

ITEM# 1.7

CONDITIONAL USE PERMIT: Elegancia Event Center
3009 N. Conway Avenue, Ste. 5
Lot 1, J. Reyes Subdivision
C-3
Brandon Solis

REVIEW DATA

SITE: The subject site is located approximately ¼ of a mile south of W. Mile 2 Road along the west side of Conway Avenue—see **vicinity map**. The applicant is leasing a 1,500 sq.ft. suite within a commercial plaza for a proposed Event Center. The applicant is proposing to host small scale events such as birthday parties, baby showers, baptisms, and graduations. Access to the site is off of a 30' driveway cut along Conway on the north side of the property.

- **Hours of Operation:** Monday to Sunday from 9:00 a.m. to 12:00 a.m.
- **Staff:** 2 employees
- **Parking:** In reviewing the floor plan, there is a total of 70 seating spaces, which require 23 parking spaces (70 seats/1 space for every 3 seats = 23.3 parking spaces). It is noted that the parking area is held in common (70 existing parking spaces) and are shared with other business within the commercial plaza.

REVIEW COMMENTS: Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 yr. re-evaluation in order to assess this new business;
- 2.) Must comply with all City Codes (Building, Fire, etc.)
- 3.) Acquisition of a business license prior to occupancy
- 4.) CUP not to be transferable to others

BENTLEY ACRES

W. 2 MILE RD.

E. 2 MILE RD.

ROLLIN HOME RV PARK

MIMS ELEMENTARY SCHOOL



WATER TOWER

DAWSON LN.

STONEGATE DR.

OLIVAREZ ACRES

HUMMINGBIRD SUB

28-7

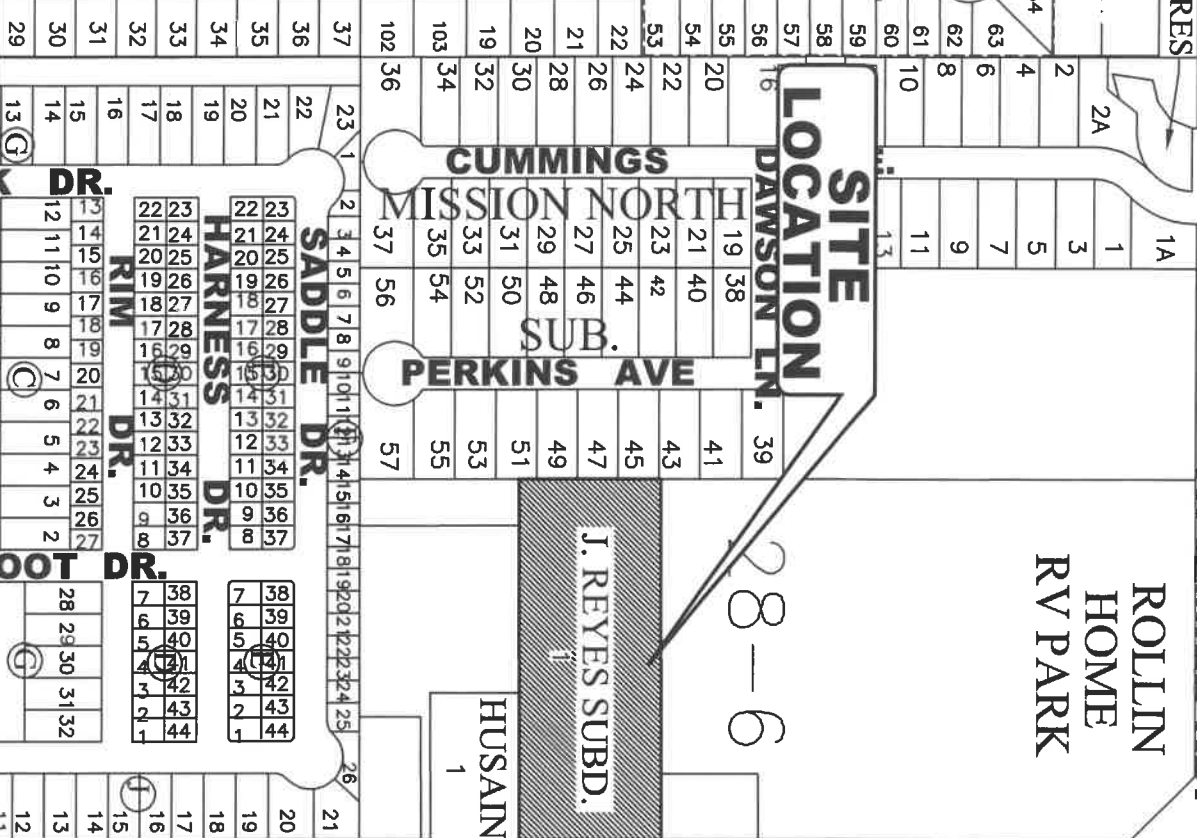
FRANCISCO AVE.

