

ITEM# 1.5

TABLED

CONDITIONAL USE PERMIT: The Cordelle Event Center
2402 Brock Street, Suite C
Lot 20, Shary Business Center
(aka Shary Business Center Condos Unit 3)
C-3
Julio C. Alaniz

REVIEW DATA

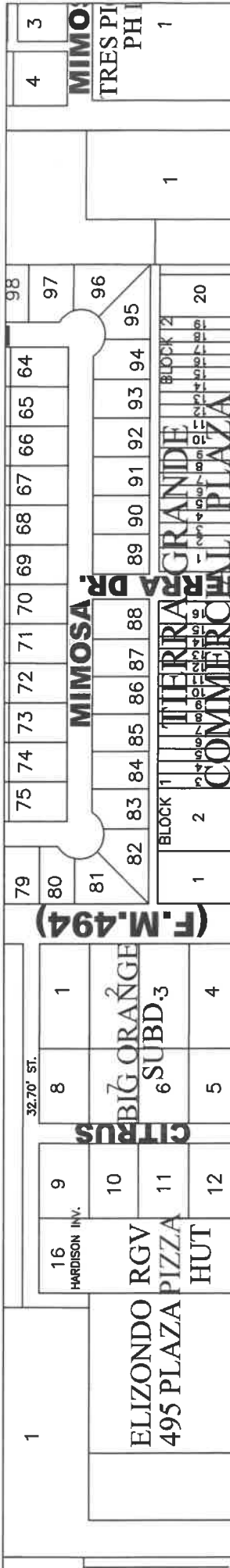
The subject site is located approximately 130' east of Shary Road along the south side of Brock Street. The applicant is leasing an 1,820 sq.ft. suite within a multi-unit commercial plaza for a proposed event center. The applicant proposes to have small scale events such as corporate meetings, birthday parties, gender reveals, reunions, seminars, etc. Access to the site will be provided via a driveway off of Shary Road and Brock Street.

- **Hours of Operation:** Monday – Thursday from 6:00 pm to 12:00 am, Friday from 6:00 pm – 2am, and Saturday & Sunday from 8 am – 2am
- **Staff:** 4 employees
- **Parking:** In viewing the floor plan, there is a total of 48 seating spaces, which require 16 parking spaces (48 seats/ 3 seats = 16 parking spaces). It is noted that the parking area is held in common (142 existing parking spaces) and are shared with other businesses. Staff notes that when this commercial plaza was built the parking requirements were based on the square footage and not on the actual use.

REVIEW COMMENTS: Staff mailed out 25 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff notes that more than 50% of the businesses within the plaza are only open Monday thru Friday and close at 5pm. The applicant has amended the hours of operation to avoid any conflicts with the other businesses.

