

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

**Agenda Item:**

Public hearing and take action to consider a request for a Conditional Use Permit for an Event Center named Algo Vip Event Center & Lounge in a property zoned C-3 (General Business District), being a 1.24 acre portion, more or less, of Lot 24-8, West Addition to Sharyland Subdivision, located at 704 E. Griffin Parkway, Ste. 100. Applicant: Pedro Alfaro

Prepared By: Susana De Luna  
Title: Assistant Planning Director  
Signature: *Susana De Luna*

**Brief Summary:**

Project Timeline

- February 26, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- February 27, 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 scheduled before the City Council.

Summary

- The site is located along the south side of E. Griffin Parkway (F.M. 495) approximately 300 feet West of Mayberry Road.
- 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 applicant is leasing a 4,000 square foot suite within a commercial building for an event center. The event center is proposed to have a capacity of up to 150 guests, a stage, a selfie room, and an office. The applicant proposes to offer all type of events, catering, non-alcoholic beverages, pre-packaged food, and snacks. Access to the site is off of Griffin Parkway. The applicant will be applying for a BYOB permit during the next meeting.
- The proposed hours of operation are as follows: Monday – Sunday from 9:00am to 12:00am
- Staff: 2 employees
- Parking: Based on the number of seats, 50 parking spaces will be required. It is noted that there are 63 parking spaces that are shared with other businesses within the building. Most of the events would be on the weekends and/or after 5 pm. Due to shared parking and alternative event hours staff does not foresee parking issues.
- The Planning staff has not received any objections to the request from

surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.

- In accordance with the zoning ordinance, the P&Z and City Commission 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:**

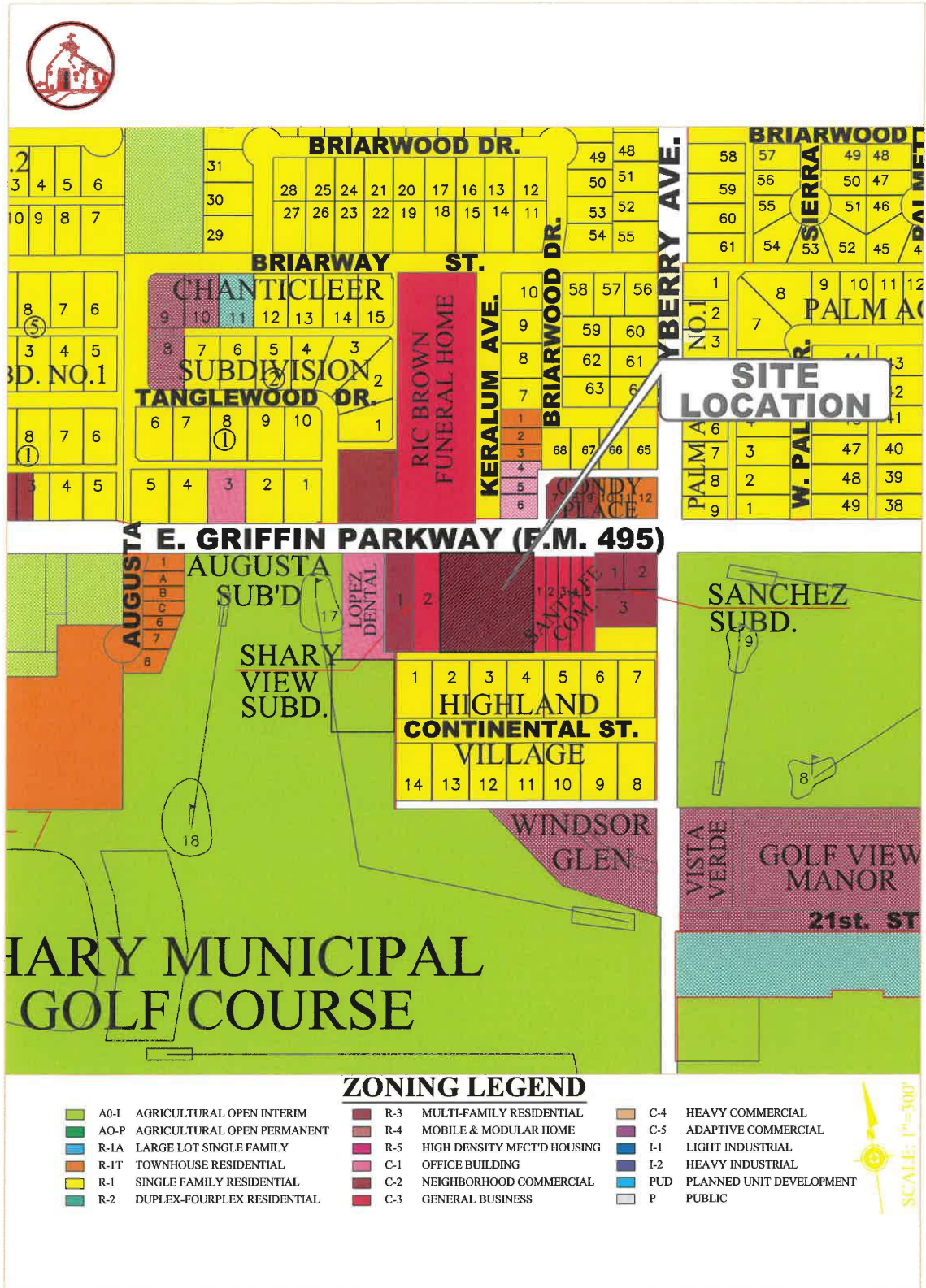
Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of use with the understanding that the permit can be revoked due to non-compliance or due to lack of parking complaints.
2. Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
3. Must acquire a business license prior to occupancy.
4. CUP not transferable to others.
5. Must have security on-site during peak days
6. Hours of operation are Monday – Sunday from 9:00 am to 12:00 am

