



**MEETING DATE:** August 20, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit for an Outdoor Padel Court and other recreational activities as shown in the site plan – IMGN Park in a (C-3) General Retail District, being the Northwest 9.96 acres out of Lot 203, John H. Shary Subdivision, located at 719 Ragland Street. Applicant: Jorge E. Careaga - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- August 1, 2025 – Application for Conditional Use Permit submitted to the City.
- August 8, 2025 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract and notice of public hearings was published in the Progress Times.
- August 20, 2025 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- August 25, 2025 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- Mr. Jorge E. Careaga, the applicant, is requesting a Conditional Use Permit for the IMGN Park that has outdoor padel courts and an outdoor soccer field. The business is located 800' South of US Business 83 along the west side of Ragland Street. The business has been in operation since 2022.
- Section 1.43-C-3 (General Business) (3) (g) states that "Amusement parks, circus or carnival grounds, commercial amusement, or recreational development, or other temporary structure used for temporary purposes" are allowed with a conditional use permit.
- The site no longer has a restaurant but has a kitchen and contains three (3) outdoor padel courts and an outdoor soccer field with restrooms for men and women. There are 26 parking spaces (4 ADA spaces) available for the patrons.
- Hours of operation are Monday to Sunday from 9:00 a.m. to 11 p.m.
- Notices were mailed out to 31 surrounding property owners within 200 feet of the subject property. Staff has not received any phone calls in opposition to the request.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request subject to:

1. The permit to be for a two-year period.
2. Must comply with the building, fire and health codes.
3. Must maintain the 6' buffer requirement.

4. Must obtain a new business license.
5. Must comply with the noise ordinance.
6. Hours of operation are limited to Monday to Sunday from 9:00 a.m. to 11:00 p.m.

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

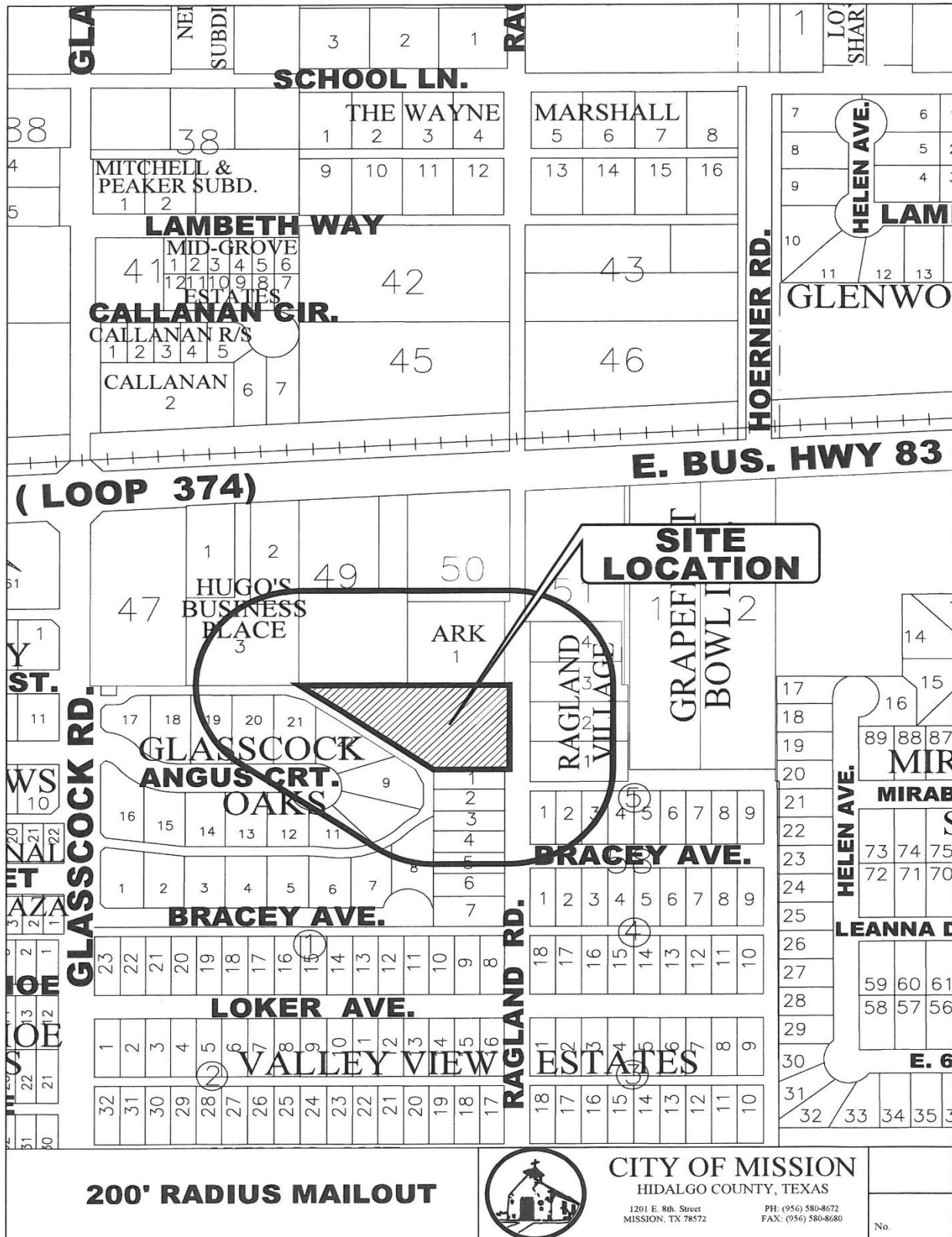
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# LEGAL NOTICE MAP



