

Started: 5:38 p.m.

Ended: 5:44 p.m.

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

Ms. De Luna went over the write-up stating the subject site is located 800' south of E. Business Highway 83 along the west side of Ragland Road. 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.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Jorge Careaga stated that Ms. De Luna stated that the operating hours will not be the same due to customers going to play instead of eating, Mr. Careaga stated which is fine because, the restaurant will be open in morning and afternoon only, he mentioned that he'll be adding more parking spaces.

Chairwoman Izaguirre questioned Ms. De Luna on whether landscaping will be done?

Ms. De Luna stated yes, he will comply with landscaping.

Mr. Jorge Careage stated hes only cleaned the property and will comply with landscaping.

Mr. Sanchez questioned if adding landscaping to the conditional use permit is required?

Ms. De Luna stated Mr. Careage would have to comply with landscaping and lighting during the business license process.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.