

ITEM# 1.5

CONDITIONAL USE PERMIT: To construct an Indoor/Outdoor
Casa Padel Sports Complex
1508 E. Expressway 83
Lot 2A, Stewart Plaza
C-3
Jesus Guerra

REVIEW DATA

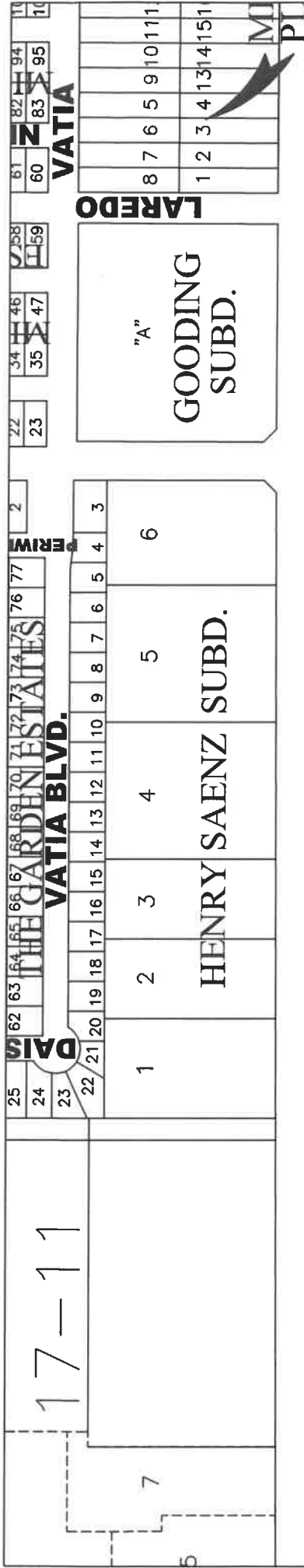
The subject site is located at the Southeast corner of E. Expressway 83 and Travis Street —**see vicinity map**. The applicant is proposing to construct a 12,852 square foot 2-story Sports Complex Facility that would include the following: A 3-padel interior courts, 2-padel exterior courts, lobby, office, storage areas, bar area and a terrace. Access to the site will be via a 24' access driveway off of Travis Street. Staff notes that if the applicant wants to offer alcoholic beverages in his venue he would require a conditional use permit.

- **Section 1.43-C-3(General Business)(3)(g)** states that “Amusement parks, circus or carnival grounds, commercial amusement, or recreation development, or other temporary structure used for temporary purposes” are allowed with a Conditional Use Permit.
- **Hours of Operation:** Monday – Sunday from 7:00 am to 11:30 pm
- **Staff:** 12 employees
- **Parking & Landscaping:** In reviewing the site plan, the applicant is proposing a total of 42 parking spaces including 2 for handicap. Landscaping and lighting will need to be complied with.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