CONWAY (S. H. 107)

E. 30TH ST.

BRIANA SUBD.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
TURBO LUBE	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18

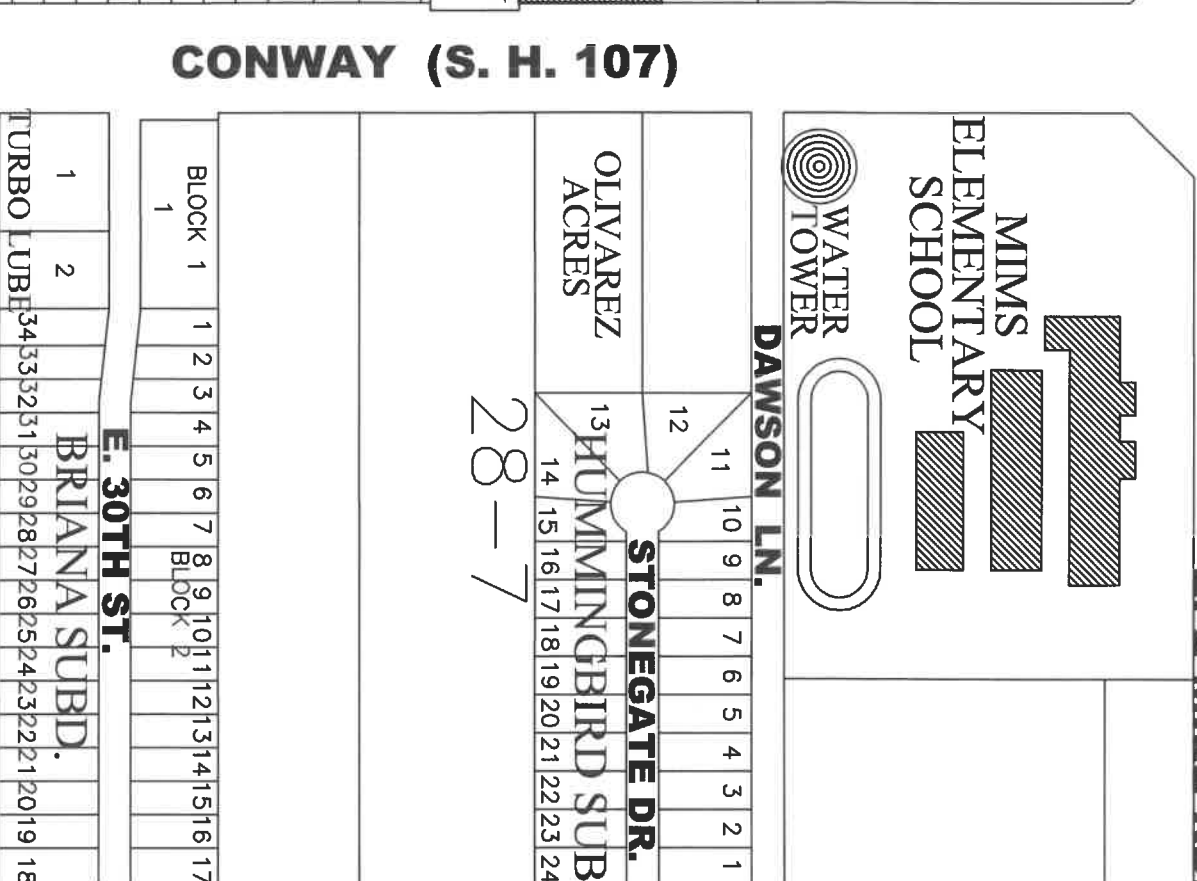
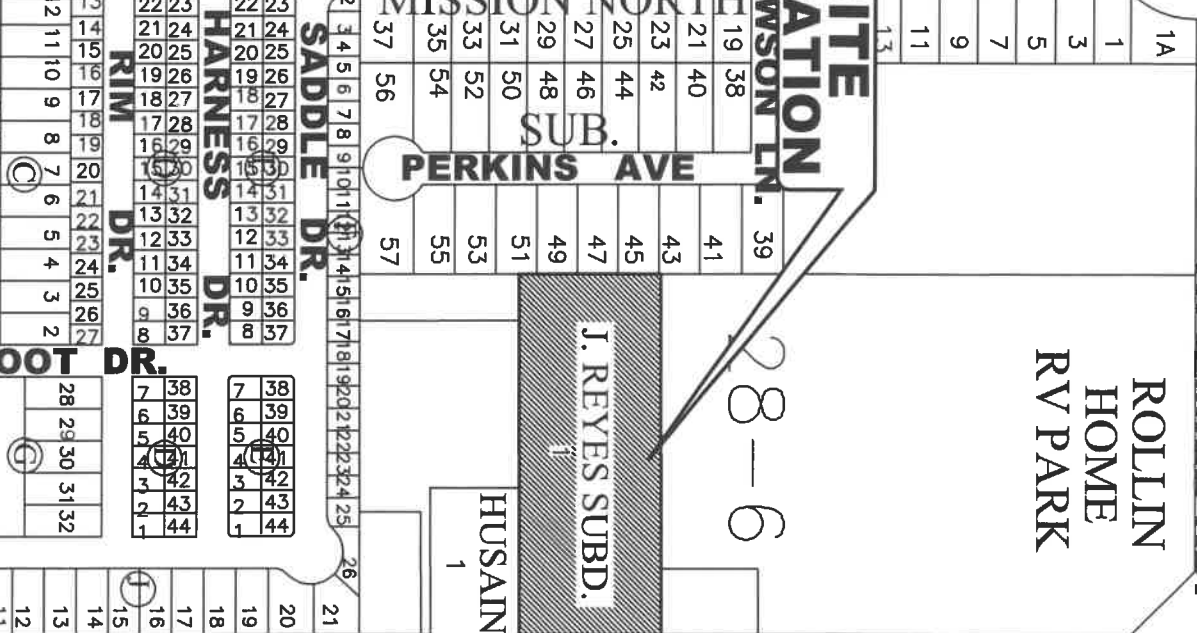
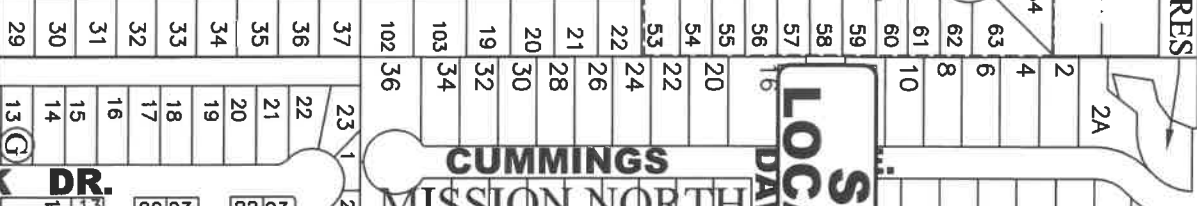


