

**Started:** 6:07 p.m.

**Ended:** 6:09 p.m.

**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**

Ms. De Luna went over the write-up stating the subject site is located approximately 750' west of Conway Avenue along the south side of Griffin Parkway (FM 495). 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 on 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-striped.
- **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.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Austin moved to close the hearing. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the conditional use permit. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.