

## **ITEM# 1.9**

**CONDITIONAL USE PERMIT:** Whoopee Event Center  
301 W. Griffin Parkway, Suites 2 & 3  
Lot 1D, Mission Park Plaza  
C-3  
Yolanda Torres

### **REVIEW DATA**

The subject site is located approximately 750' west of Conway Avenue along the south side of Griffin Parkway (FM 495) – see vicinity map. The applicant is leasing two suites within a commercial plaza totaling 2,728 sq.ft. for the proposed event center. Access to the site will be provided off of Griffin Parkway through two existing 24' driveways. An event center is an allowable use under a C-3 (General Business) zone as long as they apply for a conditional use permit, therefore the need for the request.

- **Days & Hours of Operation:** Monday – Sunday from 8am to 1am
- **Employees:** 3
- **Parking & Landscaping:** Based one square footage of the suites, they require 27 parking spaces. (1 space per 100 sq.ft.) It is noted that the parking area is held in common (78 existing parking spaces) and is shared with other businesses. The parking lot will need to be re-stripped.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes. The tenant sign will need to be maintained due to the damages caused by the recent storm.

**REVIEW COMMENTS:** The applicant proposes to host kids' parties, baby showers, casual play dates, and small-scale events. 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) Must comply with all City Codes (Building, Fire, Health, etc.),
- 2) Must acquire a business license prior to occupancy, and
- 3) CUP not to be transferable to others.





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

**SITE  
LOCATION**









Consultant Address Phone  
 Consultant Address Phone  
 Consultant Address Phone  
 Consultant Address Phone

No.	Description	Date

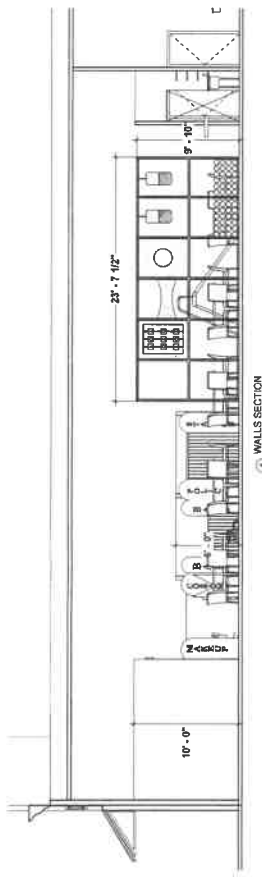
**WHOOPEE**  
 301 W. GRIFFIN PARKWAY, MISSOURI TX  
**AREA= 2,728.67 SQFT**

Project Number: 5476023 12:54:28 PM  
 Drawn By:



**A-3**  
**FLOOR PLAN EVENT CENTER**

Scale: 3/16" = 1'-0"



Door Schedule			
Type Mark	Width	Height	Description
2068 E.D.	2'-0"	6'-8"	EXISTING DOOR
3068 E.D.	3'-0"	6'-8"	EXISTING DOOR
3068 N.D.	3'-0"	6'-8"	NEW DOOR

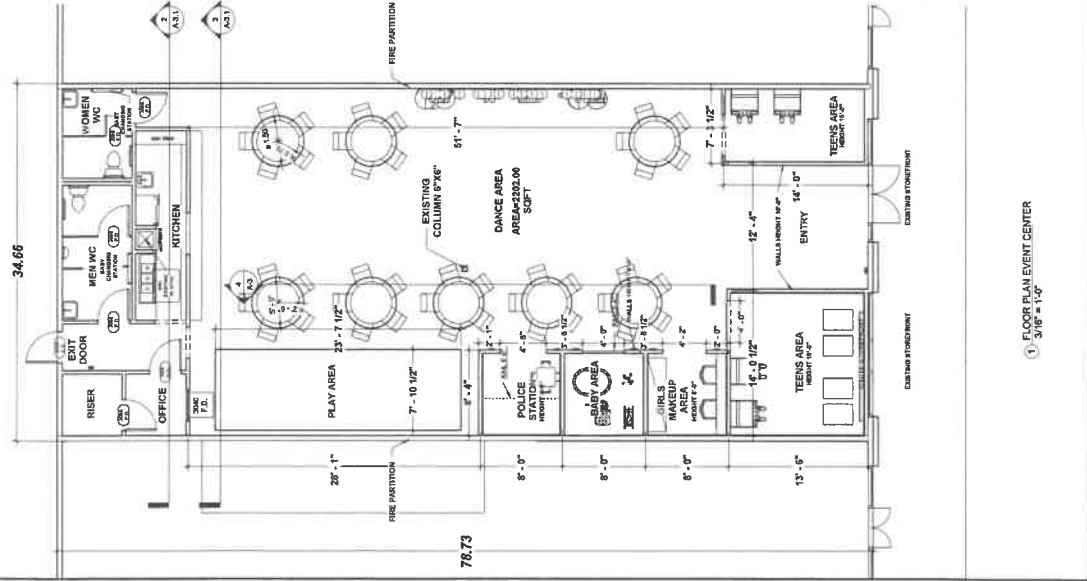
Window Schedule			
Type Mark	Width	Height	Description
3040 F.D.	3'-0"	4'-0"	FIXED

