

ITEM# 1.4

CONDITIONAL USE PERMIT: Outdoor Padel Court/Any Recreational Activity
719 Ragland
A tract of land out of the Northwest 9.96
Acres of Lot 203, John H. Shary Subdivision
C-3
Jorge Eduardo Careaga

REVIEW DATA

SITE: The subject site is located 800' south of E. Business Highway 83 along the west side of Ragland Road —see **vicinity map**. In an effort to attract more recreational activities to the city the applicant is proposing to add a 68' x 72' concrete pad to install 2 padel courts on the south side of the restaurant. Staff notes that on March 13, 2023 the City Council approved a conditional use permit for an outdoor soccer field at this same location. Access to the site will be via 2 existing driveways off of Ragland Road.

- **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 9 am to 11 pm
- **Parking & Landscaping:** In reviewing the site plan, there is a total of 26 parking spaces including 4 for handicap and he is proposing to add an additional 15 parking spaces along the northwest corner of the property. Landscaping and lighting will need to be complied with.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes. All commercial properties adjoining any residential use must install a 6' solid buffer along the perimeter of the property.

REVIEW COMMENTS: Staff mailed out 31 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff's only concern is that if all outdoor recreation activities and the restaurant are used at the same time there will be an issue with parking.

RECOMMENDATION: Staff recommends approval subject to:

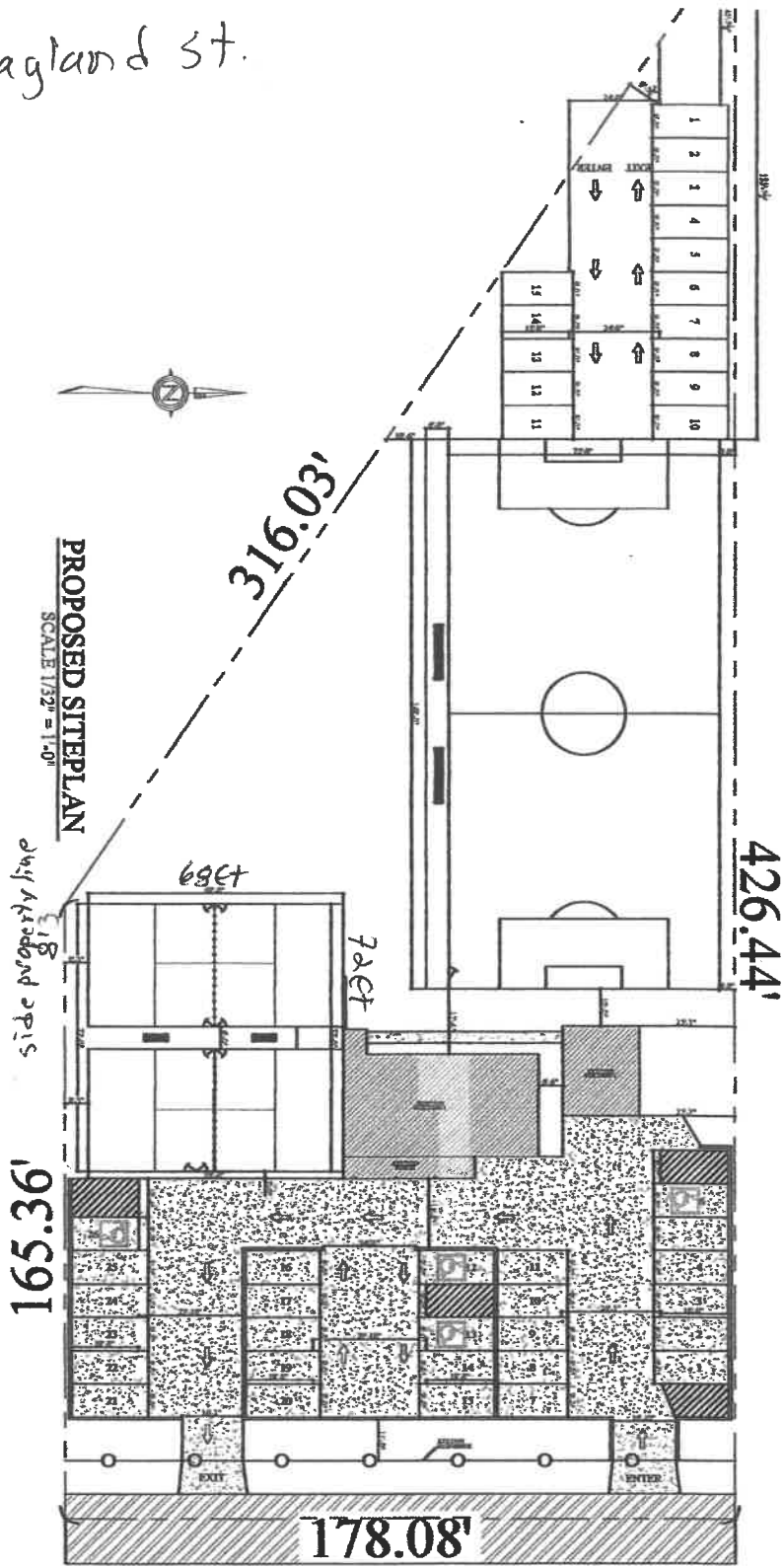
- 1) 6-month re-evaluation to assess the multiple operations,
- 2) Compliance with the Building, Fire and Sign Codes.
- 3) Must comply with 6' buffer requirement.
- 4) Acquisition of a Business License, and
- 5) Must comply with noise ordinance.

