



MEETING DATE: August 20, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – The Cordelle Events, being Lot 20, Shary Business Center Subdivision, in a (C-3) General Commercial District, located at 2402 Brock Street, Suite C, Applicant: Julio Alaniz – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 04, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- August 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 20, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 130 feet East of Shary Road F.M. 494 along the South side of Brock 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 a renewal of the conditional use permit for the Event Center.
- The hours of operation are as follows: Sunday through Saturday from 8:00 a.m. to 12:00 am.
- Staff: 3 employees
- Parking: Due to the total of 48 seating spaces, which requires 16 parking spaces (48 seats/ 1 space for every 3 seats = 16 parking spaces. It is noted that the parking area is held in common (142 existing parking spaces) and shared with other businesses.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (11) 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 2 years re-evaluation subject to;
- Hours of operation are Sunday through Saturday from 6:00 a.m. to 12:00 a.m.
- Maximum occupancy being 71

- 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.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

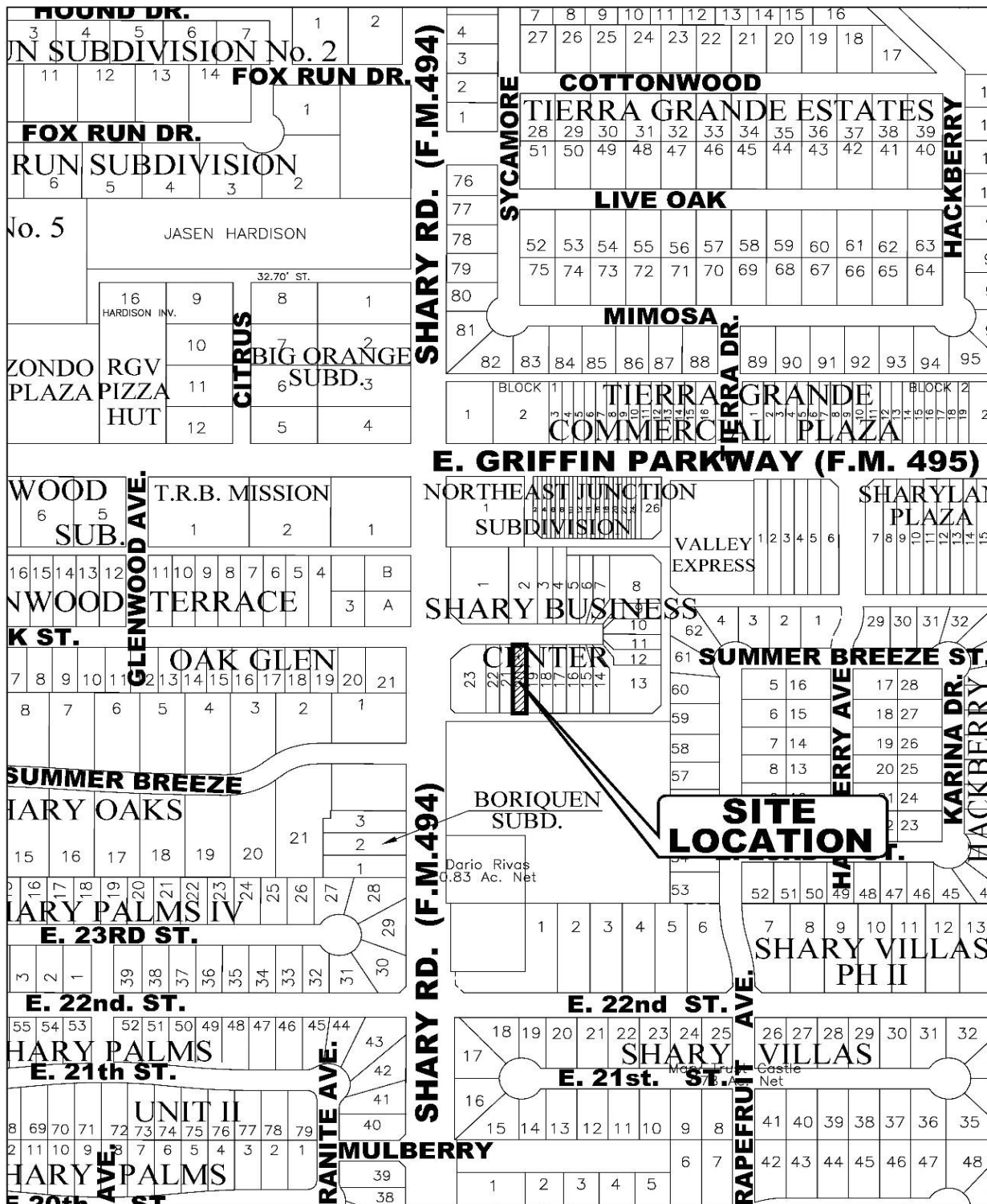
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

