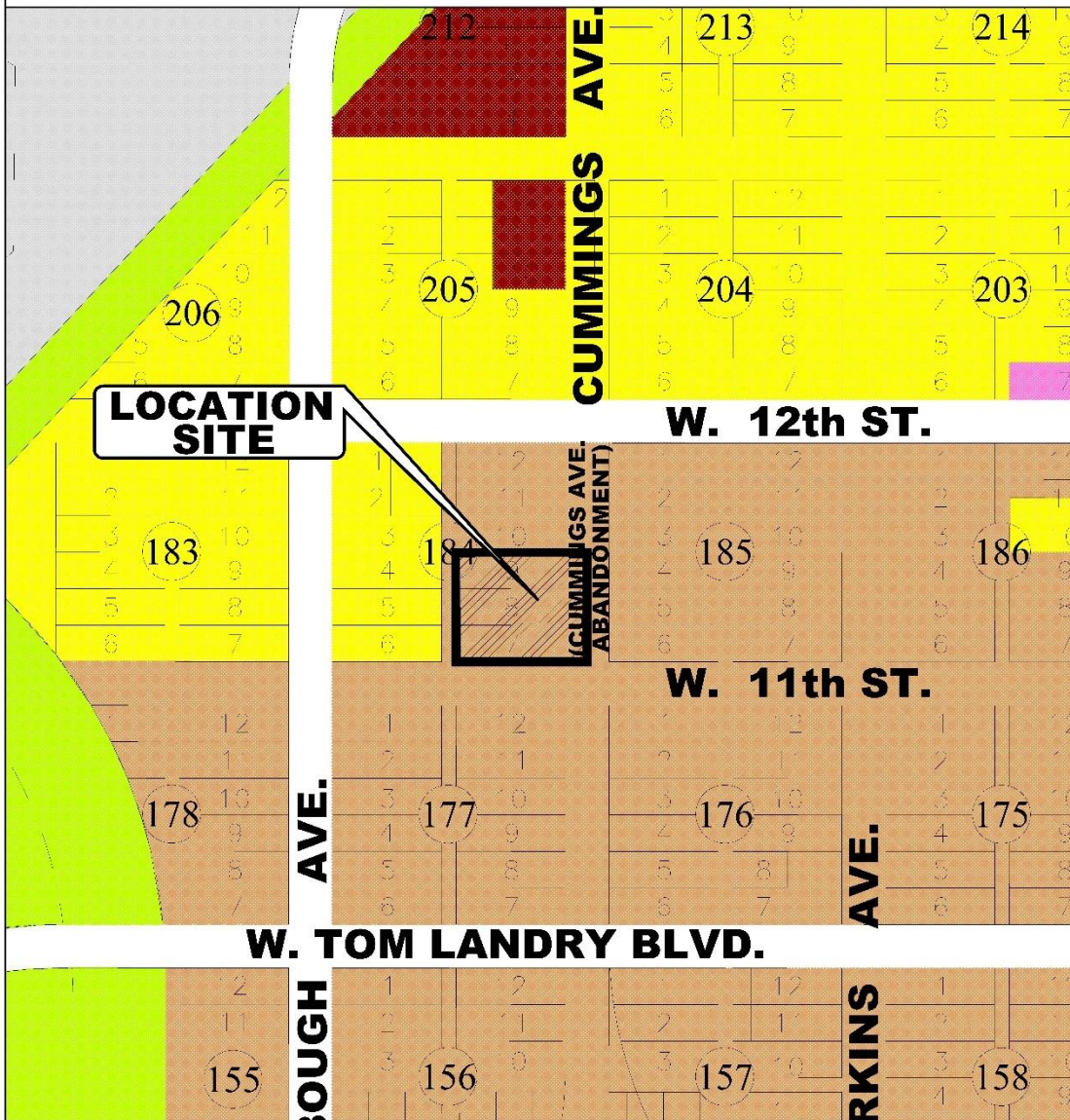
PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| 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 MFCT'D 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 |