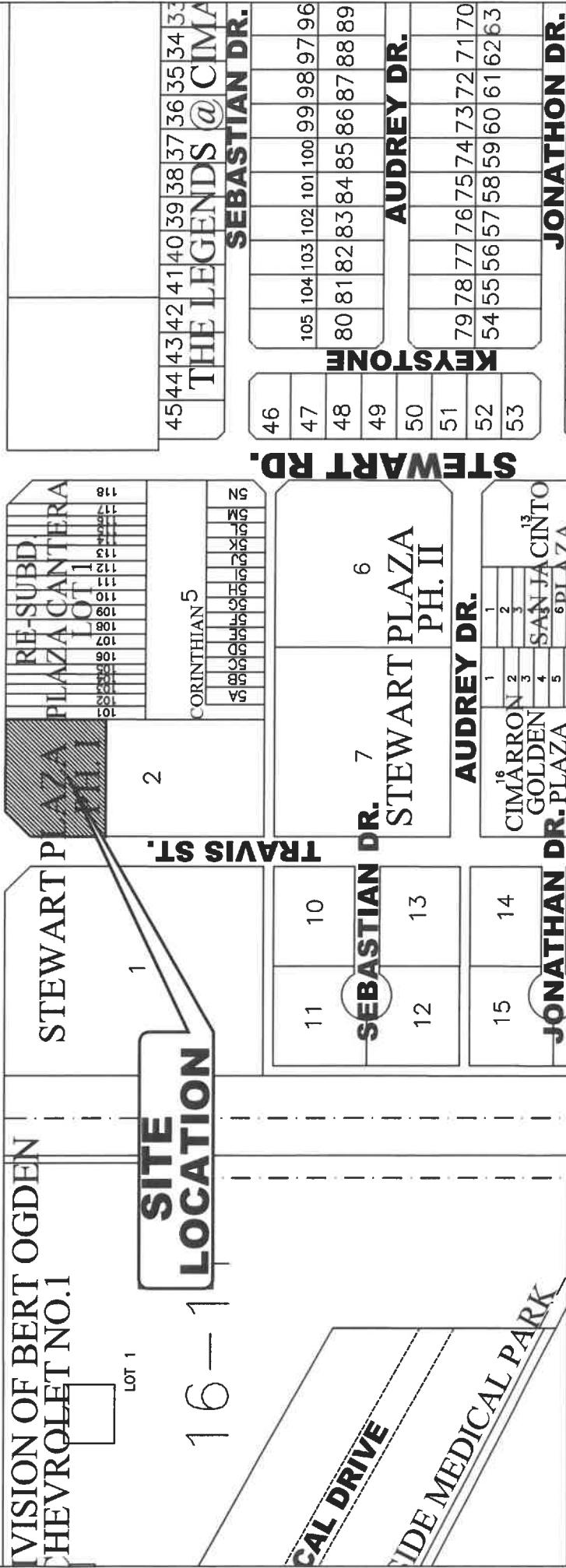
REVIEW COMMENTS: Staff mailed out 6 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff notes that this sport has become popular and is in demand.

RECOMMENDATION: Staff recommends approval for life of use subject to:

1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.)
2. Must comply with noise ordinance.
3. Acquisition of a business license.
4. CUP not to be transferable to others.



U.S. EXPRESSWAY 83



[illegible][illegible]

1201 E. 8th. Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

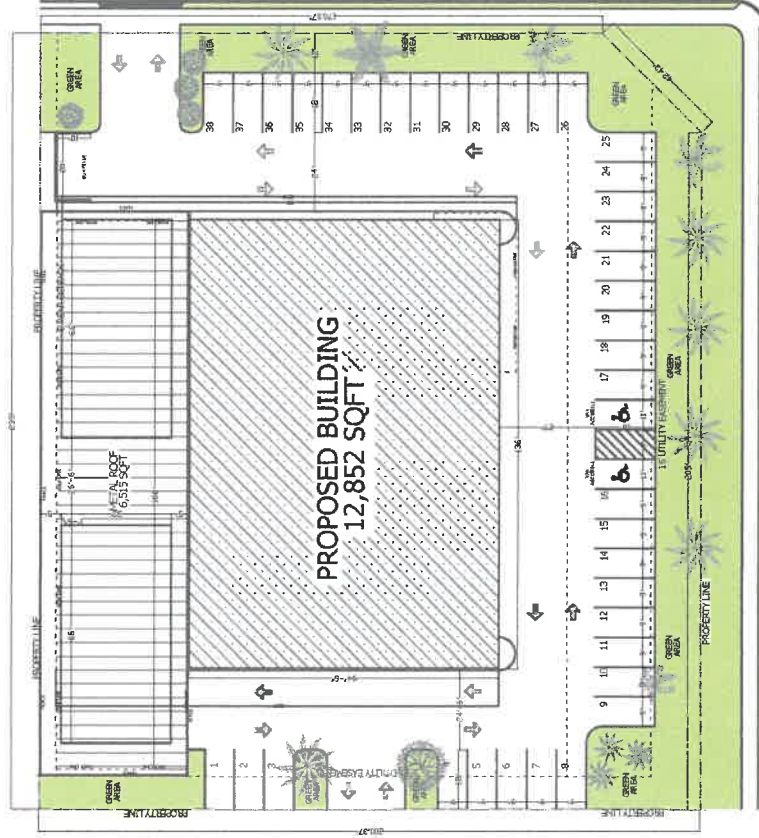
**SITE
LOCATION**

E. EXPWY 83 (IH2)

TRAVIS ST.



