



MEETING DATE: November 19, 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 – Confetti Avenue Party Place, being Lot 2, River Oaks Plaza Subdivision, in a (C-3) General Commercial District, located at 1802 E. Griffin Parkway, Applicant: Sasha Velazquez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 29, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- November 11, 2025 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- November 19, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 9, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southwest corner of Glasscock Road and E. Griffin Parkway.
- 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 is leasing a total of 3,350 square feet within a commercial plaza for an event center.
- The applicant is proposing to host kids' birthday parties.
- Days & Hours of Operation: Every Day from 11:00 a.m. to 11:00 p.m.
- Staff: 1 employee
- Parking: Due to the total of 72 proposed chairs, a total of 24 parking spaces are required. There is a total of 342 parking spaces held in common for the plaza
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (27) 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 RECOMMENDATION:

- Approval for 1-year re-evaluation subject to;
- Hours of operation are Every Day from 11:00 a.m. to 11:00 p.m.
- Maximum occupancy being ____
- Must obtain a business license before occupancy
- Must comply with the noise ordinance
- CUP is not transferable to others.
- Must comply with all City Codes (Building, Fire, Health, etc.)

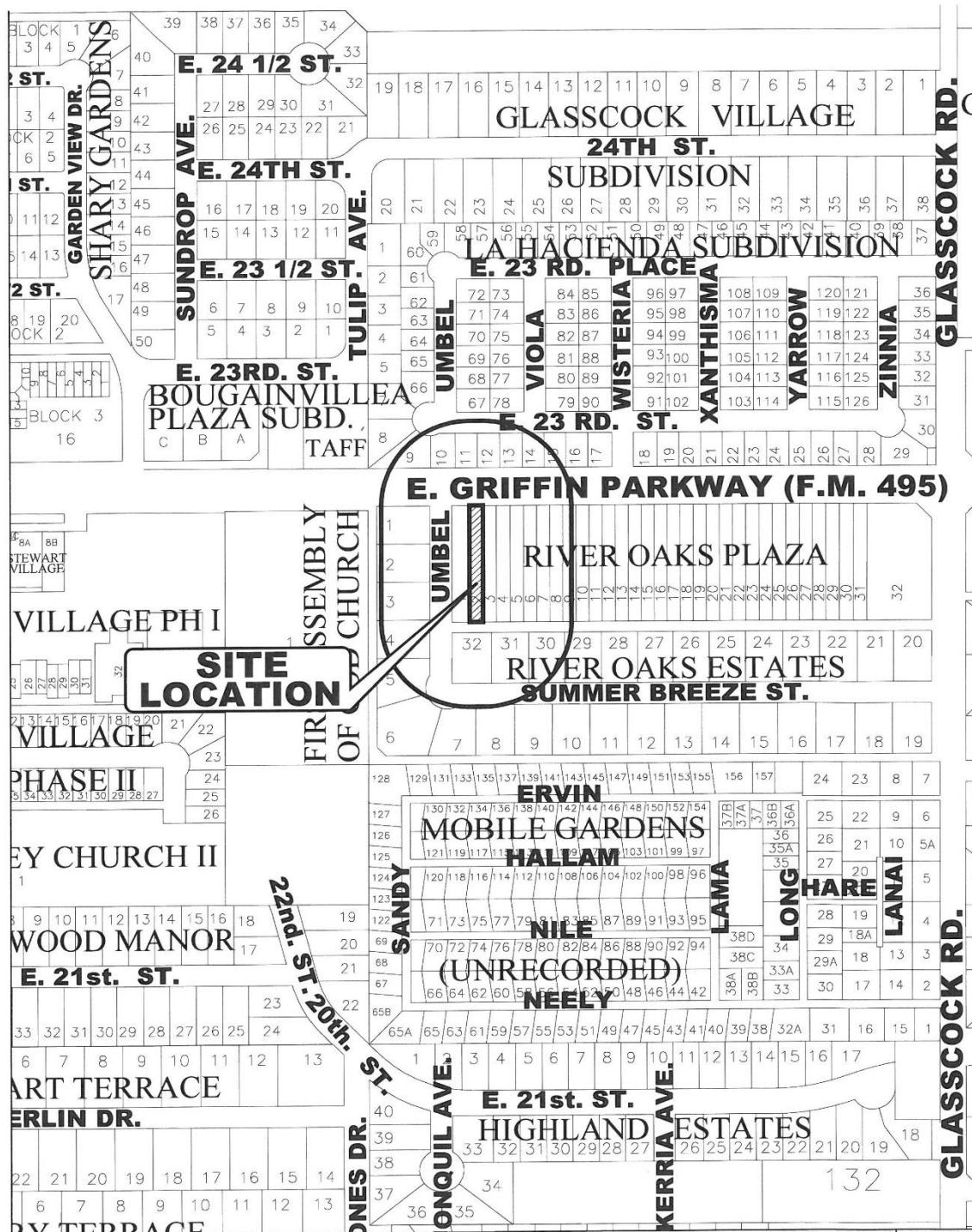
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



