



MEETING DATE: January 13, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for an Event Center – Eliz Event Center in a property zoned (C-3) General Business District, being Lot 9, Shary Business Center Subdivision (aka Shary Business Center Condos Unit 17), located at 2407 Brock Street, Suite C. Applicant: Elizabeth Gonzalez, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 17, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- November 20, 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.
- December 3, 2025 - 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 130’ East of Shary Road along the South Side of Brock Street.
- This business has been in operation since May 12, 2025. The last Conditional Use Permit was approved by City Council on January 12, 2025, for a period of one year.
- 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 a renewal of the conditional use permit for the Event Center.
- Staff notes that the suite is being shared with a church, a podcast, and an all-weatherization office.
- Days & Hours of Operation: Fridays & Saturdays from 2:00 p.m. to 5:00 p.m., or 6:00 p.m. to 12:00 a.m.
- Staff: 1 employee
- Parking: Due to the total of 100 seating spaces, a total of 33 parking spaces are required. There is a total of 142 existing parking spaces held in common for the plaza. Staff notes that when the commercial plaza was built, the parking requirements were based on the square footage and not the size.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (28) 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.

- Staff asked PD for any reports of this location regarding alcohol. As of this date, only minor parking lot accidents and public assistance calls have been reported; there are no other incidents associated with this business.

STAFF RECOMMENDATION:

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

- Life of Use
- Maximum occupancy is **80**
- Must comply with noise ordinance
- Conditional Use Permit is not transferable to others
- Continue to comply with all City Codes (Building, Fire, Health, etc.)
- Must have security cameras

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____