RAGLAND RD

LOCATION SITE



714 Ragland St.



<p>PROJECT FOR: 714 RAGLAND ST. JANSON, TX 75119</p>	<p>DATE NO. S1</p>	<p>DIFFERENT PERSPECTIVE DESIGNS CALL: (956) 624-2333</p>	<p>BY ARCHITECTS: HOMERO OROZCO & ASSOCIATES REGISTERED ARCHITECTS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL ENGINEERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYORS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL INTERIOR DESIGNERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL PLANNERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL ENVIRONMENTAL DESIGNERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL HISTORIC PRESERVATION ARCHITECTS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL SCULPTORS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL THEATRICAL DESIGNERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL VISUAL ARTISTS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL WRITERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSICIANS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL DANCERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL ACTORS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL FILM DIRECTORS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL PRODUCERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC MANAGERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL RECORD LABELS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC PUBLISHERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC DISTRIBUTORS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC VENUES IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC FESTIVAL ORGANIZERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC INDUSTRY MANAGERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC BUSINESS DEVELOPERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC PROMOTERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC BOOKING AGENTS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR MANAGERS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR SUPPORT STAFF IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR SECURITY IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR TRANSPORTATION IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR ACCOMMODATION IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR MEALS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR MERCHANDISE IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR PHOTOGRAPHY IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR VIDEOGRAPHY IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR SOCIAL MEDIA IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR PUBLICITY IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR PRESS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR RADIO IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR TELEVISION IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR FILM IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR VIDEO IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR AUDIO IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR VISUALS IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR COSTUME DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR HAIR DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR MAKEUP DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR STYLING IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR PROP DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR SET DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR LIGHTING DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR SOUND DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR VIDEO DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR AUDIO DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR VISUAL DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR COSTUME DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR HAIR DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR MAKEUP DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR STYLING IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR PROP DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR SET DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR LIGHTING DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR SOUND DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR VIDEO DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR AUDIO DESIGN IN THE STATE OF TEXAS REGISTERED PROFESSIONAL MUSIC TOUR VISUAL DESIGN IN THE STATE OF TEXAS</p>	<p>THESE PLANS HAVE BEEN PREPARED BY ARCHITECTS REGISTERED IN THE STATE OF TEXAS AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.</p> <p>NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM ARCHITECTS: HOMERO OROZCO & ASSOCIATES.</p> <p>DATE: 08/15/2019</p>
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A5570-00-000-0001-01 (517910)
GRANNY'S ATTIC INC
1400 N MCCOLL RD STE 201
MCALLEN TX 78501

