

ITEM# 1.7

CONDITIONAL USE PERMIT: Texas Citrus Fiesta Vaquero Cook-off
& Fun Fair on November 18 & 19, 2022
1200 E. Business Highway 83
Being a tract of land containing 6.56 acres,
more or less, being part or portion of a
6.79-acre tract out of Lot 20-11, West Addition
to Sharyland Subdivision
C-3
Texas Citrus Fiesta

REVIEW DATA

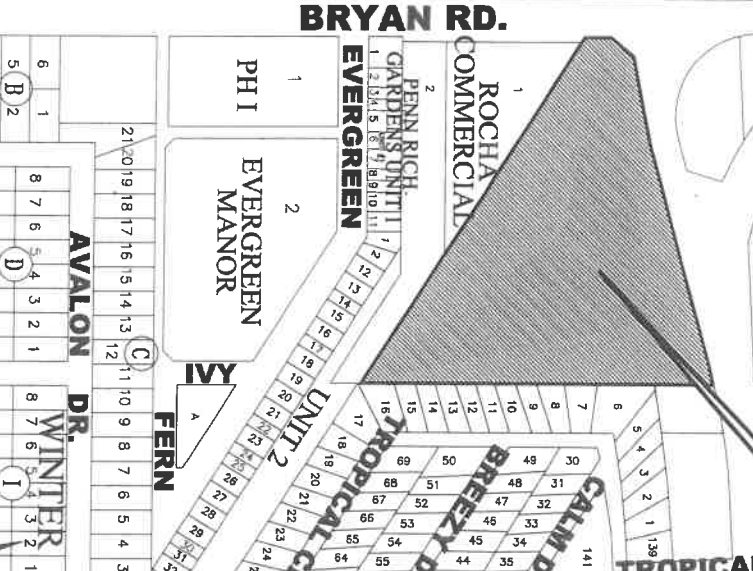
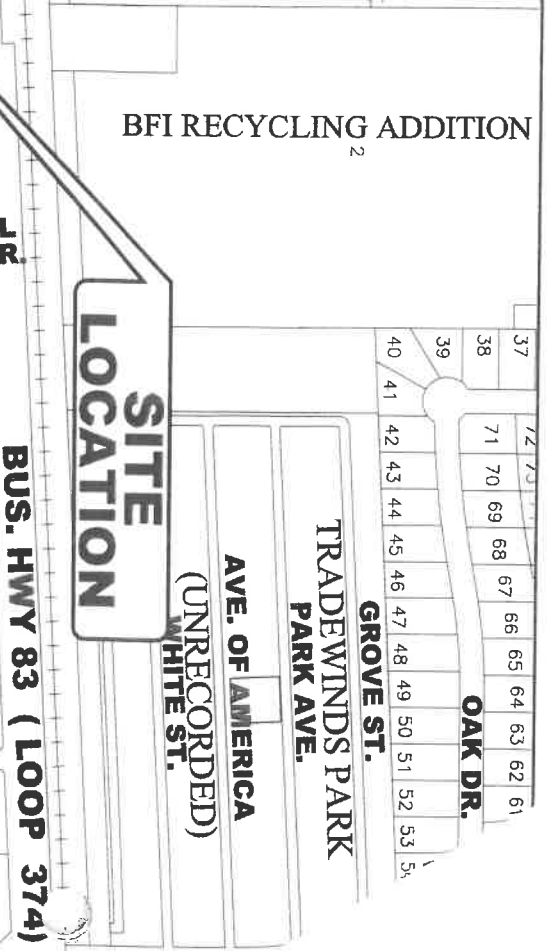
The subject site is located near the SE corner of Bryan Road and E. Business Hwy. 83 – see vicinity map. Texas Citrus Fiesta organizers have been given permission to have their annual Vaquero Cook-off and Fun Fair on the vacant lot. They are proposing to set up on November 18 at 12:00 p.m. for both events. Although, both events will take place on November 19, 2022 from 8:00 a.m. to 8:00 p.m. with approximately 48 vendors and a stage for entertainment. The VIP tent will be used for food donations.

- **Parking:** Parking for this event will be provided along the southeast area of the property.
- The Zoning code states that fun fair sites should be a minimum of 300' away from any residentially used property from lot line to lot line. There is a mobile home park immediately to the east of the property, therefore a waiver would be needed for this location.
- Chapter 10 – Amusements and Entertainment: Security will be evident as in the 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, in particular the insurance coverages requirement for such amusements.