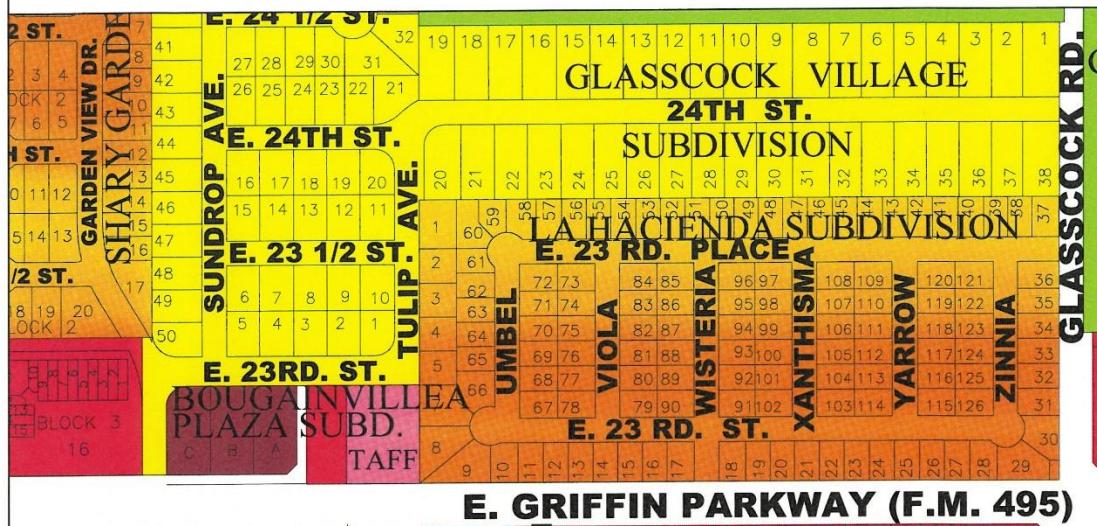
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

