

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing and take action to consider a Conditional Use Permit for an Event Center named Buttercream Deelights Events, being Lot 9, Block 173, Original Townsite of Mission Subdivision, located at 1006 N. Conway Avenue. Applicant: Deelilah Salinas

Prepared By: Alex Hernandez
Title: Assistant Planning Director
Signature: *Alex Hernandez*

Brief Summary:

Project Timeline

- February 19, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City. **(ATTACHMENT I)**
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- March 24, 2025 – Public hearing and consideration of requested conditional use permit by the City Commission.

Summary

- The site is located along the East side of N. Conway Avenue approximately 75 feet North of E. Tom Landry Street.
- Pursuant to Section 1.43(3)(F) of the City of Mission Code of Ordinances, an Event Center requires the approval of a conditional use permit by the City Council.
- The building was built in 1973 for an office space, credit loan, martial arts and fitness gym.
- The applicant is leasing a building for an Event Center and Bakery.
- Proposed activities: A children’s event center and bakery.
- The proposed hours of operation are as follows: Monday – Sunday from 10:00am to 9:00pm
- Staff: 3 employees
- Parking: Due to the 60 proposed chairs, a total of 20 parking spaces are required. Because this property is located within the Mission’s Central Business District, exempt from parking requirements for the existing structure.
- The Planning Staff has not received any objections to the request from surrounding property owners. Staff mailed out (24) legal notices to 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 user permit is compatible and complementary to

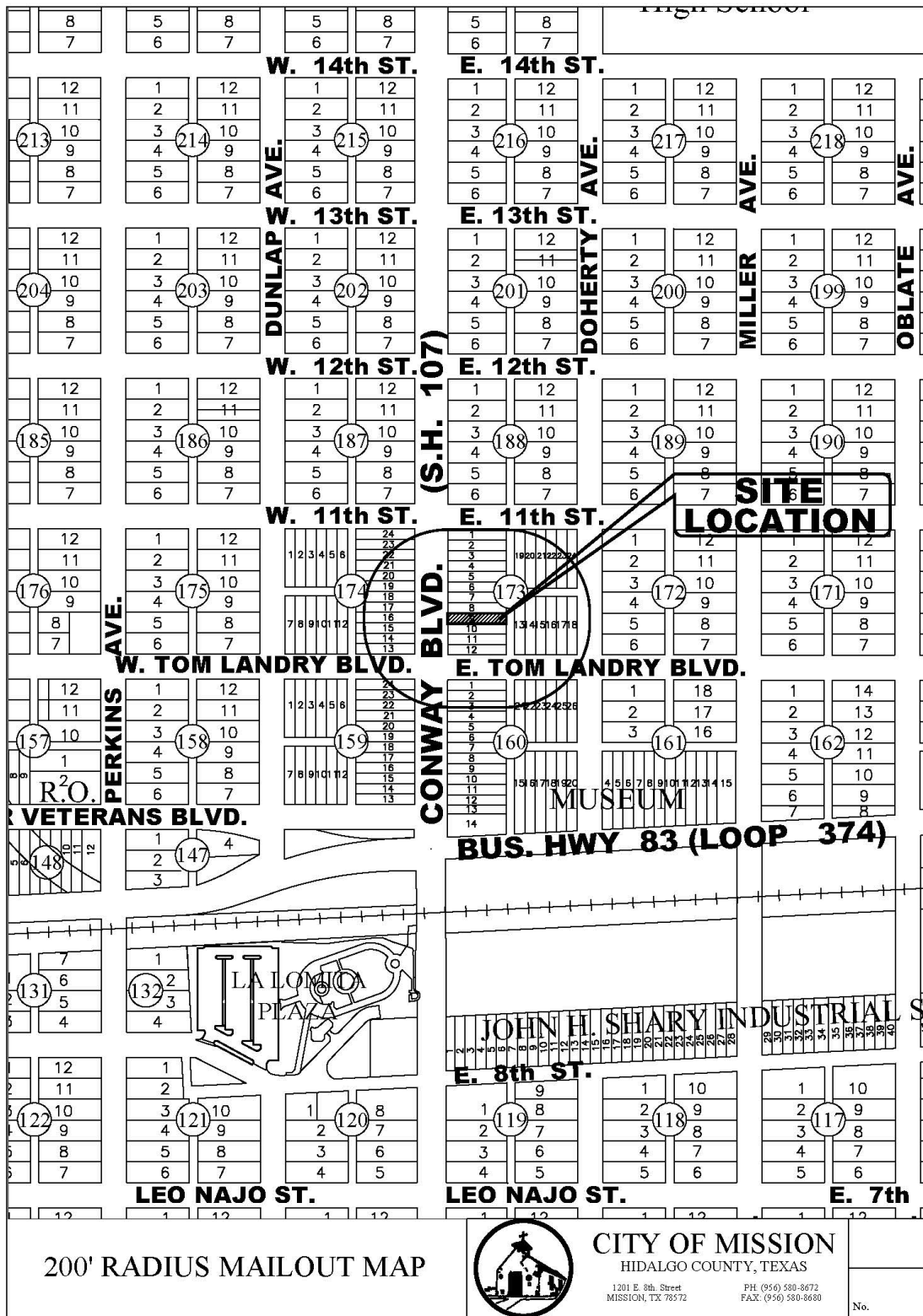
adjacent properties. **(ATTACHMENTS IV-VI)**