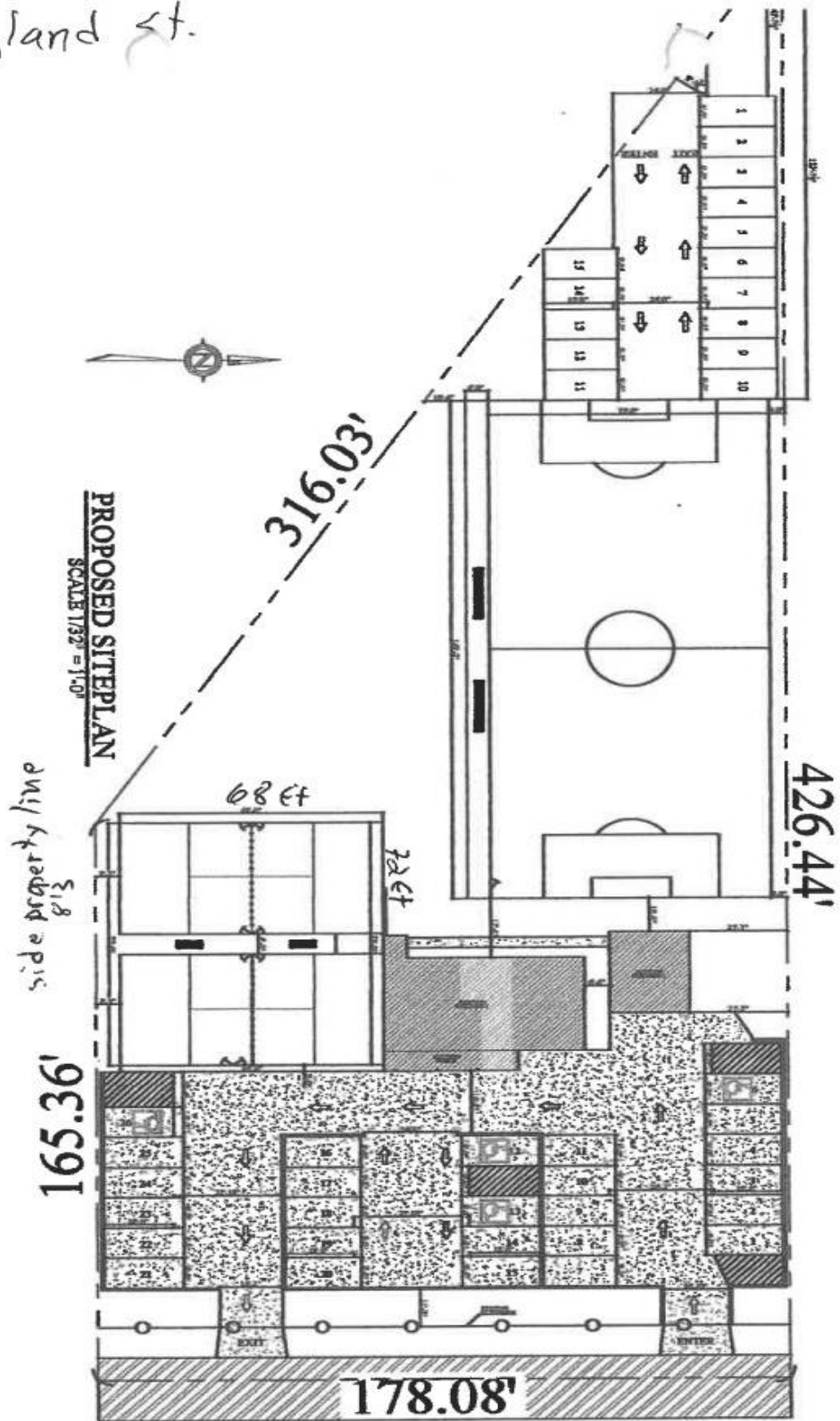


# AERIAL PHOTO



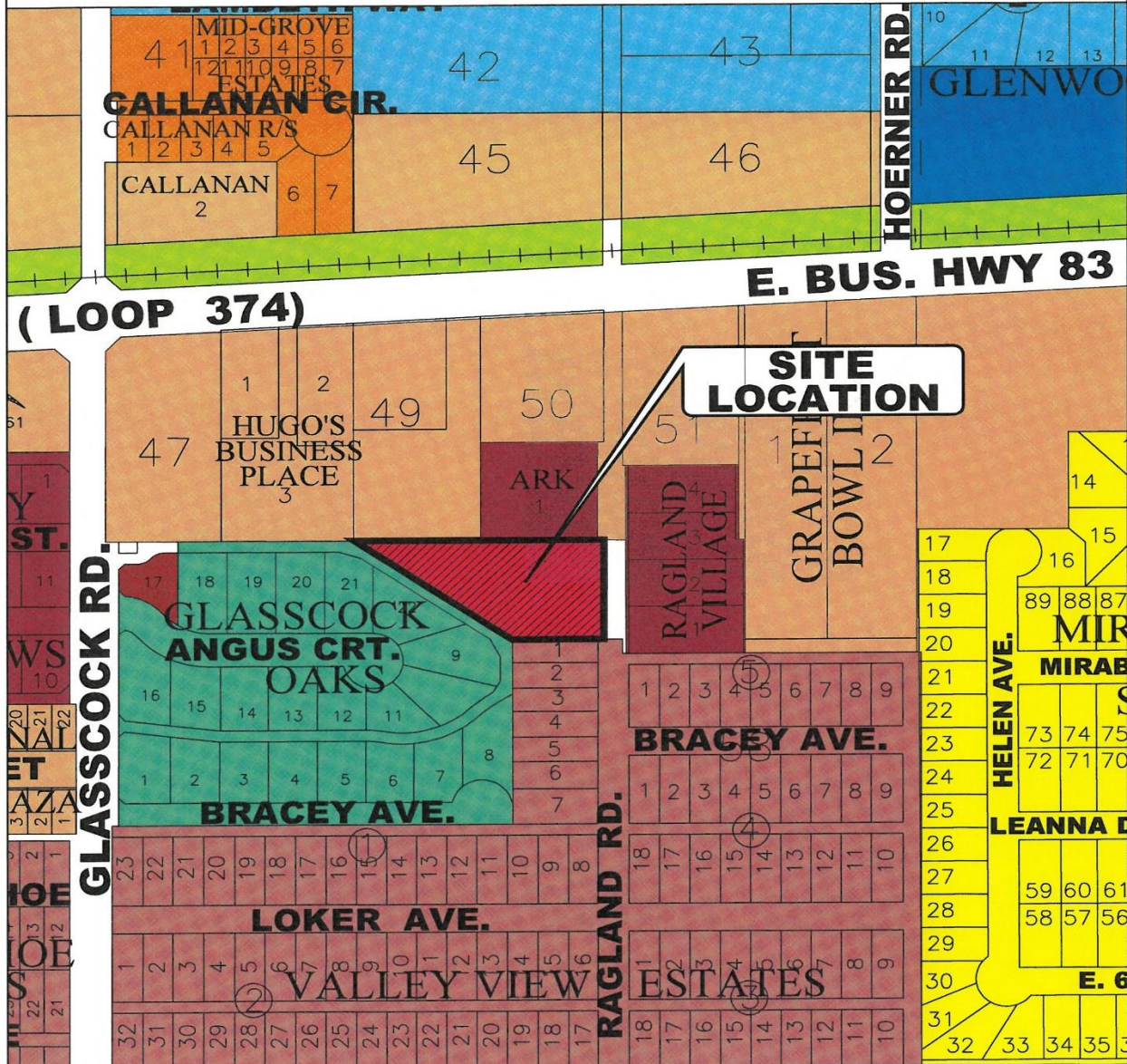
# SITE PLAN

719 Ragland St.





# ZONING MAP



## ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D 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



## PHOTO OF THE PROPERTY



## PHOTO OF THE PROPERTY





## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
313451	V2000-00-001-0004-00	SALGUERO JAIRO	707 RAGLAND ST	MISSION	TX	78572-9247
313540	V2000-00-005-0002-00	ROC ENTERPRISES LLC	PO BOX 5605	MCALLEN	TX	78502-5605
613454	G4053-00-000-0019-00	QURASHI AADAM	3401 IVY AVENUE	MCALLEN	TX	78501-6634
613455	G4053-00-000-0020-00	HAY DULCE P	5111 N MCCOLL RD	MCALLEN	TX	78504-2331
613456	G4053-00-000-0021-00	GARZA BERTA	3716 STEVENSEN AVE	MISSION	TX	78573-6317
613457	G4053-00-000-0022-00	GARZA BERTHA A	3716 STEVENSEN AVE	MISSION	TX	78573-6317
613442	G4053-00-000-0007-00	KESTER LETICIA MARGARITA JARAMILLO ETAL	420 ROSE ELLEN CR	MCALLEN	TX	78501
613443	G4053-00-000-0008-00	CANTU TOMAS JR & MARIA DEL CARMEN	2015 BRACEY ST	MISSION	TX	78572-9215
313542	V2000-00-005-0004-00	STUART KENNETH & GLORIA	11284 STATE ROAD 38	GREENS FORK	IN	47345-9712
622805	H5130-00-000-0002-00	R H TIJERINA INC	719 N 23RD ST	MCALLEN	TX	78501-6848
281112	S2950-00-000-0203-10	CAREAGA JORGE EDUARDO	1604 LILA BETH LN	MISSION	TX	78572-3188
613446	G4053-00-000-0011-00	CORPUS GIOVANNA	2010 ANGUS ST	MISSION	TX	78572