REVIEW COMMENTS: With sufficient professional security, barricades, lighting, & TCF monitoring, this event will again be very successful and well attended. Staff mailed out 61 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. Installation of a perimeter fence/debris stop
2. Installation of "No Parking" signs along E. Business Hwy. 83 and Bryan Road;
3. Meet Noise, Amusement & Entertainment, Insurance, and any other related codes, and
4. Waiver of the 300' separation requirement from residential neighborhoods.



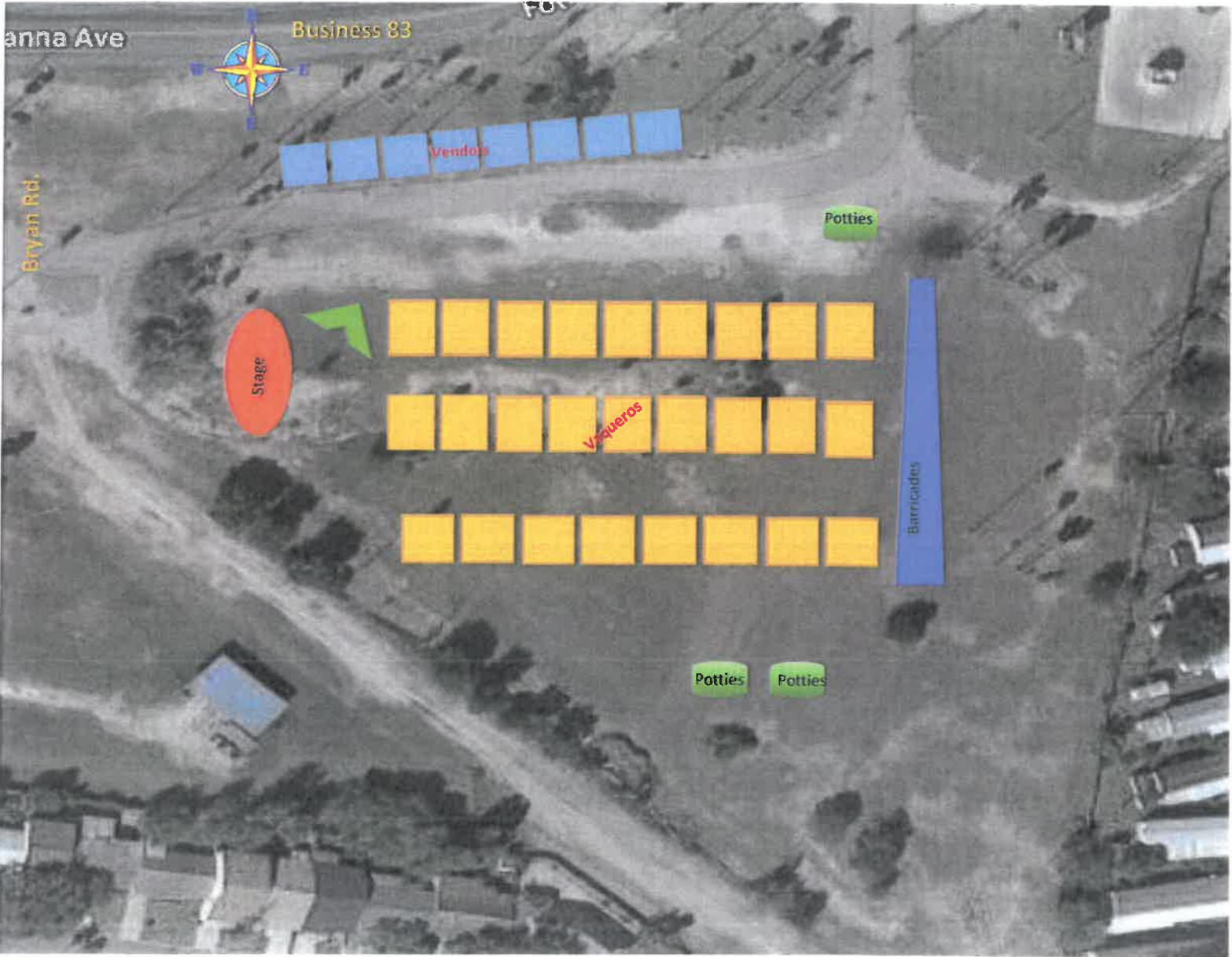
CITY OF MISSION
PLANNING DEPARTMENT

1201 E. 8th. Street
MISSION, TX 78572

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

DATE: 10-1-00

No.