STEWART PLAZA
SBDV. LOT 2A
MISSION, TX.



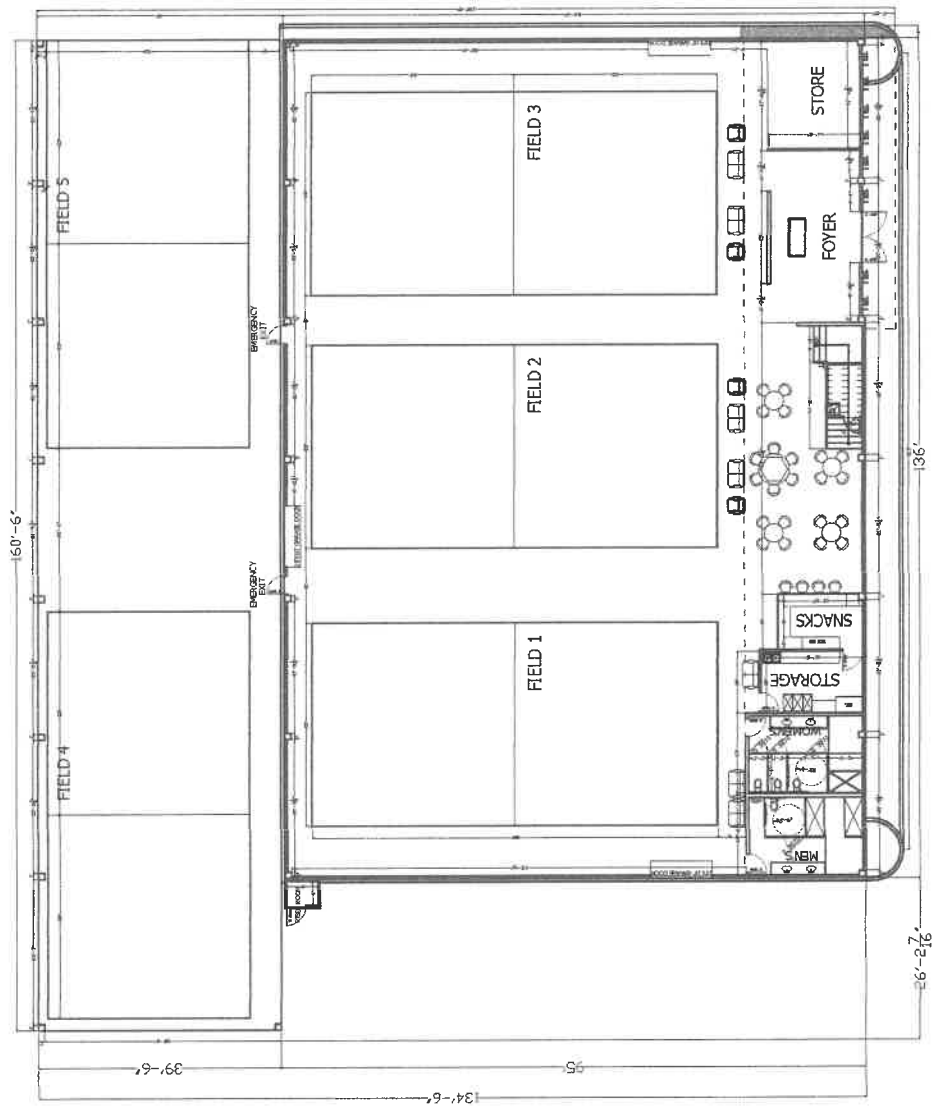
TRAVIS ST.

