



MEETING DATE: January 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Texas Citrus Fiesta Fun Fair with the Sale & On-Site Consumption of Alcoholic Beverages in a (PUD) Planned Unit Development, being 67.223 acres out of Porcion 52; located at 1801 S. Inspiration Road; Applicant: Virginia Passamentt– Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 3, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- December 26, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract.
- January 7, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- January 13, 2026 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at 1801 S. Inspiration Road.
- Texas Citrus Fiesta organizers will be having their annual Fun Fair event on January 30 & 31, 2026, and would like to sell alcoholic beverages during the event.
- The fun fair will be located at the Bentsen Community Park, including (45) various vendors, (20) mobile food units, and carnival rides.
- Setup will begin on Thursday, January 29th, at 8:00 a.m.
- Hours of Operation: Friday from 5:30 p.m. to 12:00 a.m. & Saturday from 2:00 p.m. to 10:00 p.m.
- Parking for this event will be provided at Bentsen Park, with additional overflow parking available on the north and south sides of the park.
- Overnight security will be provided starting Thursday.
- The Zoning code requires the Fun Fair and the Sale & On-Site consumption of alcohol to be a minimum of 300 feet separation from residentially used property from lot line to lot line. There are several residential properties within this radius; thus, a waiver of the separation requirement needs consideration.
- Ch. 10 – Amusements and Entertainment: Security will be evident as in past events via Mission PD officers (as hired by TCF). Restrooms will be available. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment – will need to be complied with.

STAFF RECOMMENDATION:

Staff recommends approval of the request with conditions

- 1.) Waiver of the 300 feet separation;
- 2.) Must comply with Health & Fire Codes; and
- 3.) Must meet Noise, Amusement, and Entertainment codes.
- 4.) Must comply with the TABC regulations.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

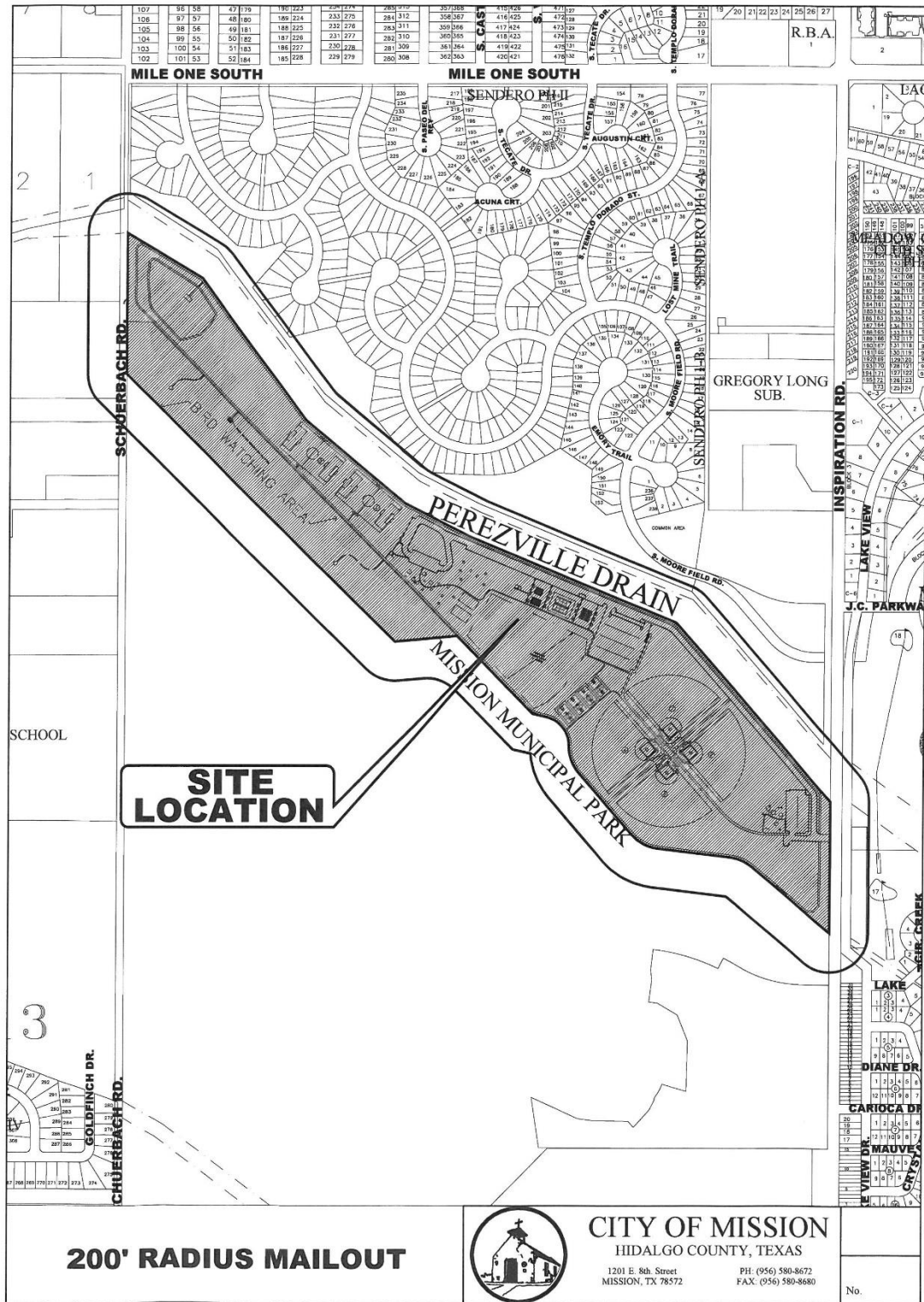
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



ZONING MAP



AERIAL PHOTO



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
0						
693664	10052-00-000-0007-17	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
157705	D2800-00-009-0001-00	VILLAGOMEZ ANNA GUERRERO	3201 N C ST	MCALLEN	TX	78501-9487
541909	10052-00-000-0007-01	ML RHODES LTD	2500 S BENTSEN PALM DR STE 267-B	MISSION	TX	78572-4850
157706	D2800-00-009-0003-00	TREVINO IVAN DAVILA	2508 CASANDRA ST	MISSION	TX	78572-6669
232354	M3175-1A-000-0000-00	CAFA REAL ESTATE LLC	5105 N 10TH ST STE B	MCALLEN	TX	78504-2835
585960	D2800-00-011-0000-60	RODRIGUEZ HECTOR	1120 S SCHUERBACH RD	MISSION	TX	78572-1195
157710	D2800-00-011-0000-00	BARRERA DEMENCIO	2211 CLINTON AVE	MISSION	TX	78572
1313953	10052-00-000-0007-24	HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO 18	200 S 10TH ST STE 1700	MCALLEN	TX	78501-4857
101525	10052-00-000-0007-00	ML RHODES LTD	2500 S BENTSEN PALM DR STE 267-B	MISSION	TX	78572-4850
1313954	10052-00-000-0007-23	HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO 18	200 S 10TH ST STE 1700	MCALLEN	TX	78501-4857
637811	10052-00-000-0007-02	RHODES ENTERPRISES INC	200 S 10TH STREET SUITE 1700	MCALLEN	TX	78501-4857