M0616-00-000-0001-00 (526726)
GALINDO LUCIANO G & LILIA G
1423 EVERGREEN AVE
MISSION TX 78572

P5600-00-000-0006-00 (258544)
SCHACH CARL EUGENE JR
PO BOX 1118
MCALLEN TX 78505

P5600-00-000-0007-00 (258545)
SALINAS NOE AMADOR
520 E 1TH ST
MISSION TX 78572

P5600-00-000-0008-00 (258546)
COWART WILLIAM I
PO BOX 1693
PHARR TX 78577

P5600-00-000-0009-00 (258547)
GARCIA CESAR J
316 BOBWHITE DR
KERRVILLE TX 78028

P5600-00-000-0010-00 (258548)
RIVERA JAIME & EVANGELINA
1419 EVERGREEN AVE
MISSION TX 78572

P5600-00-000-0011-00 (258549)
MARTINEZ TEODORA
5702 N 3RD LANE
MCALLEN TX 78504

P5600-02-000-0012-00 (258550)
ROMERO ALEJO JR
817 N 20TH
MCALLEN TX 78501

P5600-02-000-0013-00 (258551)
ALDANA MARIA
1427 EVERGREEN AVE
MISSION TX 78572

P5600-02-000-0014-00 (258552)
MENDOZA SIMON
1429 EVERGREEN AVE
MISSION TX 78572

P5600-02-000-0015-00 (258553)
LOPEZ MARIA O
1431 EVERGREEN AVE
MISSION TX 78572

P5600-02-000-0016-00 (258554)
PEREZ MARGARET
127 S BRYAN RD
MISSION TX 78572

P5600-02-000-0017-00 (258555)
GARZA REGINA ORDUNA
1435 EVERGREEN AVE
MISSION TX 78572

P5600-02-000-0018-00 (258556)
BOWEN JOHN CURTIS
PO BOX 39
HILLSDALE OK 73743

P5600-02-000-0019-00 (258557)
GUZMAN ALFONSO E
1501 EVERGREEN AVE
MISSION TX 78572

P5600-02-000-0020-00 (258558)
DAVIS MELANIE
1503 EVERGREEN AVE
MISSION TX 78572

P5600-02-000-0021-00 (258559)
DOVALINA DORA E LTE
LINDA ANDERS ETAL
1505 EVERGREEN AVE
MISSION TX 78572

P5600-02-000-00A1-00 (258571)
MARTINEZ TEODORA
5702 N 3RD LANE
MCALLEN TX 78504

T0420-00-000-0001-00 (553120)
MISSION ECONOMIC DEVELOPMENT
801 N BRYAN RD
MISSION TX 78572

T7940-00-000-0002-00 (309062)
BARNES LARRY & JANNA
1240 E BUS 83 LOT 2
MISSION TX 78572

T7940-00-000-0004-00 (309064)
MATTINGLY SANDRA J & MARIA LYDIA I
2204 ROBYN LN
MISSION TX 78572

T7940-00-000-0005-00 (309065)
ELLIOT HAROLD & BARBARA
1240 E BUSINESS HIGHWAY 83 LOT5
MISSION TX 78572

T7940-00-000-0006-00 (309066)
CONRAD JAMES L & LINDA L
CONRAD FAMILY TRUST
337 E BEECH ST
CEDAR SPRINGS MI 49319

T7940-00-000-0007-00 (309067)
GARCIA DANIEL & MARIA INES
1240 E BUS HWY 83 LT 8
MISSION TX 78572

T7940-00-000-0008-00 (309068)
GARCIA DANIEL & MARIA INES
1240 E BUS HWY 83 LT 8
MISSION TX 78572

T7940-00-000-0009-00 (309069)
ABEL FRED W & LINDA M
1240 E BUSINESS HWY 83 UNIT 9
MISSION TX 78572

T7940-00-000-0010-00 (309070)
NINO GENOBEVA MORENO
725 WEST TROPICAL CIRCLE
MISSION TX 78572

T7940-00-000-0011-00 (309071)
ROBYN HARRY & WILHELMINA
901 GRAND AVE
WORTHINGTON MN 56187

T7940-00-000-0012-00 (309072)
PRIEBE RODNEY M & CAROL D
2101 N MEADOW LAKES DR
WASILLA AK 99623

T7940-00-000-0013-00 (309073)
CRUMLY WARD A & LEAH M
BOX 152
GRANDVIEW IA 52752