## Attachment I



## Attachment II

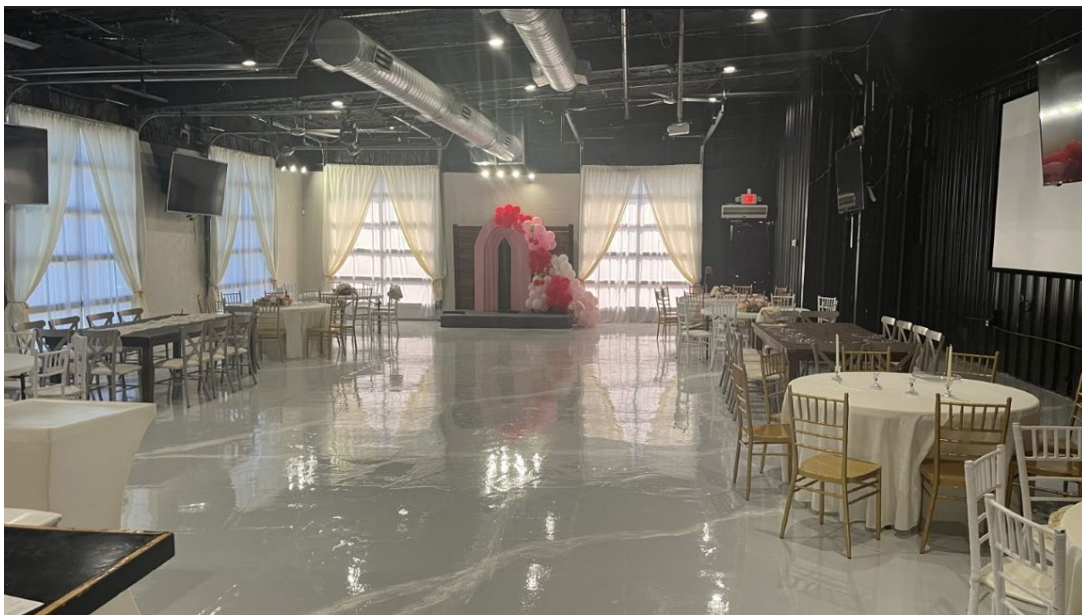




### Attachment III



#### Attachment IV



## Attachment V

**RENDON JOSE & LAURA  
CESAR RENDON  
641 CONTINENTAL DR  
MISSION TX US 78572-2903  
(192338)**

**GARCIA FRANCES  
704 E GRIFFIN PARKWAY  
MISSION TX US 78572  
(192335)**

**TREVINO SONIA  
700 E GRIFFIN PKWY  
MISSION TX US 78572-2939  
(704559)**

**TREVINO SONIA  
700 E GRIFFIN PKWY  
MISSION TX US 78572-2939  
(560075)**

**BALDERAS ELIZABETH H  
1703 DONS DR  
MISSION TX US 78572-3378  
(613975)**

**RUMARC VENTURES LLC  
1700 W GRIFFIN PKWY  
MISSION TX US 78572-7305  
(613979)**

**SOJAK MARION E  
PO BOX 6  
MISSION TX US 78573-0001  
(316936)**

**SP EMMANUEL LLC  
2302 N KERALUM AVE  
MISSION TX 78574  
(153739)**

**RAMIREZ REYMUNDO  
1610 SUNRISE LN  
MISSION TX US 78574  
(153745)**

**ALVARADO SAN JUANITA  
633 CONTINENTAL DR  
MISSION TX US 78572-2903  
(192337)**

**GARZA MAURICIO & THELMA  
ACEVEDO  
609 CONTINENTAL DR  
MISSION TX US 78572-2903  
(192334)**

**CITY OF MISSION  
1201 E 8TH ST  
MISSION TX US 78572-5812  
(457982)**

**ELIZONDO SAN JUANITA &  
GUADALUPE  
707 W 27TH ST  
MISSION TX US 78574-7788  
(560076)**

**BALDERAS ELIZABETH H  
1703 DONS DR  
MISSION TX US 78572-3378  
(613976)**

**GARZA EDWARD JR  
712 E GRIFFIN PKWY  
MISSION TX US 78572-2922  
(277117)**

**RB & LAR INVESTMENTS LLC  
309 BUSINESS CENTER DR  
PALMVIEW TX US 78572-628  
(317005)**

**DEPUY ROBERTO  
708 BRIARWOOD CT  
MISSION TX US 78574-2370  
(127473)**

**RODRIGUEZ NOE & VERONICA  
126 D B WOOD RD  
GEORGETOWN TX US 78628-7111  
(192336)**

**IGLESIA DE CRISTO  
1444 5 MILE LINE  
ALTON TX US 78573  
(192333)**

**LOPEZ DENTAL PROPERTY LLC  
4501 W. EXPRESSWAY 83 SUITE  
10  
MCALLEN TX US 78503-0029  
(815670)**

**GARCIA FRANCES  
AKA FRANCES GUERRA  
317 E MILE 2 RD  
MISSION TX US 78574-1713  
(316933)**

**RUMARC VENTURES LLC  
1700 W GRIFFIN PKWY  
MISSION TX US 78572-7305  
(613978)**

**VARGAS MONTESSORI LLC  
ATTN: LAW OFFICE OF J  
