

ITEM# 1.3

TABLED

CONDITIONAL USE PERMIT: Eliz Event Center
2407 Brock Street, Suite C
Lot 9, Shary Business Center
(aka Shary Business Center Condos Unit 17)
C-3
Elizabeth Gonzalez

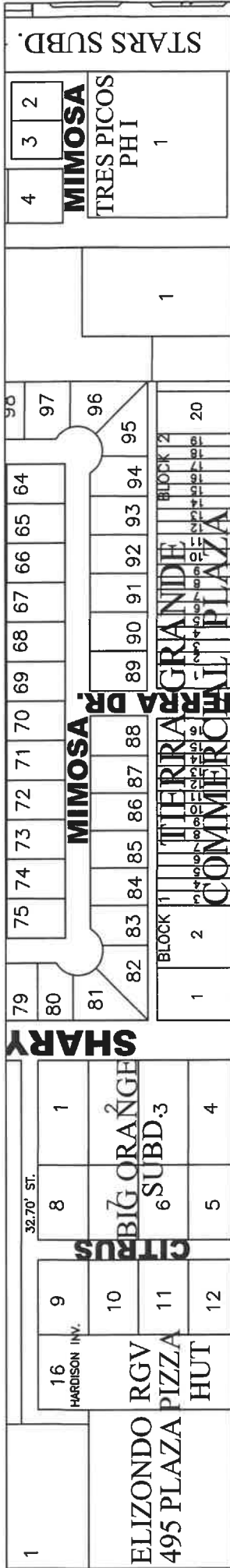
REVIEW DATA

The subject site is located approximately 130' east of Shary Road along the south side of Brock Street. The applicant is leasing a 2,880 sq.ft. suite within a multi-unit commercial plaza for an event center. Staff notes that this suite is being shared with a church, podcast, and a all weatherization office. The applicant proposes to have wedding, quincenieras, birthday parties, baby showers, gender reveals, etc. Access to the site will be provided via a driveway off of Shary Road and Brock Street.

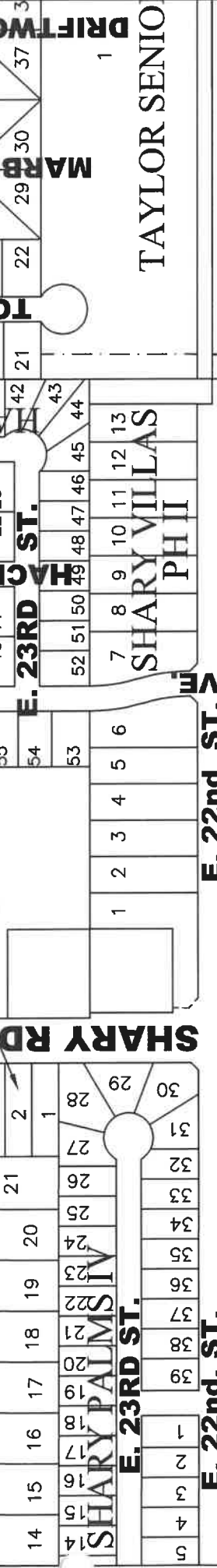
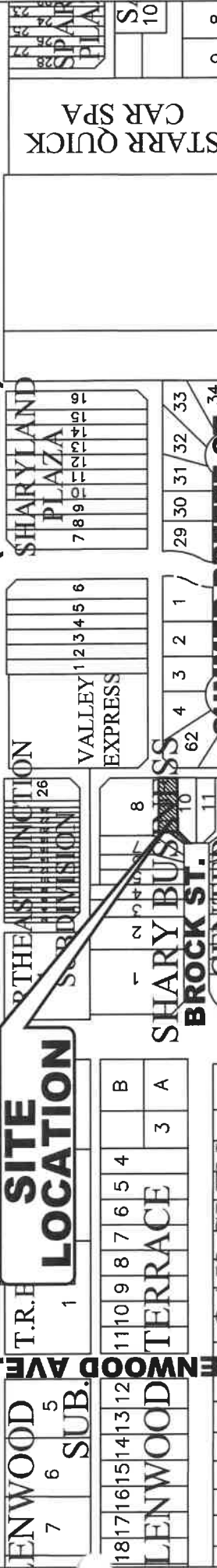
- **Hours of Operation:** Friday & Saturdays from 2:00 pm to 5:00 pm, and 6:00 pm to 12:00 am
- **Staff:** 2 employees
- **Parking:** In viewing the floor plan, there is a total of 100 seating spaces, which require 33 parking spaces (100 seats/ 1 space for every 3 seats = 33.33 parking spaces). It is noted that the parking area is held in common (142 existing parking spaces) and are shared with other businesses. Staff notes that when this commercial plaza was built the parking requirements were based on the square footage and not on the actual use.