T7940-00-000-0014-00 (309074) SAVAGE EDWARD LEE & DENISE E 1240 E BUSINESS HWY 83 UNIT 14 MISSION TX 78572	T7940-00-000-0015-00 (309075) TRAUB DONALD E & NEDA M 1240 E BUSINESS HIGHWAY 83 UNIT 16 MISSION TX 78572	T7940-00-000-0016-00 (309076) TRAUB DONALD E & NEDA M 1240 E BUSINESS HIGHWAY 83 UNIT 16 MISSION TX 78572
T7940-00-000-0017-00 (309077) PRIEBE RODNEY M & CAROL D 2101 N MEADOWLAKES DR WASILLA AK 99623	T7940-00-000-0018-00 (309078) PETER JERRY L & JOANN N TRUSTEES 18 TROPICAL CIR MISSION TX 78572	T7940-00-000-0019-00 (309079) EWING KENT & MARTHA J 1240 E BUSINESS HWY 83- LOT #19 MISSION TX 78572
T7940-00-000-0020-00 (309080) MORTLAND DALE 1240 E BUSINESS 83 LOT 20 MISSION TX 78572	T7940-00-000-0030-00 (309090) GARCIA LUCIO 1240 E BUSINESS 83 UNIT 30 MISSION TX 78572	T7940-00-000-0031-00 (309091) SELK LYNN L & BRENDA F 6589 14TH AVE KEYSTONE IA 52249
T7940-00-000-0048-00 (309108) ROCHA FERNANDO & ROCIO D ELMAR 331 RICHLEY APT 83 PASADENA TX 77506	T7940-00-000-0049-00 (309109) GLADEN RICHARD D & SUSAN M 1332 VALLEY VIEW DR CLOQUET MN 55720	T7940-00-000-0050-00 (309110) SCHIPPER DOUGLAS G SR & MARY 320 N MAIN ST DUNDEE MN 56131
T7940-00-000-0051-00 (309111) GARCIA DANIEL SALAZAR & BETHSABE 2703 COTTONWOOD ST MISSION TX 78574	T7940-00-000-0068-00 (309128) DAMMANN JAMES & LANETTE 8545 BABCOCK AVE PLATO MN 55370	T7940-00-000-0069-00 (309129) ZYGMAN ISRAEL MICHAEL 1240 EAST BUSINESS HWY 83 MISSION TX 78572
W0100-00-020-0010-02 (316774) EL PATO PROPERTIES LP 1300 E TAMARACK AVE MCALLEN TX 78501	W0100-00-020-0011-01 (316779) MORON VELA INC 1242 E BUSINESS HIGHWAY 83 STE 7 MISSION TX 78572	W0100-00-020-0011-03 (316780) D.A.D VELA INVESTMENTS LLC 1242 E BUSINESS HIGHWAY 83 STE 7 MISSION TX 78572
W0100-00-020-0011-10 (316785) STATE OF TEXAS PO BOX EE PHARR TX 78577	W0100-00-020-0011-13 (316787) DE PUY ROBERTO E DBA DE PUY MOTORS 708 BRIARWOOD CRT MISSION TX 78574	W0100-00-020-0011-15 (316788) D.A.D VELA INVESTMENTS LLC 1302 CLABORNE MISSION TX 78572
W0100-00-020-0011-22 (541748) GITS T.F PO BOX 128 MIDLOTHIAN VA 23113	W0100-00-020-0011-23 (541749) AMAYA MARISOL 1407 EVERGREEN AVE MISSION TX 78572	W0100-00-020-0011-24 (541750) MILTON JOHN & MARIANITA 316 BOBWHITE DR KERRVILLE TX 78028
W0100-00-020-0011-25 (541751) RIVERA JAIME & EVANGELINA 1419 EVERGREEN AVE MISSION TX 78572	W0100-00-020-0011-26 (541753) RIVERA JAIME & EVANGELINA 1419 EVERGREEN AVE MISSION TX 78572	W0100-00-020-0011-27 (541754) MARTINEZ TEODORA 5702 N 3RD LANE MCALLEN TX 78504
W0100-00-020-0011-28 (567434) CHANDLER ADELLA M 7555 KNIFFEN RD PAINESVILLE OH 44077	W0100-00-021-0011-01 (316797) RGV VILLA INVESTMENTS LLC PO BOX 943 MISSION TX 78573	R3451-00-000-0001-00 (895747) MADKRIS LTD 2704 SAN CLEMENTE MISSION TX 78572

R3451-00-000-0002-00 (895750)

MADKRIS LTD

2704 SAN CLEMENTE

MISSION TX 78572