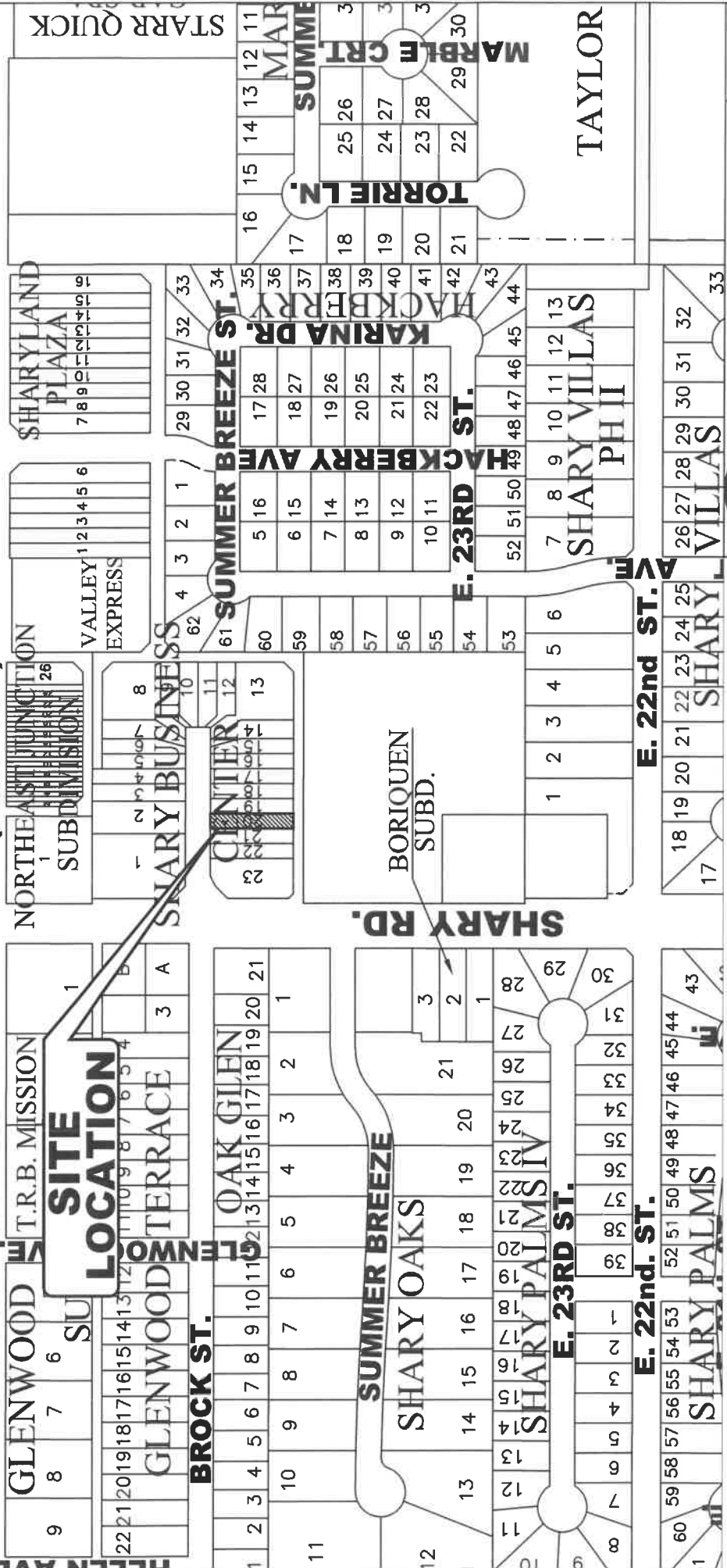
RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 year re-evaluation after business license issuance to assess this new operation,
