



MEETING DATE: October 14, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for an Event Center – Events on Conway, being All of Lots 1 & 1-A through 1-k, Re-subdivision of Lots 1 and 1L, Conway Plaza Subdivision, in a (C-3) General Commercial District, located at 2002 N. Conway Avenue, Suite E. Applicant: Christopher Rosales, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 29, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- September 4, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- September 17, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- October 14, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 260 feet North of East 20th. Street along the East side of N. Conway Avenue.
- 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 to apply for a conditional use permit for the Event Center.
- The hours of operation are as follows: Sunday through Saturday from 10:00 a.m. to 12:00 am.
- Staff: 2 employees
- The applicant is proposing that alcoholic beverages be consumed at the establishment, but no alcoholic beverages are proposed to be sold at the venue. The applicant’s background check for the proposed BYOB (bring your own beer) will be required.
- Parking: Due to the total of 40 seating spaces, which requires 13 parking spaces (40 seats/ 1 space for every 3 seats = 13 parking spaces. It is noted that the parking

- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) 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.

- Approval for 1-year re-evaluation subject to;
- Hours of operation are Sunday through Saturday from 10:00 a.m. to 12:00 a.m.
- Maximum occupancy being 42
- Must comply with the noise ordinance
- CUP is not transferable to others.

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

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DISSENTING