LOT SQ.F.T. = 46,636.95
GREEN AREA SQ.F.T. = 7,316
GREEN AREA % = 55.68%
PARKING PROVIDED= 40
H.C. PARKING PROVIDED= 2

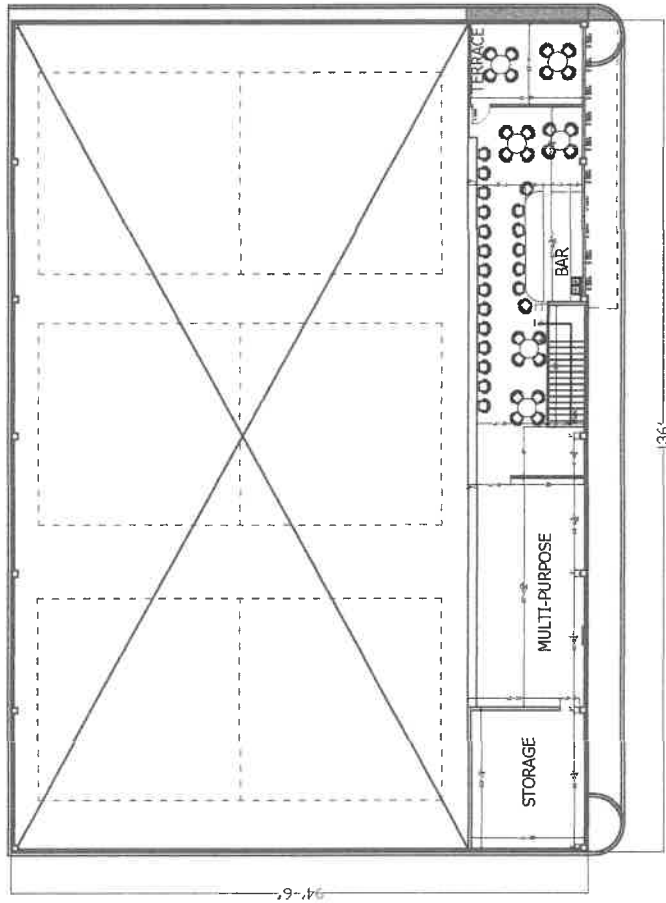
1	DESIGNED BY G.R. LOERA (956) 570 04 96 grolora@earthlink.com	DESIGN	12,852 SQFT MAIN BUILDING 6,346 SQFT COVERED PATIO 19,198 SQFT TOTAL	SITE PLAN
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FRONTAGE RD. E. EXPRESSWAY 83

2 SHEET NO. PROJECT NAME PROJECT NO. DATE	FLOOR PLAN	
	12,852 SQFT MAIN BUILDING 6,346 SQFT COVERED PATIO 19,198 SQFT TOTAL	DESIGN G.R. LOERA (956) 570 04 56 grolora@earthlink.com



1 st. FLOOR



2 nd. FLOOR

3	PROJECT	DATE	12.8.22
DESIGNED BY	PROJECT NO.	12.8.22	12.8.22
12,852 SQFT MAIN BUILDING	6,346 SQFT COVERED PATIO	19,198 SQFT TOTAL	G.R. LOERA DESIGN
G.R. LOERA (956) 570 04 96 grloera@gmail.com			

S6215-00-000-0001-00 (686762)
GRAM ENTERPRISES LTD
10213 N BENTSEN RD
MCALLEN TX 78504

S6215-00-000-0003-00 (686763)
MGV INVESTMENT GROUP LLC
4712 VERMONT AVE
MCALLEN TX 78503

S6215-00-000-0005-00 (686765)
LESKKO REAL ESTATE INVESTORS LTD
1205 TRAVIS STREET
MISSION TX 78572

S6215-00-000-002A-00 (686778)
MGV INVESTMENT GROUP LLC
4712 VERMONT AVE
MCALLEN TX 78503

S6215-00-000-002B-00 (686779)
BLUE SUNRISE INVESTMENTS LLC
312 W NOLANA LOOP
PHARR TX 78577

S6215-00-000-005A-00 (686792)
LESKO REAL ESTATE INVESTORS LTD
1205 TRAVIS ST
MISSION TX 78572