- 2) Compliance with all City Codes (Building, Fire, Health, etc.),
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP not be transferrable to others



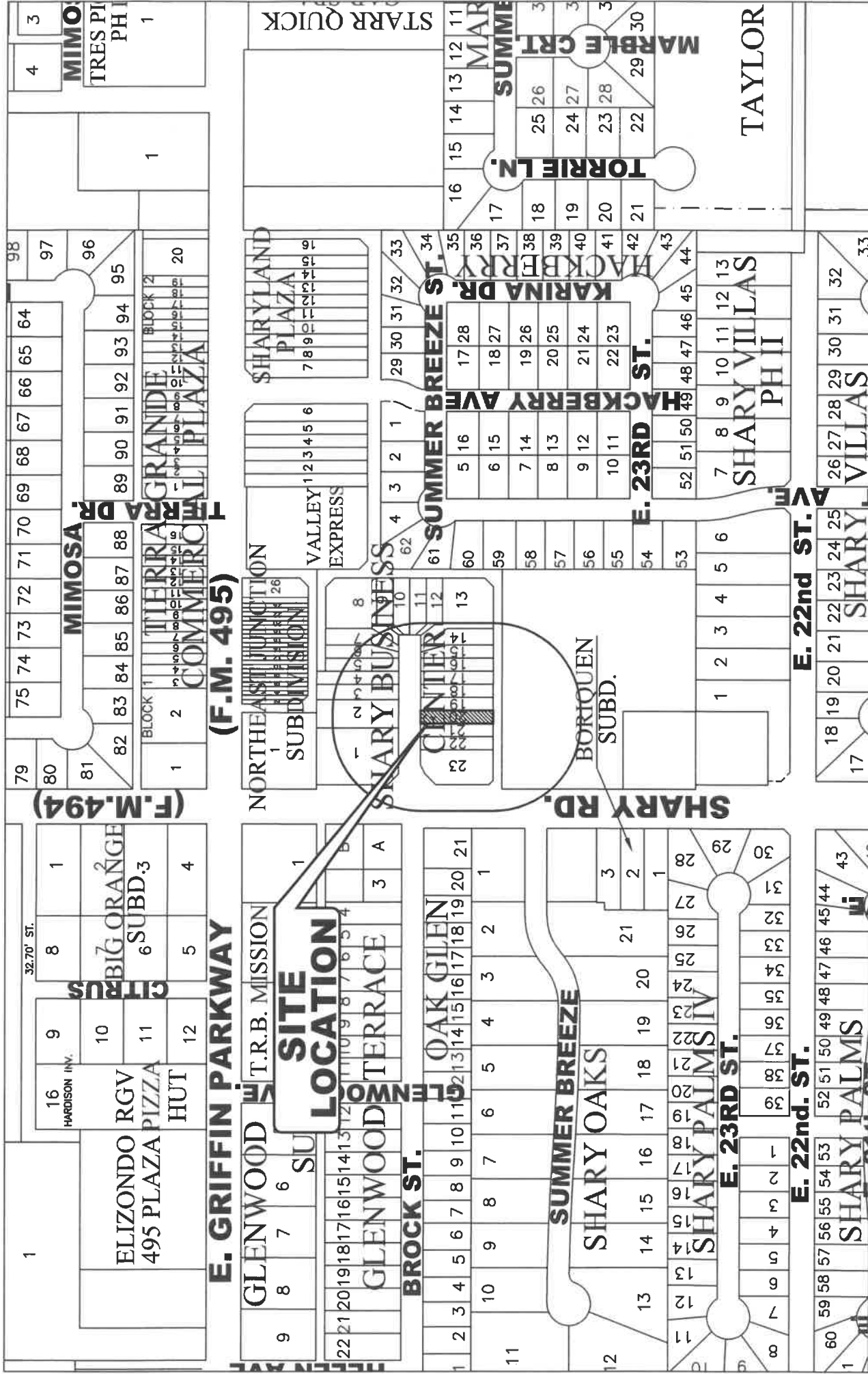
(F.M. 494)