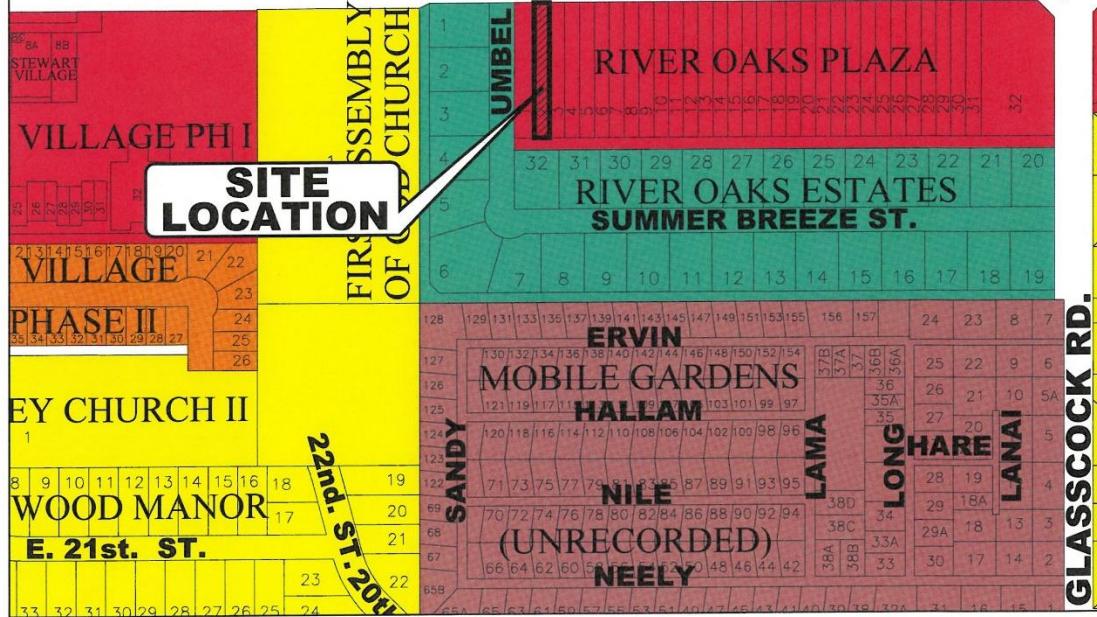
PH. (956) 580-8672
FAX. (956) 580-8680

No.

ZONING MAP



E. GRIFFIN PARKWAY (F.M. 495)



ZONING LEGEND

A0-I	AGRICULTURAL OPEN INTERIM	R-3	MULTI-FAMILY RESIDENTIAL	C-4	HEAVY COMMERCIAL
AO-P	AGRICULTURAL OPEN PERMANENT	R-4	MOBILE & MODULAR HOME	C-5	ADAPTIVE COMMERCIAL
R-1A	LARGE LOT SINGLE FAMILY	R-5	HIGH DENSITY MFCTD HOUSING	I-1	LIGHT INDUSTRIAL
R-1T	TOWNHOUSE RESIDENTIAL	C-1	OFFICE BUILDING	I-2	HEAVY INDUSTRIAL
R-1	SINGLE FAMILY RESIDENTIAL	C-2	NEIGHBORHOOD COMMERCIAL	PUD	PLANNED UNIT DEVELOPMENT
R-2	DUPLEX-FOURPLEX RESIDENTIAL	C-3	GENERAL BUSINESS	P	PUBLIC

AERIAL MAP



FLOOR PLAN

Kitchenette/ Storage

103 ft

13.7 ft



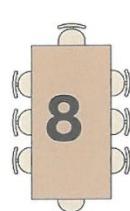
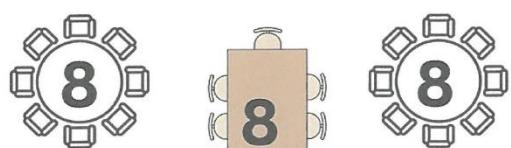
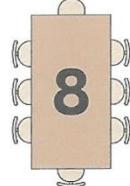
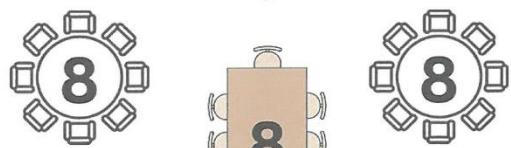
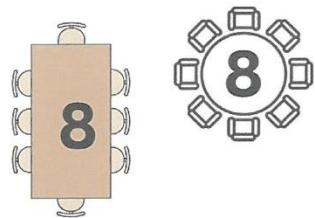
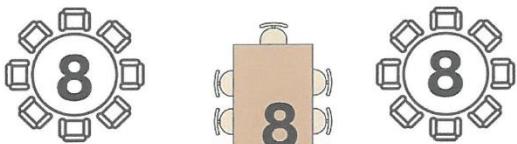
24 ft