613444	G4053-00-000-0009-00	JIM & MARY KAY MOFFITT FAMILY LTD	1128 PECAN BLVD	MCALLEN	TX	78501-7872
613445	G4053-00-000-0010-00	JIM & MARY KAY MOFFITT FAMILY LTD	1128 PECAN BLVD	MCALLEN	TX	78501-7872
613447	G4053-00-000-0012-00	MURPHY MICHAEL SCOTT	4716 N MAIN ST	MCALLEN	TX	78504-3614
622806	H5130-00-000-0003-00	SHARYLAND STORAGE LLC	4313 SOUTH L ST	MCALLEN	TX	78503-1878
313541	V2000-00-005-0003-00	TIJERINA CARLOS	808 S SHARY RD 5 PMB NO 163	MISSION	TX	78572
313539	V2000-00-005-0001-00	RAMIREZ MARIA OLIVIA BARRERA	2101 BRACEY ST	MISSION	TX	78572-9252
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313450	V2000-00-001-0003-00	PULIDO APOLONIO & ESPERANZA ANITA	709 RAGLAND RD	MISSION	TX	78572-9247
313452	V2000-00-001-0005-00	GONZALEZ ROSAMARIA	2900 W LARK AVE	VISALIA	CA	93291-8099
313449	V2000-00-001-0002-00	BLANCO MARTHA	711 RAGLAND ST	MISSION	TX	78572-9247
313448	V2000-00-001-0001-00	MASON DEBORAH SUE	713 RAGLAND ST	MISSION	TX	78572-9247
118797	A5571-00-00A-0001-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
283442	S3000-00-000-0050-20	PAB MANAGEMENT LLC	1902 E GRIFFIN PKWY	MISSION	TX	78572
283441	S3000-00-000-0050-01	MATA PRISCILLA A	2312 NICOLE DR	MISSION	TX	78574
790044	S3015-00-000-0001-00	SHARYLAND STORAGE LLC	4313 SOUTH L ST	MCALLEN	TX	78503-1878
283439	S3000-00-000-0049-00	O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167	SPRINGFIELD	MO	65801-9167