PICTURES



PICTURES



PICTURES



PICTURES



PICTURES

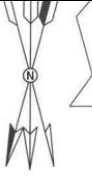


PICTURES



FLOOR PLAN

401 West 11th Street



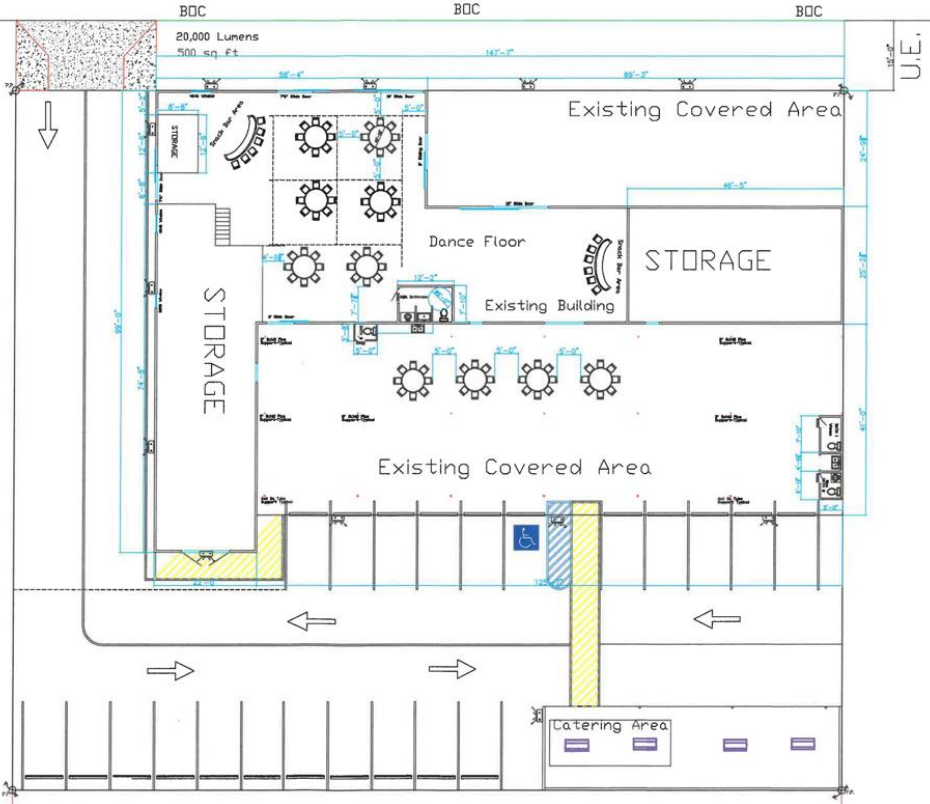
PREVAILING WINDS
PLANT
GEOMETRICS

ADA Mobility Guide For Events

NOTES ON MOBILITY CONSIDERATIONS FOR MOBILE EVENTS
 The ADA Guidelines for Buildings and Facilities that are open to the public for accessibility to persons with disabilities. The following information is provided for general information only. It is not intended to be a substitute for professional advice or to be used as a basis for design decisions. The information is provided for general information only. It is not intended to be a substitute for professional advice or to be used as a basis for design decisions. The information is provided for general information only. It is not intended to be a substitute for professional advice or to be used as a basis for design decisions.

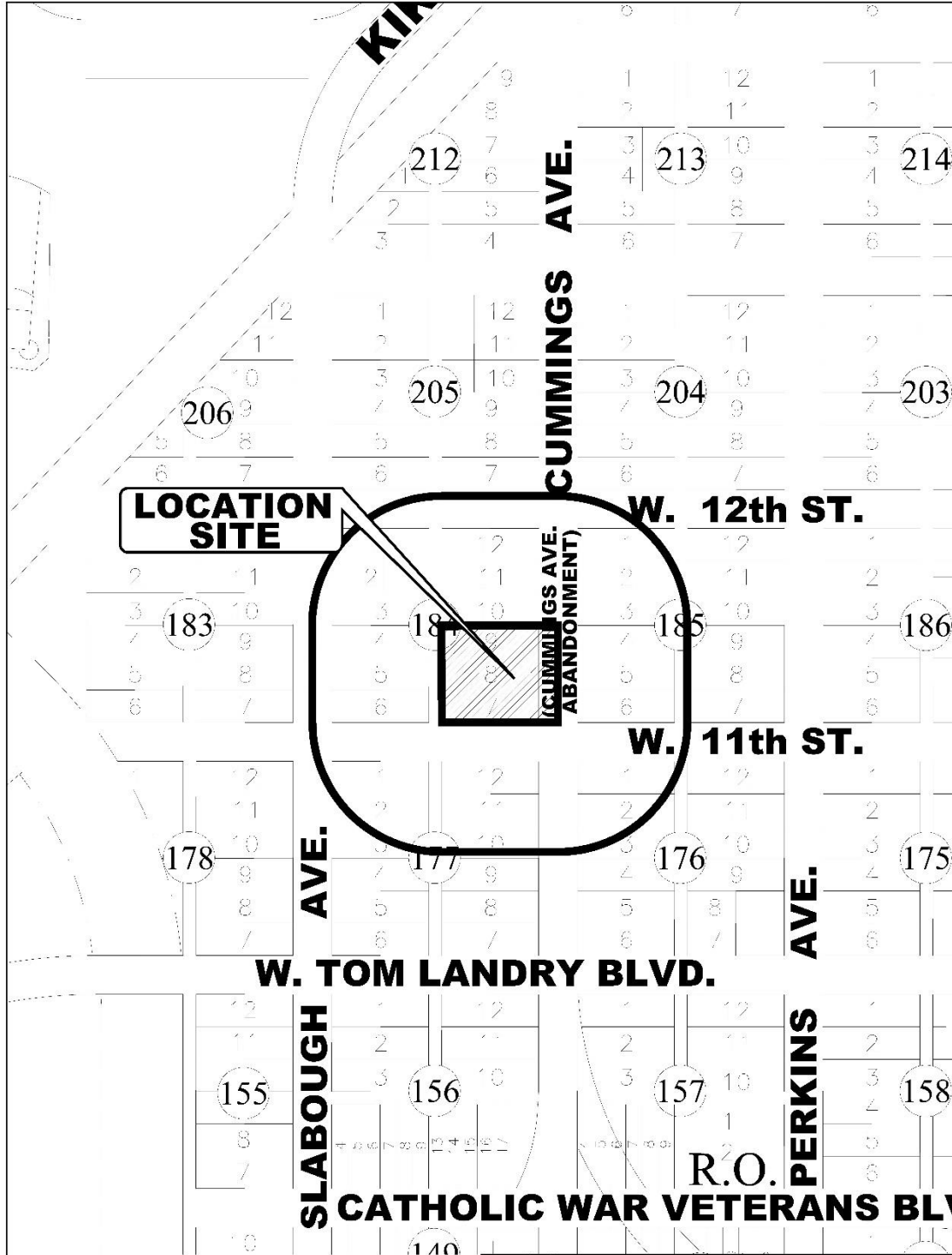
Steps a portable wheelchair lift should use some interior or outdoor stages of any height easily accessible to the public and wheelchair accessible.
 The lift should be used to transport wheelchair users to and from the stage. The lift should be used to transport wheelchair users to and from the stage. The lift should be used to transport wheelchair users to and from the stage. The lift should be used to transport wheelchair users to and from the stage.