FRANCISCO TINOCO PC  
200 S 10TH ST STE 802 MCALLEN  
TX US 78501-4867 (277118)**

**BROWN RIC FMLY FUNERAL  
HOME INC  
701 E INTERSTATE HIGHWAY 2  
MISSION TX US 78572-57  
(614243)**

**GAYTAN JUAN  
7100 N TAYLOR RD  
MCALLEN TX US 78504-8839  
(153742)**

## **Attachment VI**

### **STAFF RECOMMENDATION:**

1. Life of use with the understanding that the permit can be revoked due to non-compliance or due to lack of parking complaints.
2. Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
3. Must acquire a business license prior to occupancy.
4. CUP not transferable to others.
5. Must have security on-site during peak days
6. Hours of operation are Monday – Sunday from 9:00 am to 12:00 am



**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A CONDITIONAL USE PERMIT FOR AN EVENT CENTER – ALGO VIP  
EVENT CENTER & LOUNGE, 704 E. GRIFFIN PARKWAY, STE. 100, BEING A 1.24  
ACRE PORTION, MORE OR LESS, OF LOT 24-8, WEST ADDITION TO  
SHARYLAND SUBDIVISION**

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 4:30 p.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 FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

<b>Legal Description</b>	<b>Type</b>	<b>Conditions of</b>
<b>Approval</b> 704 E. Griffin Parkway, Ste. 100 Being a 1.24 acre portion, more or less, of Lot 24-8, West Addition to Sharyland Subdivision	Event Center – Algo Vip Event Center & Lounge	<ol style="list-style-type: none"><li>1. Life of Use with the understand that the permit can be revoked due to non-compliance</li><li>2. Must comply with all City Codes (Building and Fire codes, etc.),</li><li>3. Must acquire a business license prior to occupancy,</li><li>4. CUP not transferable to others,</li><li>5. Must have security during peak days</li><li>6. Hours of Operation: Monday - Sunday 9:00 am to 12:00 am</li></ol>

READ, CONSIDERED AND PASSED, this the 24<sup>th</sup> day of March, 2025.

ATTEST:

\_\_\_\_\_  
Norie Gonzalez Garza, Mayor

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Anna Carrillo, City Secretary