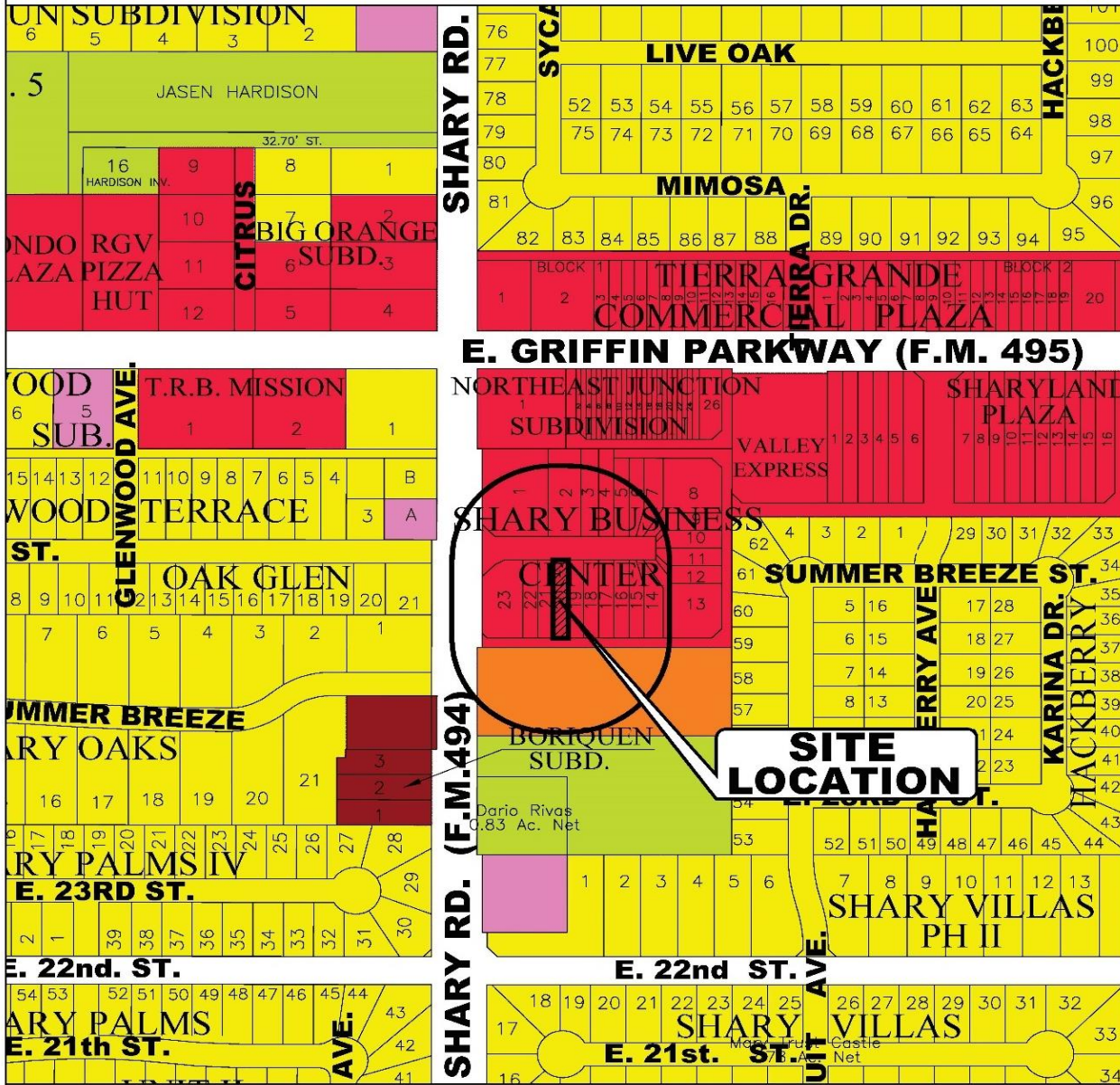
TEL: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