(F.M. 495)



SITE LOCATION


CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 380-3672
 FAX: (956) 380-3680
 No.



200' RADIUS MAILOUT MAP



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

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

No. _____



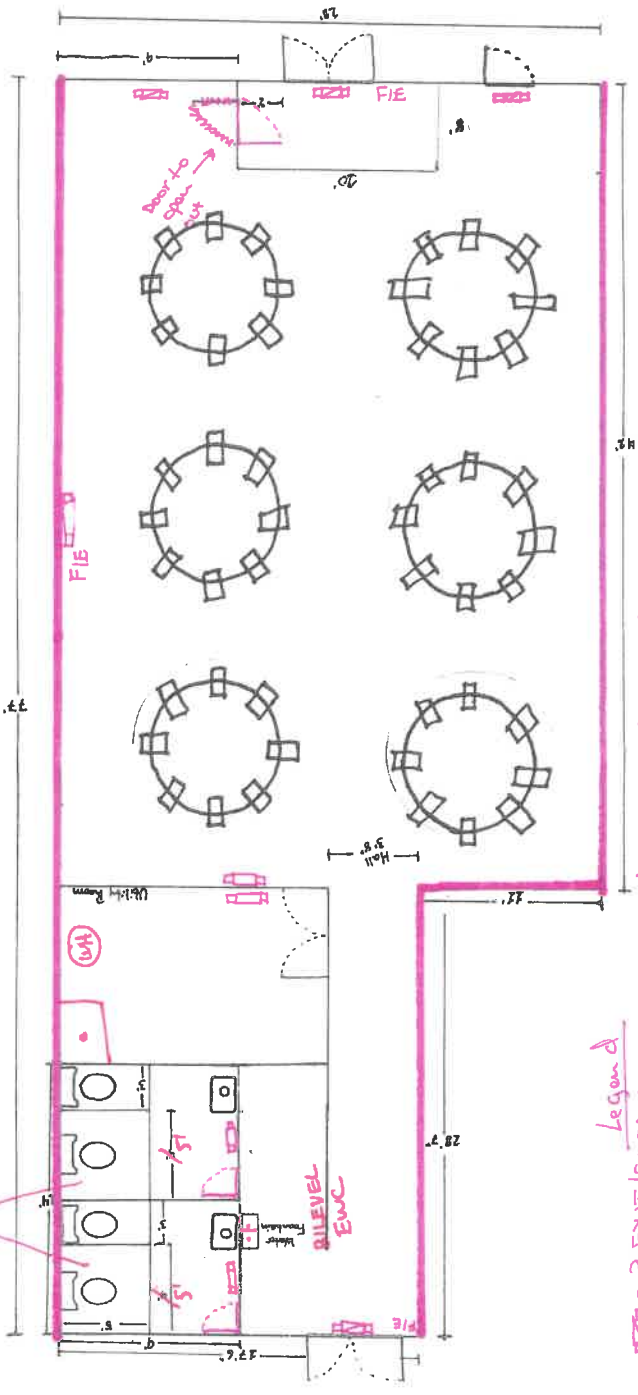
**SITE
LOCATION**

BROCK ST.

N. SHARY RD. (F.M. 494)

LEGEND

- ⊕ = FLOOR DRAIN
- ☉ = WATER HEATER
- = FLOOR MOP SINK
- EWC = Electric Water Cooler
- ADA RESTROOM BI-LEVEL



Sketch #1

Legend

- ⊕ = 3 EXIT / EMERGENCY LIGHTS Combination with battery backup.
- ☉ = 5 EMERGENCY LIGHTS w/ battery backup.
- F.I.E. = 3, five (5) lbs. fire Extinguisher Type ABC with proper labeling.
- = door by reception area to open out and blue 2 doors for the restroom should open in.
- = maintain fire walls any penetrations or gaps use fire rated material.

2402 Brock Street Unit C
Mission, TX 78572

S2740-00-000-0001-00 (568332) TEXAS STATE BANK C/O DIANA SEALE 300 FIFTH AVENUE 21ST FLOOR ATTN: PNC2200 N SHARY RD PITTSBURGH PA 15222	S2950-00-000-0245-20 (281240) JOHNSON DARRELL E & IRMA Z TRUSTEE IRMA Z JOHNSON RVCBL TRUST MISSION TX 78572	S2741-00-000-0001-00 (624474) HSU SHERRY & TON TU 708 CHELSEA DR MISSION TX 78573
S2741-00-000-0002-00 (624478) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501	S2741-00-000-0003-00 (624479) HSU SHERRY & TON TU 708 CHELSEA DR MISSION TX 78573	S2741-00-000-0004-00 (624480) SAN INVESTMENT LLC 321 S MAIN ST MCALLEN TX 78501
S2741-00-000-0005-00 (624481) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501	S2741-00-000-0006-00 (624482) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501	S2741-00-000-0007-00 (624483) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501
S2741-00-000-0008-00 (624484) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501	S2741-00-000-0009-00 (624485) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501	S2741-00-000-0010-00 (624486) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501
S2741-00-000-0011-00 (624487) INTERNATIONAL BUILDERS GROUP LLC 2401 DURANGO DR MISSION TX 78573	S2741-00-000-0012-00 (624488) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501	S2741-00-000-0013-00 (624489) GARCIA ALBERTO JR & MARA CASTELL 2602 FRESNO AVE HIDALGO TX 78557
S2741-00-000-0014-00 (624490) MMR AAVY INVESTMENTS LLC 2314 WOODLANDS DR MISSION TX 78574	S2741-00-000-0015-00 (624491) TREVINO FELIX JR & MARIA GLORIA 800 MONTECRUZ ST MISSION TX 78574	S2741-00-000-0016-00 (624492) TREVINO FELIX JR & MARIA GLORIA 800 MONTE CRUZ MISSION TX 78574
S2741-00-000-0017-00 (624493) IGLESIA CRISTOCENTRO INC 2307 E 27TH ST MISSION TX 78574	S2741-00-000-0018-00 (624494) KIDZ CRUSADE ACADEMY LLC 2407 BROCK ST STE 18 MISSION TX 78572	S2741-00-000-0019-00 (624495) KIDZ CRUSADE ACADEMY LLC 2407 BROCK ST STE 18 MISSION TX 78572
S2741-00-000-0020-00 (624496) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501	S2741-00-000-0021-00 (624497) SAN INVESTMENTS LLC 321 S MAIN ST MCALLEN TX 78501	S2741-00-000-0022-00 (624498) BLUE DIAMOND REALTY GROUP LLC 1504 SANDSTONE DR MISSION TX 78574
S2741-00-000-0023-00 (624499) REY Y REYNA COMMERCIAL PROPERTIES 1804 LAUREN LN MISSION TX 78572		