Staff Recommendation:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of use with the understanding that the permit can be revoked
2. Must comply with all City Codes (Building, Fire, Health, Signage, etc.)
3. Must acquire a business license prior to occupancy
4. Hours of operation are Monday – Sunday from 10:00am to 9:00pm
5. Compliance with noise ordinance

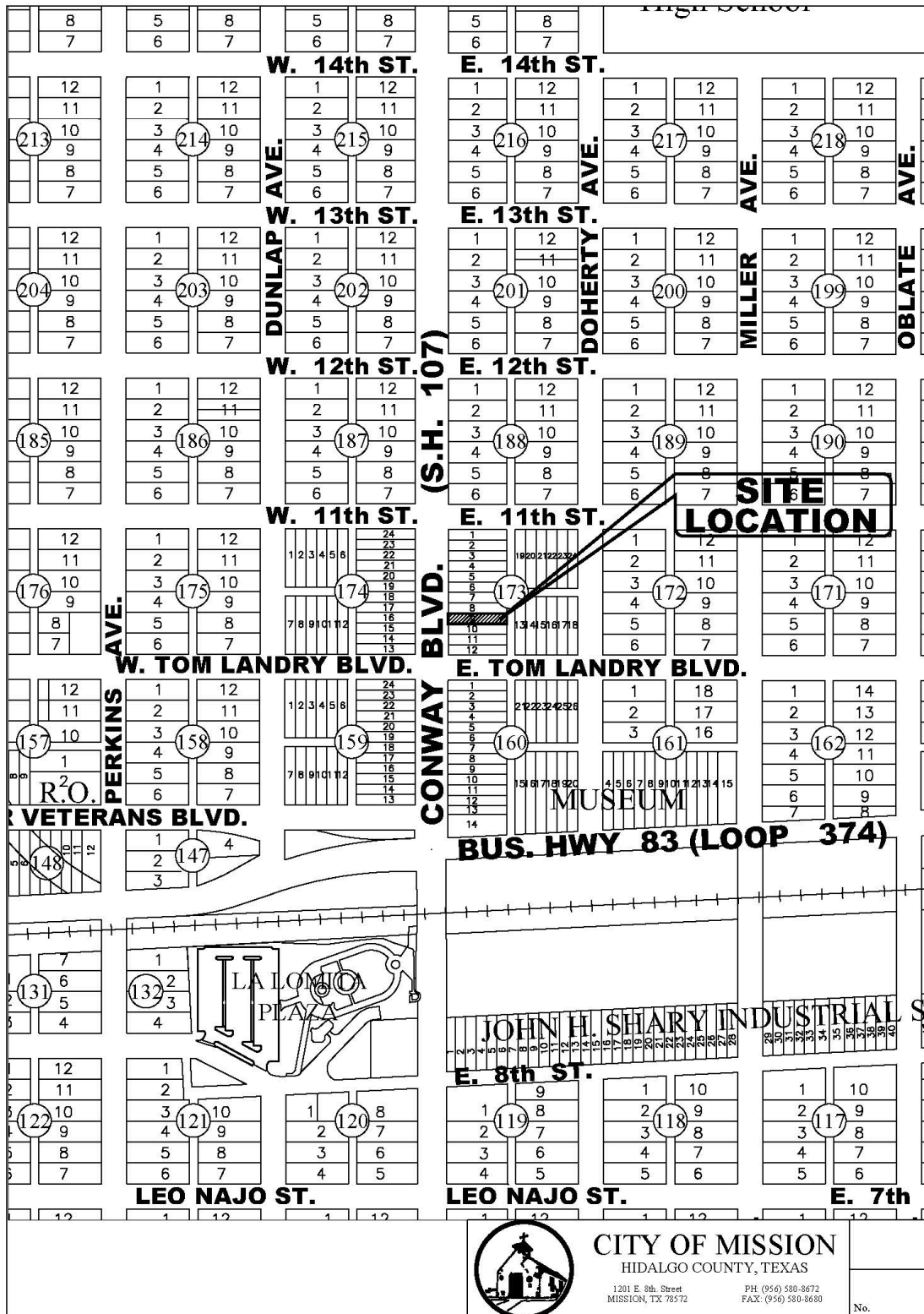
Attachment I



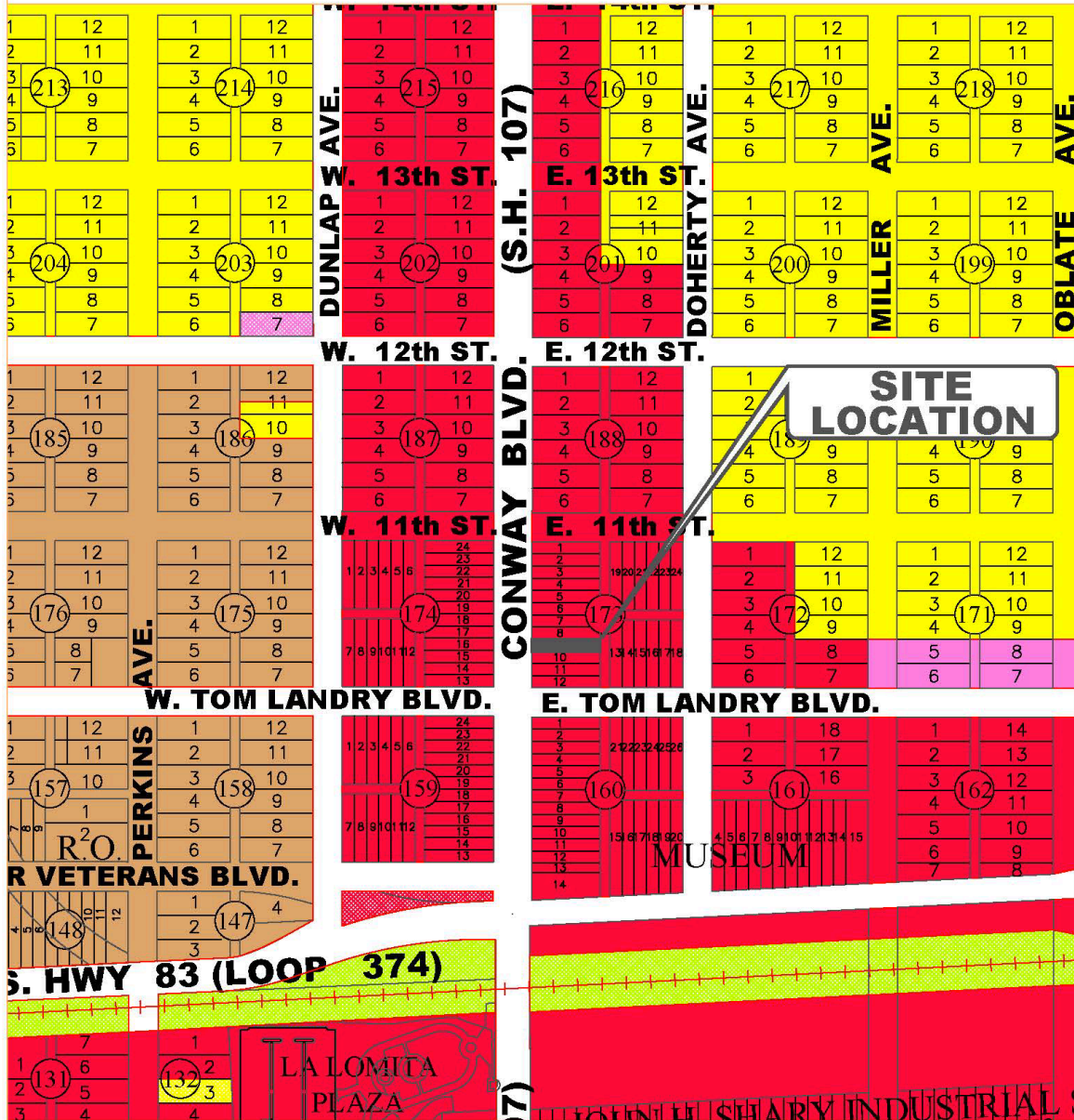
Attachment II



Attachment III



Attachment IV



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 MFCTD 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



Attachment IV

Street View from N. Conway Ave.



Ordinance No. _____

An Ordinance of the City Council of The City of Mission, Texas Granting a Conditional Use Permit for an Event Center named Buttercream Deelights Events, Being Lot 9, Block 173, Mission Original Townsite, located at 1006 N. Conway Avenue.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 19, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30p.m. Monday, March 24, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description

1006 N. Conway Avenue
Being Lot 9, Block 173,
Mission Original Townsite

Type

Event Center

Conditions of Approval

1. Life of Use
2. Must comply with all City Codes (Building, Fire, Health, Etc.)
3. Must acquire a business License
4. Hours of Operation:
Monday to Sunday
10:00a.m. to 9:00p.m.
5. Compliance with noise ordinance

READ, CONSIDERED AND PASSED, THIS THE 24th day of March, 2025

ATTEST:

Norie Gonzalez Garza, Mayor

Anna Carrillo, City Secretary