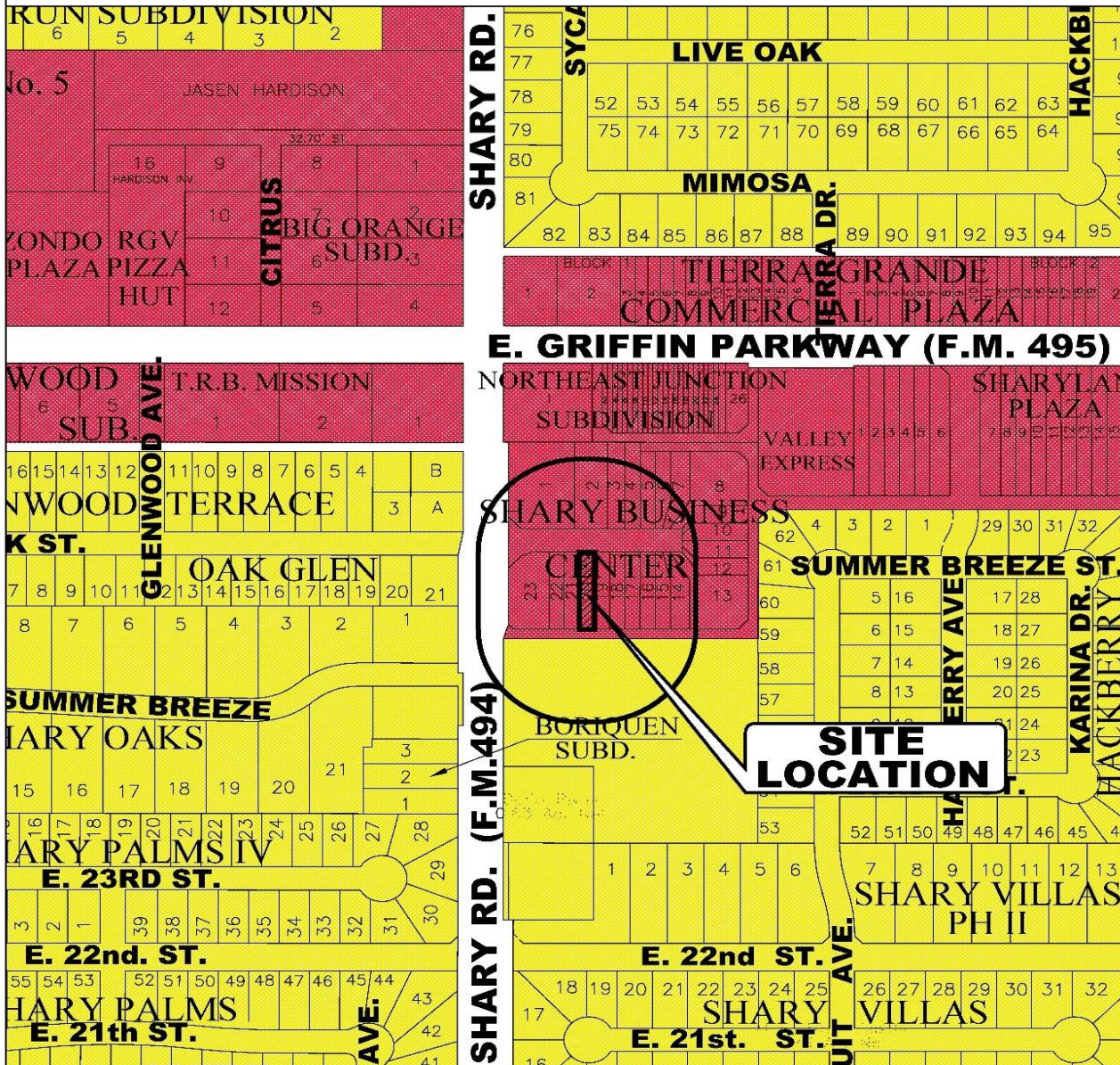
ZONING MAP



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

FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|---|--|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - ● - Neighborhood Commercial | - PUD - Planned Unit Development |