SITE LOCATION

28-6

J. REYES SUBD.

HUSAIN



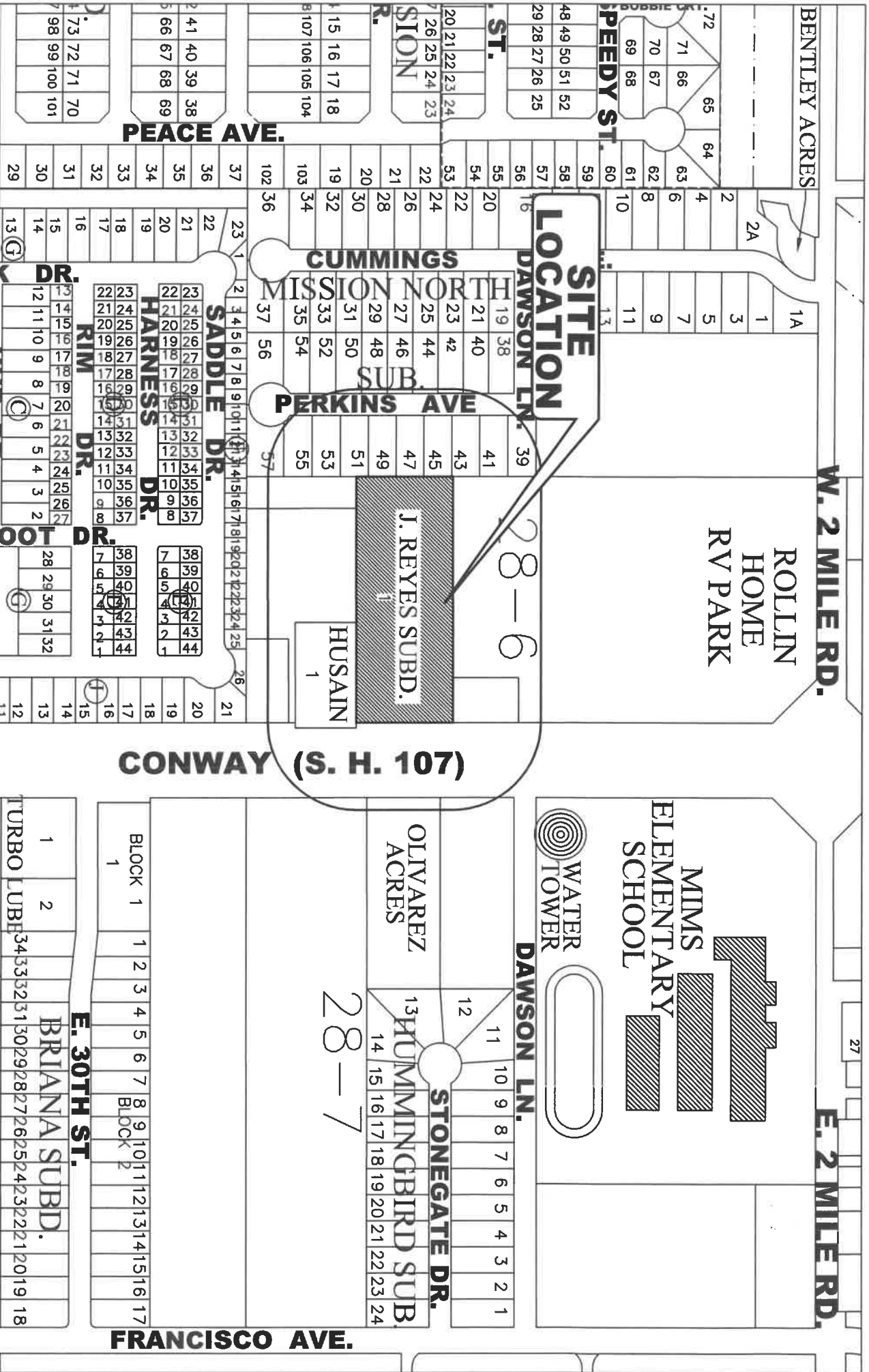
CITY OF MISSION

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

PH: (956) 580-8672
FAX: (956) 580-8680

No.