REVIEW COMMENTS: Staff mailed out 25 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff notes that although this is a very busy commercial plaza more than 50% of the businesses are only open Monday thru Friday and close at 5pm. The applicant events are mostly on Saturdays, however staff notes that there are 3 existing event centers and two restaurants that already the entire parking spaces, for that reason staff cannot support this request.

RECOMMENDATION: Staff recommends denial.



E. GRIFFIN PARKWAY (F.M. 495)



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680
 No.

1

32.70' ST.

16

HARDISON INV.

9

8

1

ELIZONDO RGV

495 PLAZA PIZZA HUT

10

11

12

5

4

CITRUS

BIG ORANGE

SUBD. 3

LENWOOD

7

6

5

1

T.R.E

SUB.

SITE LOCATION

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

B

LENWOOD TERRACE

3

A

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

OAK GLEN

9

8

7

6

5

4

3

2

1

SUMMER BREEZE

SHARY OAKS

14

15

16

17

18

19

20

21

3

2

1

SHARY PALMS IV

E. 23RD ST.

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

E. 22nd ST.

57

56

55

54

53

52

51

50

49

48

47

46

45

44

43

SHARY PALMS

79

80

81

75

74

73

72

71

70

69

68

67

66

65

64

96

97

MIMOSA

TRES PICOS PHI

1

4

3

2

82

83

84

85

86

87

88

89

90

91

92

93

94

95

BLOCK 1

BLOCK 2

GRANDE TERRAZA

COMMERCIAL PLAZA

20

E. GRIFFIN PARKWAY (F.M. 495)

SHARY RD. (F.M. 494)

BROCK ST.

SHARY BUS

CENTER

62

61

60

59

58

57

56

55

54

53

SUMMER BREEZE ST.

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

SHARYLAND PLAZA

7

8

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12

13

14

15

16

SHARY RD. (F.M. 494)

BROCK ST.

SHARY BUS

CENTER

62

61

60

59

58

57

56

55

54

53

SUMMER BREEZE

SHARY OAKS

14

15

16

17

18

19

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21

3

2

1

SHARY PALMS IV

E. 23RD ST.

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E. 22nd ST.

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43

SHARY PALMS

200' RADIUS MAILOUT MAP

CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street

MISSION, TX 78572

PH: (956) 580-8672

FAX: (956) 580-8680

No.