2900 sqft



8.4 ft

Play area



28ft

PHOTO



PHOTO



MAILOUT LIST

PROP_ID	geoid	name	addrDeliv	addrCity	addrState	addrZip
209161	L1005-00-000-0009-00	FONSECA KRISTA RENEE	1800 E 23RD ST	MISSION	TX	78574-7916
545520	R3280-00-000-0003-00	SPARK ENTERPRISES LLC	2405 A E GRIFFIN PARKWAY	MISSION	TX	78572-3301
545547	R3280-00-000-0030-00	FLOYD KARLA & KATHERINE GARRISON IND EXC	409 E BLUEBIRD AVE	MCALLEN	TX	78504-2229
545524	R3280-00-000-0007-00	ACOSTA JACOB O & CELIA ANNA	2202 EAST 251/2 ST	MISSION	TX	78574-9768
545519	R3280-00-000-0002-00	DIMELO REAL ESTATE LLC	PO BOX 3708	MCALLEN	TX	78502-3708
545517	R3280-00-000-0001-00	FLOYD KARLA & KATHERINE GARRISON IND EXC	409 E BLUEBIRD AVE	MCALLEN	TX	78504-2229
545548	R3280-00-000-0031-00	LOZANO MARIA VICTORIA	PO BOX 1457	MISSION	TX	78573-0025
545525	R3280-00-000-0008-00	SOLIS NORA & CARLOS REYES	818 RIO GRANDE DR	MISSION	TX	78572-7437
568717	R3290-00-000-0005-00	GARCIA JOSE A & ARTURO	4016 ORCHID AVE	MCALLEN	TX	78504-5305
568715	R3290-00-000-0003-00	VELMEJ INVESTMENTS LLC	2601 SANTA ESPERANZA	MISSION	TX	78572-7669
545522	R3280-00-000-0005-00	MEDINA RICARDO JR	1204 HABANERO LN	EDINBURG	TX	78539-6098
545521	R3280-00-000-0004-00	GARCIA MIGUEL ANTONIO	1204 BLUEBIRD AVE	MCALLEN	TX	78504-3537
545549	R3280-00-000-0032-00	LOZANO MACARIO & LUCINA	PO BOX 1457	MISSION	TX	78573-0025
568721	R3290-00-000-0009-00	ALVAMI COMPANY	4900 W EXPRESSWAY 83 STE 240	MCALLEN	TX	78501-3053
568720	R3290-00-000-0008-00	ALVAMI COMPANY	4900 W EXPRESSWAY 83 STE 240	MCALLEN	TX	78501-3053
568716	R3290-00-000-0004-00	ASMAR INC	4914 BRISTOL	EDINBURG	TX	78539-4892
545546	R3280-00-000-0029-00	FLOYD KARLA L	409 E BLUEBIRD AVE	MCALLEN	TX	78504-2229
568714	R3290-00-000-0002-00	VELMEJ INVESTMENTS LLC	2601 SANTA ESPERANZA	MISSION	TX	78572-7669
568709	R3290-00-000-0001-00	MARIN JHIMMY F & GUADALUPE B	1800 E GRIFFIN PKWY	MISSION	TX	78572-3105
568719	R3290-00-000-0007-00	SANCHEZ FRANCISCO J	2911 SUNDROP AVE	MISSION	TX	78574-0214
568718	R3290-00-000-0006-00	SALINAS EMIGDIO PEREZ	2013 N 47TH ST	MCALLEN	TX	78501-4978
209166	L1005-00-000-0014-00	ENGSTROM SONIA K	1810 E 23RD ST	MISSION	TX	78574-7916
209167	L1005-00-000-0015-00	RICE HARWIN W & DEBRA A	1812 E 23RD ST	MISSION	TX	78574-7916
209162	L1005-00-000-0010-00	RCM PARTNERS LLC	PO BOX 4085	EDINBURG	TX	78540-4085
209163	L1005-00-000-0011-00	GUAJARDO HOMERO H & MARIA E	1804 E 23RD ST	MISSION	TX	78574-7916
209164	L1005-00-000-0012-00	GARZA EDUARDO	1308 N 42ND ST	MCALLEN	TX	78501-3601
209165	L1005-00-000-0013-00	SEPULVEDA CYNTHIA	1808 E 23RD ST	MISSION	TX	78574-7916