200' RADIUS MAILOUT MAP



CITY OF MISSION

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

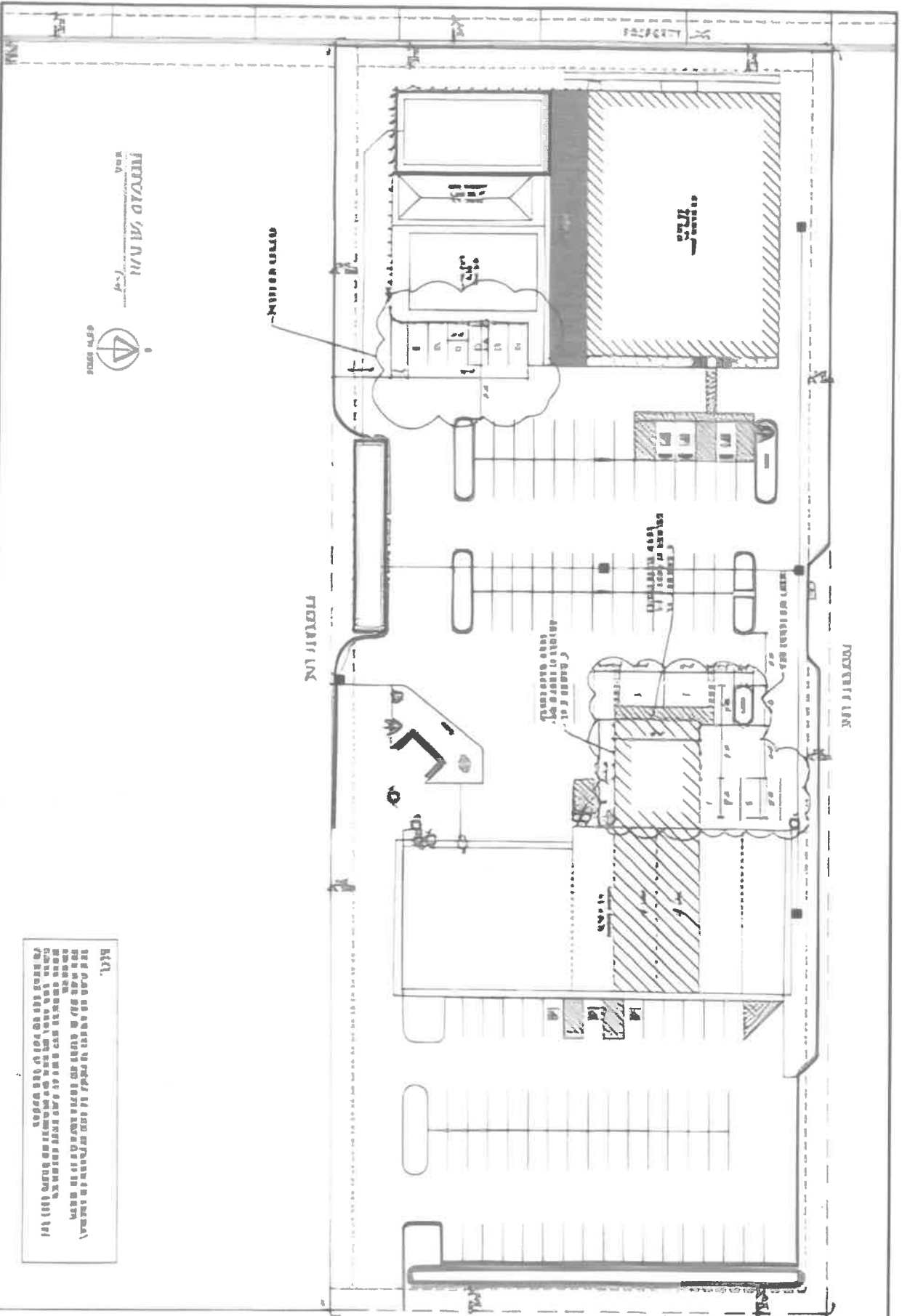
PH: (956) 580-8672
 FAX: (956) 580-8660

No.