A5571-00-00B-0006-00 (118802)
KELLY AVENUE APARTMENTS LLC
1800 CYNTHIA LN
PALMHURST TX 78573

S2950-00-000-0203-10 (281112)
CAREAGA JORGE EDUARDO
1604 LILA BETH LN
MISSION TX 78572

S3000-00-000-0049-00 (283439)
O'REILLY AUTO ENTERPRISES LLC
PO BOX 9167
SPRINGFIELD MO 65801

S3000-00-000-0050-01 (283441)
BAZAN ELIAS JR & MARIA DELIA
BAZAN FAMILY REVOCABLE LVG TRUST
2316 N CONWAY AVE
MISSION TX 78574

S3000-00-000-0050-20 (283442)
BAZAN ELIAS JR & MARIA DELIA
BAZAN FAMILY REVOCABLE LVG TRUS
2316 N CONWAY AVE
MISSION TX 78574

S3000-00-000-0051-00 (283443)
MISSION FOOD FACTORY LLC
2140 E BUS HWY 83
MISSION TX 78572

S3000-00-000-0055-10 (283446)
MISSION FOOD FACTORY LLC
2140 E BUS HWY 83
MISSION TX 78572

V2000-00-001-0001-00 (313448)
MASON DEBORAH SUE
713 RAGLAND ST
MISSION TX 78572

V2000-00-001-0002-00 (313449)
BLANCO MARTHA
711 RAGLAND ST
MISSION TX 78572

V2000-00-001-0003-00 (313450)
PULIDO APOLONIO & ESPERANZA ANITA
709 RAGLAND RD
MISSION TX 78572

V2000-00-001-0004-00 (313451)
SALGUERO JAIRO
707 RAGLAND ST
MISSION TX 78572

V2000-00-001-0005-00 (313452)
CARRERA ELIZARDO
705 RAGLAND ST
MISSION TX 78572

V2000-00-005-0001-00 (313539)
RAMIREZ MARIA OLIVIA BARRERA
2101 BRACEY ST
MISSION TX 78572

V2000-00-005-0002-00 (313540)
ROC ENTERPRISES LLC
PO BOX 5605
MCALLEN TX 78502

V2000-00-005-0003-00 (313541)
TIJERINA CARLOS
808 S SHARY RD 5 PMB NO 163
MISSION TX 78572

V2000-00-005-0004-00 (313542)
STUART KENNETH & GLORIA
11284 STATE ROAD 38
GREENS FORK IN 47345

G4053-00-000-0007-00 (613442)
KESTER LETICIA MARGARITA JARAMILL
420 ROSE ELLEN CR
MCALLEN TX 78501

G4053-00-000-0008-00 (613443)
CANTU TOMAS JR & MARIA DEL CARMEN
2015 BRACEY ST
MISSION TX 78572

G4053-00-000-0009-00 (613444)
JIM & MARY KAY MOFFITT FAMILY LTD
1128 PECAN BLVD
MCALLEN TX 78501

G4053-00-000-0010-00 (613445)
JIM & MARY KAY MOFFITT FAMILY LTD
1128 PECAN BLVD
MCALLEN TX 78501

G4053-00-000-0011-00 (613446)
CORONADO ROBERTO MIGUEL
2010 ANGUS ST
MISSION TX 78572

G4053-00-000-0012-00 (613447)
MURPHY MICHAEL SCOTT
4716 N MAIN ST
MCALLEN TX 78504

G4053-00-000-0019-00 (613454)
QURAIISHI AADAM
3401 IVY AVENUE
MCALLEN TX 78501

G4053-00-000-0020-00 (613455)
HAY DULCE P
5111 N MCCOLL RD
MCALLEN TX 78504

G4053-00-000-0021-00 (613456)
GARZA BERTA
3716 STEVENSEN AVE
MISSION TX 78573

G4053-00-000-0022-00 (613457)
GARZA BERTHA A
3716 STEVENSEN AVE
MISSION TX 78573

H5130-00-000-0001-00 (622804)
NOVELLINI LTD
501 N BRIDGE ST STE 363
HIDALGO TX 78557

H5130-00-000-0002-00 (622805)
R H TIJERINA INC
719 N 23RD ST
MCALLEN TX 78501

H5130-00-000-0003-00 (622806)
SHARYLAND STORAGE LLC
4313 SOUTH L ST
MCALLEN TX 78503

S3015-00-000-0001-00 (790044)
SHARYLAND STORAGE LLC
4313 SOUTH L ST
MCALLEN TX 78503