Event seating at the event is held in a facility that offers Section or bleacher seating, wheelchairs should be provided for mobility impaired attendees. These accessible seats may be either in front row or in the aisle.
 The accessible seats should be provided in front row or in the aisle. The accessible seats should be provided in front row or in the aisle. The accessible seats should be provided in front row or in the aisle. The accessible seats should be provided in front row or in the aisle.



2 Table Layout Plan
 SCALE: 1/16" = 1' - 0"

200 FOOT RADIUS



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78372

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

No.

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
239929	M5200-00-184-0006-00	VILLANUEVA DIANA D	1100 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239933	M5200-00-185-0001-00	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239940	M5200-00-185-0008-00	PAPERMAN LLC	1103 PERKINS AVE	MISSION	TX	78572-3937
679026	M5200-00-177-0001-01	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239928	M5200-00-184-0005-00	BAZAN DAVID	806 W PALMA VISTA DR	PALMVIEW	TX	78572-2144
239926	M5200-00-184-0003-00	MARTINEZ PABLO & GUADALUPE	1112 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239937	M5200-00-185-0005-00	VASQUEZ JOAQUIN & MARIO CAVAZOS	2708 S 23RD ST	MCALLEN	TX	78503-5670
239930	M5200-00-184-0007-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239927	M5200-00-184-0004-00	DE CEPEDA SAN JUANITA HERNANDEZ	1108 W KIKA DE LA GARZA ST	MISSION	TX	78572-3733
239942	M5200-00-185-0010-00	NOYOLA J ARTURO BUENO & ALMA ROSA RAMIREZ HERNANDEZ	1115 PERKINS AVE	MISSION	TX	78572
239941	M5200-00-185-0009-00	GARZA GERARDO	2722 ALAMEDA CIR	MISSION	TX	78574
239939	M5200-00-185-0007-00	BECHO IMELDA R	1101 PERKINS ST	MISSION	TX	78572
239873	M5200-00-177-0003-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239938	M5200-00-185-0006-00	KEMP RICHARD A & JAVIER GOMEZ	310 W 11TH ST	MISSION	TX	78572-3917
679026	M5200-00-177-0001-01	GARZA CORNELIO A JR	1108 N KERALUM AVE	MISSION	TX	78572-4238
239876	M5200-00-177-0007-00	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239924	M5200-00-184-0002-00	OZUNA SERVANDO & ISaura	421 W 12TH ST	MISSION	TX	78572-3722
239923	M5200-00-184-0001-00	RESENDEZ JUAN ARTURO & ELIZABETH	413 W 12TH ST	MISSION	TX	78572-3722
239932	M5200-00-184-0010-00	LA RESPUESTA CHURCH MINISTRIES	405 W 12TH ST	MISSION	TX	78572-3722
239860	M5200-00-176-0001-00	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940