N. CONWAY AVE. (S.H. 107)

**SITE
LOCATION**



NOT TO SCALE
SEE PLAN FOR DIMENSIONS

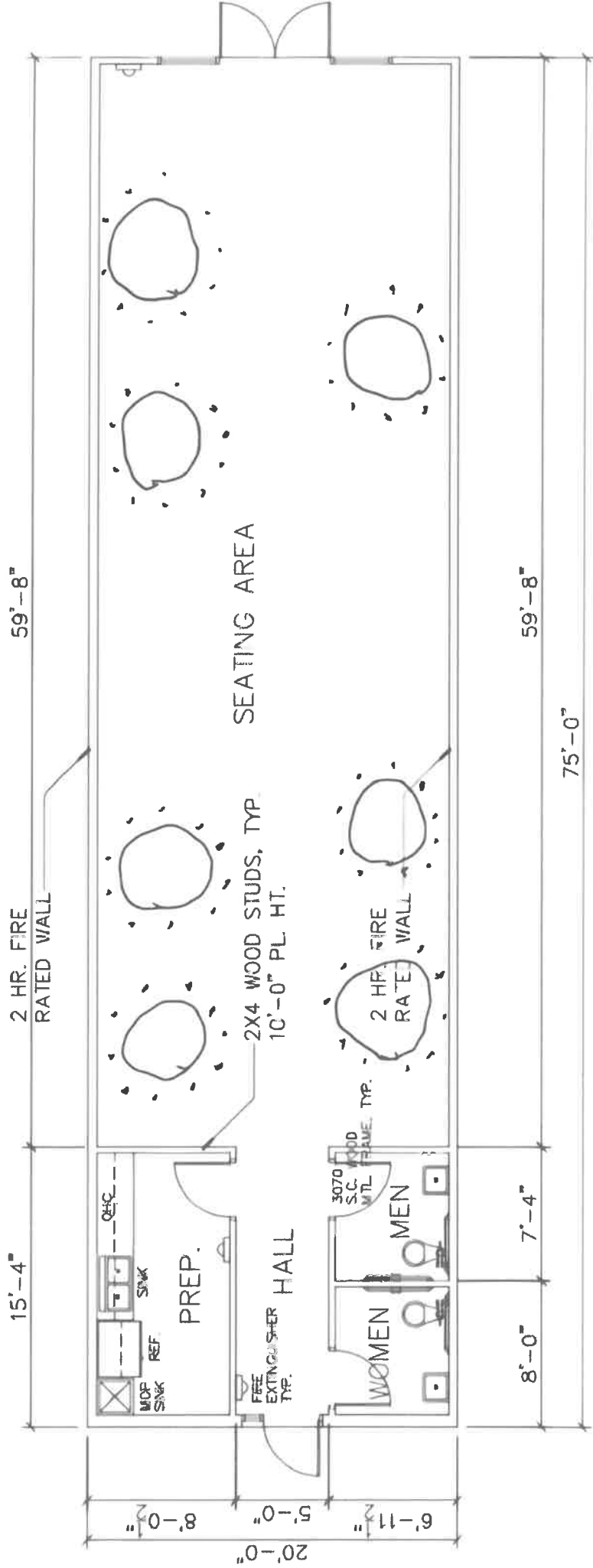
2
NEW CONSTRUCTION
3009 N. CONWAY AVE.
 MCKINNEY TEXAS

Consulting Services
 Project Supervision Management
 Construction Plans, Foundation
 Plans, Mechanical, FireCheck, and
 City permits.

CONSTRUCTION
P.L.L.C.
 7000 W. 17th Street
 Suite 100
 Fort Worth, TX 76140
 Phone: (817) 291-1111
 Fax: (817) 291-1112
 www.constructionpllc.com

Approved by the City of
 McKinney, Texas
 Project No. 2024-001

22



The White Pearl
Event Center

RESERVED PARKING



A digital display featuring a family photo of a man, a woman, and two children on the left. On the right, there is a cartoon crocodile and a tree. Above the display is a blue sign with a wheelchair icon and the text "RESERVED PARKING".

3009N GOMMAY AVE
STE 5



A large digital display showing a white seashell graphic on a dark background. To the right of the display, the address "3009N GOMMAY AVE" and "STE 5" is visible in white text.