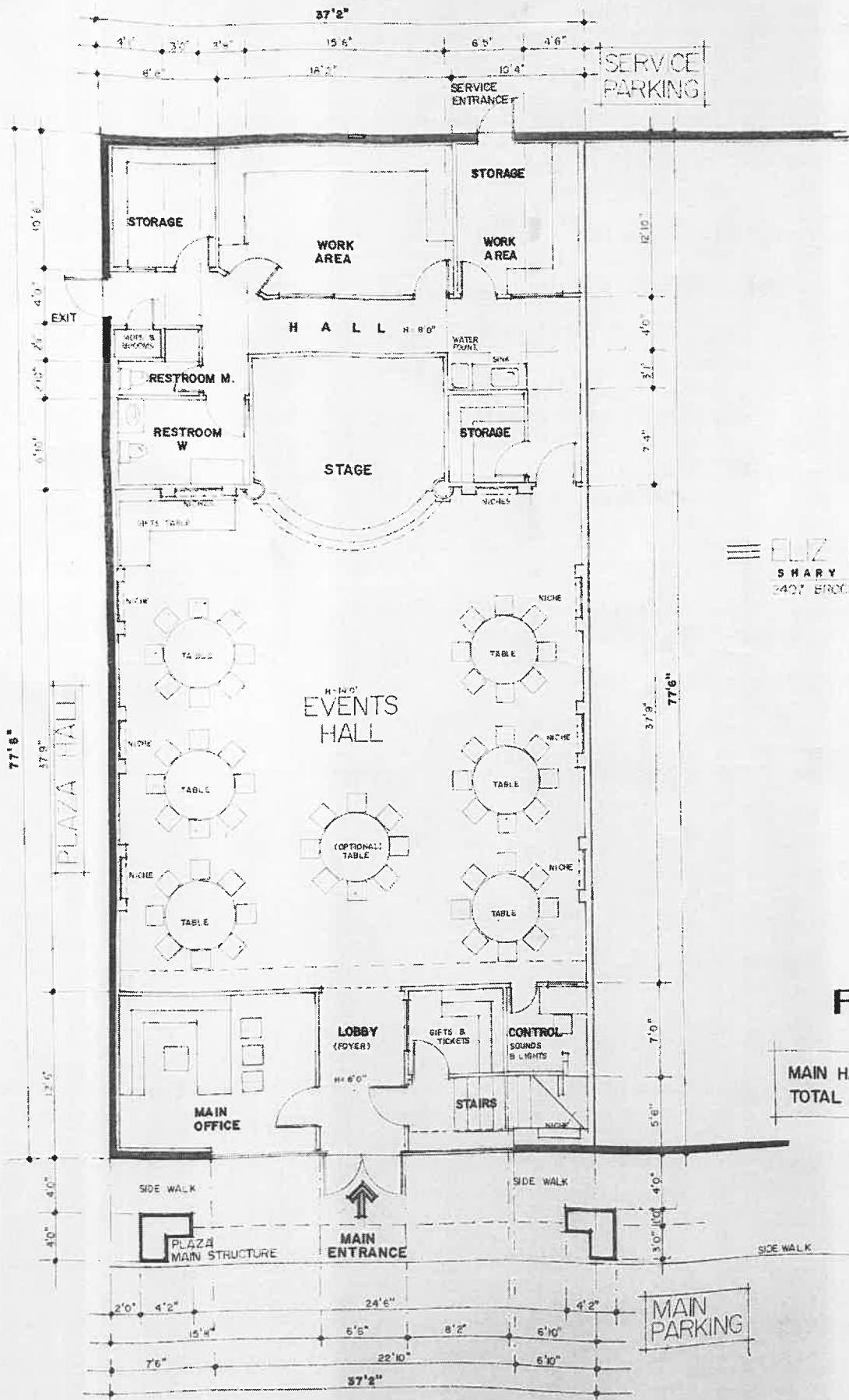


E. GRIFFIN PKWY (F.M. 495)

SITE
LOCATION

BROCK ST.

S. SHARY RD. (F.M. 494)



ELIZ EVENTS CENTER
 SHARY BUSINESS CENTER
 2407 BROCK ST. SUITE 101 MESON, TX 78502

FLOOR PLAN.

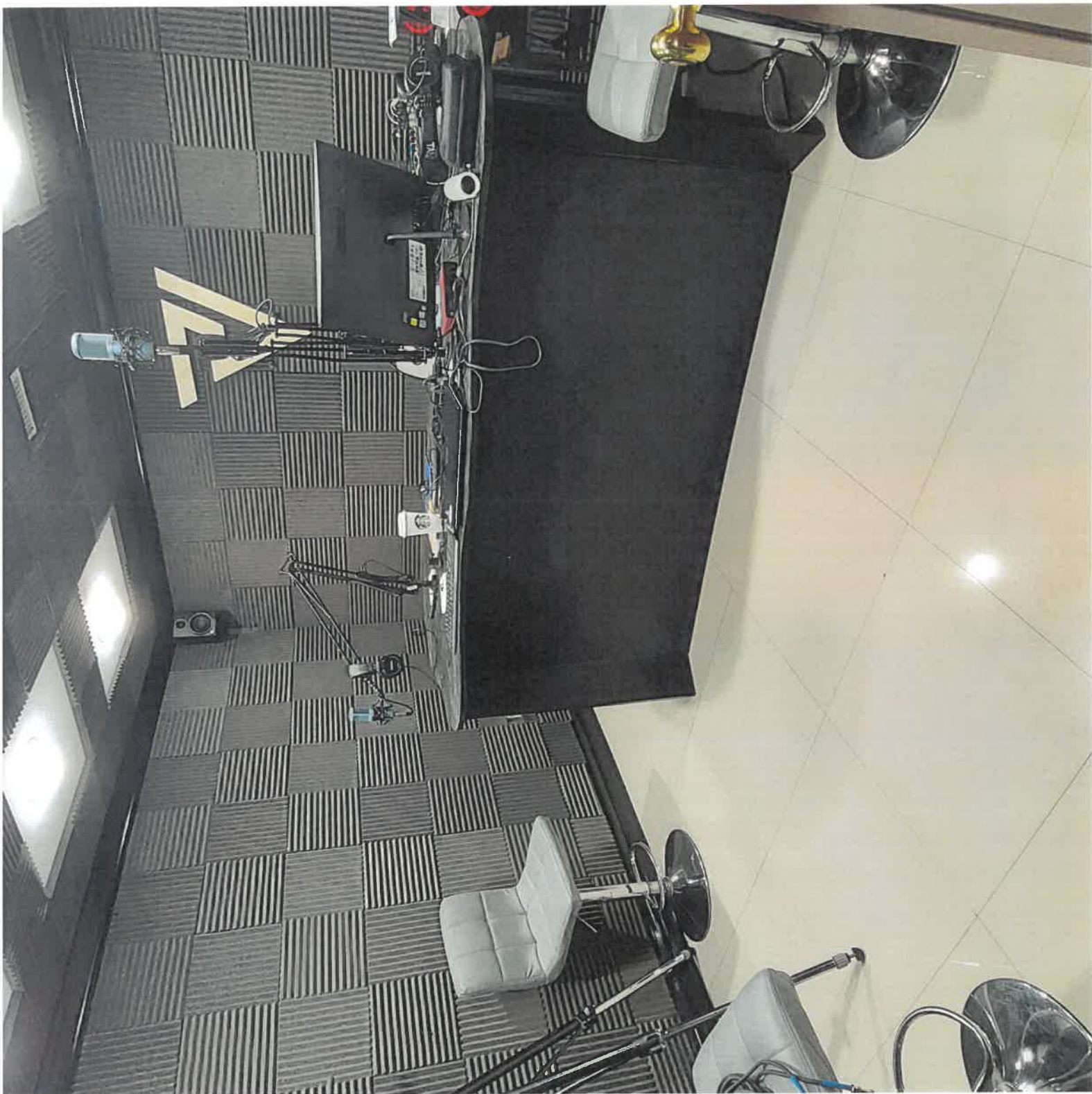
3/16" = 1'0"