**AREA= 2,728.67 SQFT**  
**OCCUPANCY LOAD = 71 PERSON**

**FIRE PARTITION**

**DESIGN NO. UL U301**  
 FIRE RATING: 2-HOURS  
 SOUND TEST: USG-15127  
 FINISH: INTERIOR  
 LOCATION: INTERIOR  
 FRAMING TYPE: WOOD STD (LOAD-BEARING)

**ASSEMBLY REQUIREMENTS:**  
 GYPSUM PANELS: TWO LAYERS 5/8" (15.9 MM) SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULX™)  
 INSULATION: 3-1/2" (89 MM) FIBERGLASS INSULATION (R-11) OC.  
 GYPSUM PANELS: TWO LAYERS 5/8" (15.9 MM) SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULX™)



1 FLOOR PLAN EVENT CENTER  
 3/16" = 1'-0"

T6810-00-000-0003-00 ( 560073)  
SANDOVAL JUAN C & MARIA T  
3115 TULIPAN  
MISSION TX 78574

T6810-00-000-0004-00 ( 560057)  
GONZALEZ JOSEPH N & JOANN L SUAREZ  
2209 N CUMMINGS AVE  
MISSION TX 78572

T6810-00-000-0005-00 ( 560058)  
GARCIA BALLI LTD  
800 E SUNDOWN  
MCALLEN TX 78503

T6810-00-000-0006-00 ( 560059)  
HERNANDEZ VERONICA & MARTHA L  
2206 N CUMMINGS AVE  
MISSION TX 78572

T6810-00-000-0010-00 ( 560063)  
FLORES JAVIER A & SANDRA  
2205 PERKINS AVE  
MISSION TX 78572

T6810-00-000-0011-00 ( 560064)  
CANTU JORGE A & HILDA  
2207 PERKINS AVE  
MISSION TX 78572

T6810-00-000-0012-00 ( 560065)  
MARTINEZ EDGAR CLIMACO  
2209 PERKINS AVE  
MISSION TX 78572

T6810-00-000-0013-00 ( 560066)  
VALDEZ CARLOS & MARIA TERESA  
2208 PERKINS AVE  
MISSION TX 78572

S6458-00-000-0002-00 ( 620582)  
USC PROPERTIES 5 LLC  
7342 WILLOW CREEK DR  
TYLER TX 75703

B2820-00-000-000A-00 ( 658376)  
STORE-MORE MISSION  
6646 IRON HORSE BLVD  
NORTH RICHLAND HILLS TX 76180

M5233-00-000-0002-00 ( 685471)  
CAVA DUCK & BETTY 2012 FAMILY TRUST  
26000 BUCKS RUN  
SALINAS CA 93908

M5233-00-000-001C-00 ( 691021)  
DECASAS OTONIEL & EDELMIRA TRUST  
OTONIEL & EDELMIRA DECASAS LVNG  
2019 INOLA ST  
GLENORA CA 91740

M5233-00-000-001D-00 ( 732598)  
T - NORTHGATE VILLAGE LTD  
9434 VISCOUNT BLVD STE 155  
EL PASO TX 79925

M5233-00-000-001E-00 ( 732595)  
GARZA JORGE DBA TAQUERIA LA MEXICANA  
PO BOX 3342  
MCALLEN TX 78502

M5233-00-000-001F-00 (20816060)  
DG MISSION WF LLC  
2611 HARRISON ST STE 900  
WICHITA FALLS TX 76308

S3293-01-000-0005-00 ( 1466422)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209-6351

S3293-01-000-0000-7A ( 1466420)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209-6351

S3293-01-000-0004-00 ( 1466421)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209-6351