ABOUT US



A digital display with the text "ABOUT US" and "3009N" above a graphic of colorful blocks. Below the graphic, the phone number "(956) 713-" is visible.







M5150-00-000-0039-00 (238734)
WYANT STANLEY
3018 PERKINS AVE
MISSION TX 78574

M5150-00-000-0040-00 (238735)
MERCADO ADELAIDO G JR & YOLANDA
3017 PERKINS AVE
MISSION TX 78574

M5150-00-000-0041-00 (238736)
WYANT STANLEY & JOHNICE
3016 PERKINS AVE
MISSION TX 78574

M5150-00-000-0042-00 (238737)
CANTU MARIA REBECA
AKA MARIA REBECA MCMAHAN
101 E SIOUX RD UT 1478
PHARR TX 78577

M5150-00-000-0043-00 (238738)
GARCIA ROGELIO F & JUANITA
PATRICIA GARCIA
3014 PERKINS AVE
MISSION TX 78574

M5150-00-000-0044-00 (238739)
ZUNIGA RODOLFO & ANABEL
3013 PERKINS AVE
MISSION TX 78574

M5150-00-000-0045-00 (238740)
CYFLY INVESTMENTS LLC
9806 LAS PALMAS
MCALLEN TX 78504

M5150-00-000-0046-00 (238741)
GALVAN MARCOS JR
CLAUDEMIRA SOLIS
204 SOLAR DR
MISSION TX 78574

M5150-00-000-0047-00 (238742)
GUAJARDO MARIA M
3010 PERKINS AVE
MISSION TX 78574

M5150-00-000-0048-00 (238743)
SANCHEZ YOLANDA G
3009 N PERKINS AVE
MISSION TX 78572

M5150-00-000-0049-00 (238744)
FLORES JESUS A III & KATY ZAMORA
3008 PERKINS AVE
MISSION TX 78574

M5150-00-000-0050-00 (238745)
ESTRADA RAUL FRANCISCO & MARTHA
1302 E NOEMI ST
PHARR TX 78577

M5150-00-000-0051-00 (238746)
VILLEGAS SANTIAGO JR
MARGARET G VILLEGAS
3006 PERKINS AVE
MISSION TX 78574

M5150-00-000-0052-00 (238747)
LOPEZ DIANA S & SANTOS A MORENO JR
3005 PERKINS AVE
MISSION TX 78574

M5150-00-000-0053-00 (238748)
PEREZ OSCAR J & LINDA
3004 PERKINS AVE
MISSION TX 78574

M5150-00-000-0055-00 (238750)
SANCHEZ ELEAZAR Jr
3002 PERKINS AVE
MISSION TX 78574

M5150-00-000-0057-00 (238752)
CHAVEZ JORGE I
3000 PERKINS AVE
MISSION TX 78574

O3200-00-000-0001-00 (587214)
CAVAZOS BEN A
915 W BUSINESS HIGHWAY 83
MISSION TX 78572

W0100-00-028-0006-00 (317181)
SYED HUSAIN FAMILY LP
7020 N 1ST ST
MCALLEN TX 78504

W0100-00-028-0006-03 (317183)
YUCCA STREET INVESTMENTS LLC
1301 E 8TH ST
MISSION TX 78572

W0100-00-028-0006-05 (317185)
LATIN AMERICAN DISTRICT CONFEREN
THE MENNONITE BRETHREN CHURCH I
301 W 2 MILE RD
MISSION TX 78574

W0100-00-028-0007-00 (317190)
GUAJARDO ELIA MONICA & GABRIELA
2210 E 28TH ST
MISSION TX 78574

W0100-00-028-0007-05 (317194)
HEITSHUSEN ELMER
JANNA L HEITSHUSEN ET AL
1935 TRIWAY LN
HOUSTON TX 77043

F3901-00-000-0002-00 (895250)
SYED HUSAIN FAMILY LP
7020 N 1ST ST
MCALLEN TX 78504

J1845-00-000-0001-00 (1238657)
REYES JUAN RAMON
705 SINATRA DR
EDINBURG TX 78542