MAIN HALL AREA.- 1346.16 SFT.
 TOTAL AREA.- 2880.36 SFT.











trust believe
restore
WORSHIP
Jesus
defend the weak
seek
comfort
give
learn
act
mission
go
engage
care
help
LOVE
study
build relationships
forgive
confidence
angelize
be a friend
work
serve



N4750-00-000-0002-00 (247466)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

N4750-00-000-0015-00 (247479)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

N4750-00-000-0016-00 (247480)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S2740-00-000-0001-00 (568332)
TEXAS STATE BANK
C/O DIANA SEALE
300 FIFTH AVENUE 21ST FLOOR ATTN: PNC
MCALLEN TX 78501

S2741-00-000-0005-00 (624481)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0006-00 (624482)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0007-00 (624483)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0008-00 (624484)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0009-00 (624485)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0010-00 (624486)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0011-00 (624487)
INTERNATIONAL BUILDERS GROUP LLC
2401 DURANGO DR
MISSION TX 78573

S2741-00-000-0012-00 (624488)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0013-00 (624489)
GARCIA ALBERTO JR & MARA CASTELLANO
2602 FRESNO AVE
HIDALGO TX 78557

S2741-00-000-0014-00 (624490)
MMR AAVY INVESTMENTS LLC
2314 WOODLANDS DR
MISSION TX 78574

S2741-00-000-0015-00 (624491)
TREVINO FELIX JR & MARIA GLORIA
800 MONTECRUZ ST
MISSION TX 78574

S2741-00-000-0016-00 (624492)
TREVINO FELIX JR & MARIA GLORIA
800 MONTE CRUZ
MISSION TX 78574

S2741-00-000-0017-00 (624493)
IGLESIA CRISTOCENTRO INC
2307 E 27TH ST
MISSION TX 78574

S2741-00-000-0018-00 (624494)
KIDZ CRUSADE ACADEMY LLC
2407 BROCK ST STE 18
MISSION TX 78572

S2741-00-000-0019-00 (624495)
KIDZ CRUSADE ACADEMY LLC
2407 BROCK ST STE 18
MISSION TX 78572

S2741-00-000-0020-00 (624496)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0021-00 (624497)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0022-00 (624498)
BLUE DIAMOND REALTY GROUP LLC
1504 SANDSTONE DR
MISSION TX 78574

S2741-00-000-0023-00 (624499)
REY Y REYNA COMMERCIAL PROPERTIES
1804 LAUREN LN
MISSION TX 78572

H0520-00-000-0003-00 (689788)
QUIROGA AMALIA
2417 SUMMER BREEZE RD
MISSION TX 78572

H0520-00-000-0004-00 (689789)
GARZA BRENDA
2415 SUMMER BREEZE AVE
MISSION TX 78572

V1060-00-000-0001-00 (682968)
EL PATO PROPERTIES LP
1300 E TAMARACK AVE
MCALLEN TX 78501

H0520-00-000-0060-00 (701126)
SANCHEZ ELUID & NICHOLE
2221 GRAPEFRUIT
MISSION TX 78572

H0520-00-000-0061-00 (701128)
FRANKLIN RODRIGO A MELHEM & PRISCILLA
2223 GRAPEFRUIT
MISSION TX 78572

H0520-00-000-0062-00 (701129)
MORENO MARIO & LORENA
2413 SUMMER BREEZE RD
MISSION TX 78572