517910	A5570-00-000-0001-01	GRANNY'S ATTIC INC	1400 N MCCOLL RD STE 201	MCALLEN	TX	78501-9613
118798	A5571-00-00B-0002-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118799	A5571-00-00B-0003-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118800	A5571-00-00B-0004-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118801	A5571-00-00B-0005-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118802	A5571-00-00B-0006-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118803	A5571-00-00B-0007-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118804	A5571-00-00B-0008-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118805	A5571-00-00B-0009-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118806	A5571-00-00B-0010-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
118807	A5571-00-00B-0011-00	KELLY AVENUE APARTMENTS LLC	1800 CYNTHIA LN	PALMHURST	TX	78573-8508
1557917	S3000-00-000-0051-05	DELBARRIO CHRISTOPHER	3611 GRAND CANAL DR	MISSION	TX	78572
20834401	R0406-00-000-0001-00	DALS INVESTMENTS LLC	3900 N 10TH ST	MCALLEN	TX	78501
20834402	R0406-00-000-0002-00	DALS INVESTMENTS LLC	3900 N 10TH ST	MCALLEN	TX	78501
20834403	R0406-00-000-0003-00	BLUE STELLER ENTERPRISES LLC	315 N SHARY	MISSION	TX	78572
20834400	R0406-00-000-0004-00	BLUE STELLER ENTERPRISES LLC	315 N SHARY	MISSION	TX	78572