PICTURES

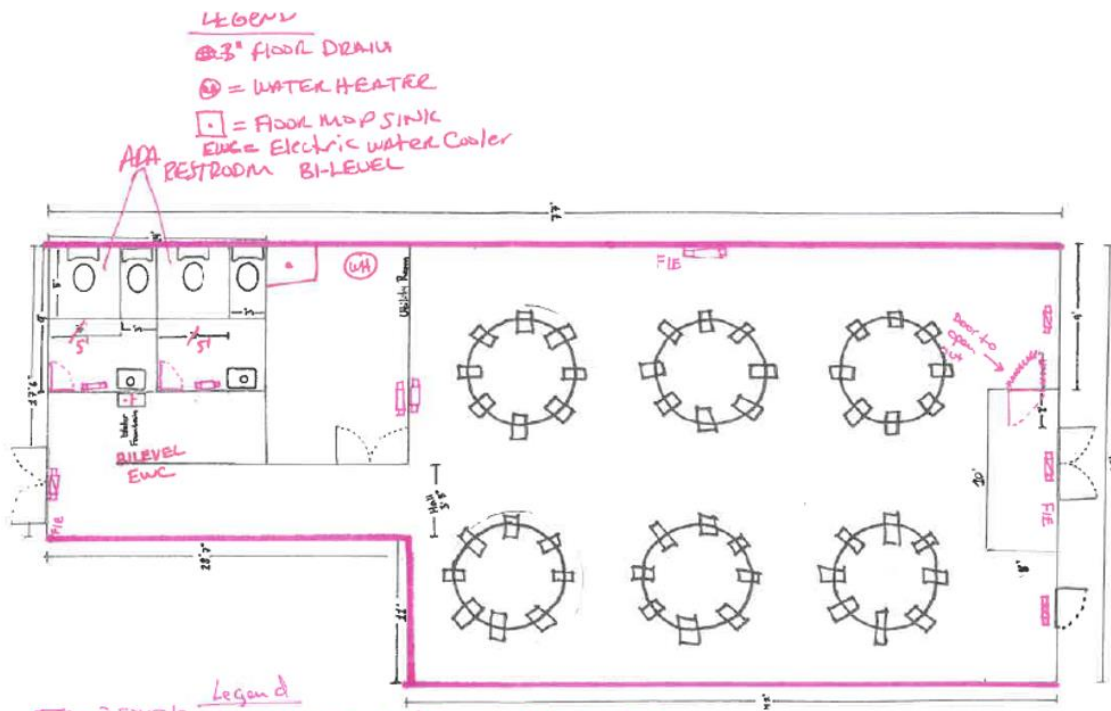


PICTURES



FLOOR PLAN

Sketch #1

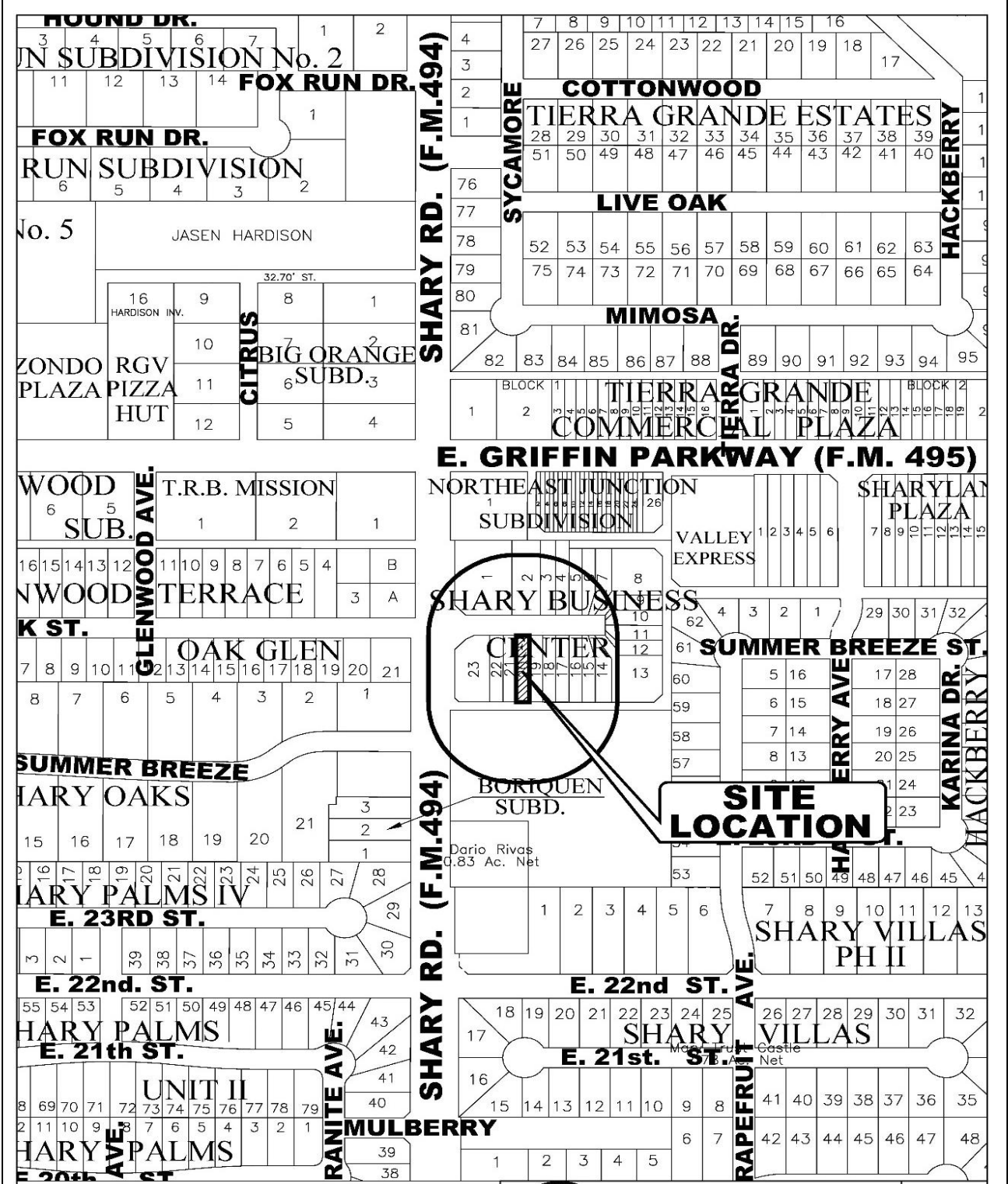


2402 Brock Street Unit C
Mission, Tx 78572

Legend

- = 3 EXIT/EMERGENCY LIGHTS Combination with battery backup.
- = 5 EMERGENCY LIGHTS with battery backup.
- FIE = 5, five (5) lbs. Fire Extinguisher Type ABC with proper labeling.
- = door by reception area to open out and the 2 doors for the restrooms shall open in.
- = maintain fire wall any penetrations or gaps will fire rated material.

200 FOOT RADIUS



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th. Street
MISSION, TX 78572
PIL: (956) 580-8672
FAX: (956) 580-8680

P11: (956) 580-8672
FAX: (956) 580-8680

No.

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
624486	S2741-00-000-0010-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624478	S2741-00-000-0002-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624479	S2741-00-000-0003-00	HSU SHERRY & TON TU	708 CHELSEA DR	MISSION	TX	78573-8614
624480	S2741-00-000-0004-00	SAN INVESTMENT LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624481	S2741-00-000-0005-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624483	S2741-00-000-0007-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624485	S2741-00-000-0009-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
624474	S2741-00-000-0001-00	HSU SHERRY & TON TU	708 CHELSEA DR	MISSION	TX	78573-8614
624482	S2741-00-000-0006-00	SAN INVESTMENTS LLC	321 S MAIN ST	MCALLEN	TX	78501-4806
0						
568332	S2740-00-000-0001-00	TEXAS STATE BANK	300 FIFTH AVENUE 21ST FLOOR, ATTN: PNC CORPORATE TAX	PITTSBURGH	PA	15222
281240	S2950-00-000-0245-20	JOHNSON DARRELL E & IRMA Z TRUSTEE	2200 N SHARY RD	MISSION	TX	78572-3239