

### ITEM# 1.3

**CONDITIONAL USE PERMIT:** Heart of America Carnival  
1200 E. Business Highway 83  
Being a tract of land containing 6.56 acres, more or less  
being a part or portion of a 6.79 acre tract out of Lot 20-11,  
West Addition to Sharyland  
February 20-26, 2023  
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 Heart of America Carnival on the vacant lot. They are proposing to setup on February 20<sup>th</sup>, open to the public from February 23<sup>rd</sup> – 26<sup>th</sup> and depart on February 27<sup>th</sup>.

- **Parking:** Parking for this event will be provided along the southeast area of the property – see site plan.
- The Zoning code states that carnival grounds may not be located within 300’ of any residentially used property. The measurement of such distance to be from lot line to lot line. The Planning and Zoning Commission may, under extenuating or special circumstances unique to the site or event, recommend waiver of the 300’ separation requirement on a temporary or permanent basis to the City Council who shall have the ultimate decision on the matter. There is a mobile home park and a townhome subdivision within the 300’ radius, therefore a waiver would need to be considered.
- **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. Waiver of the 300’ separation requirements from residential neighborhoods.
2. Installation of a perimeter fence/debris stop
3. Installation of “No Parking” signs along E. Business Hwy. 83 and Bryan Road;
4. Portable restrooms and trash receptacles
5. Meet Noise, Amusement & Entertainment, Insurance, and any other related codes, and

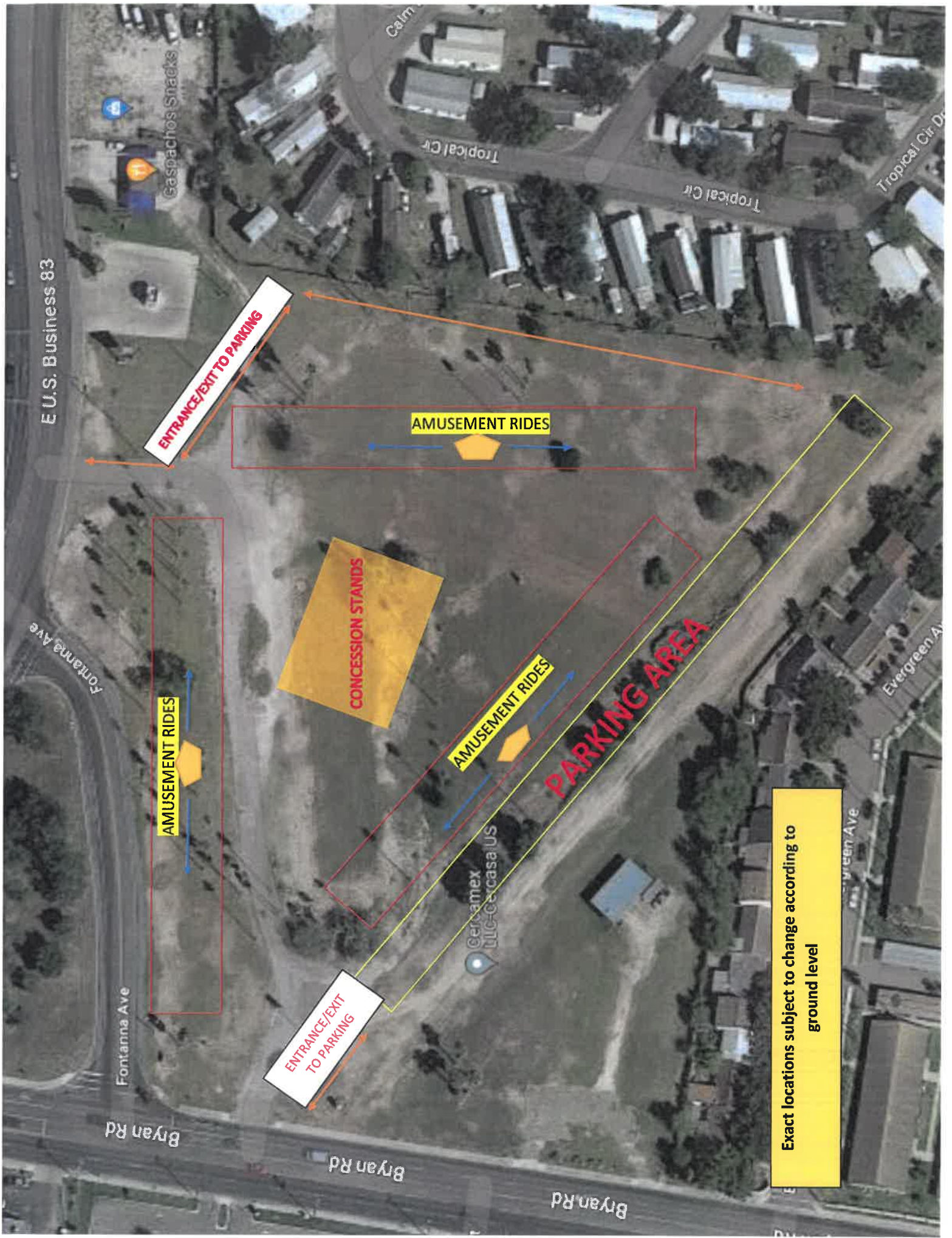




BUS. HWY 83 (LOOP 374)

**SITE  
LOCATION**

BRYAN RD.



**ENTRANCE/EXIT TO PARKING**

**AMUSEMENT RIDES**

**AMUSEMENT RIDES**

**CONCESSION STANDS**

**AMUSEMENT RIDES**

**PARKING AREA**

**ENTRANCE/EXIT TO PARKING**

Exact locations subject to change according to ground level

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)  
PETIT KRISTOPHER RAYMOND &  
AMANDA CRISTINA  
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

P5600-02-000-0022-00 ( 258560)  
VOJE JONATHAN J & CRYSTAL A ROSE  
1516 S 9TH AVE  
EDINBURG TX 78539

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  
2204 ROBYN LN  
MISSION TX 78572

T7940-00-000-0005-00 ( 309065)  
PENAELLIOT 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)  
SHAW MARIA ELENA  
1607 CITRUS CIRCLE  
SAN JUAN, TX 78589-4856

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 MOTC  
708 BRIARWOOD CRT  
MISSION TX 78574

W0100-00-020-0011-15 ( 316788)  
D.A.D VELA INVESTMENTS LLC  
1302 CLABORNE  
MISSION TX 78572

W0100-00-020-0011-23 ( 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

T7940-00-000-0020-05 ( 731268)  
UNITED IRRIGATION DISTRICT  
PO BOX 687  
MISSION TX 78573

P5600-02-000-0000-00 ( 1217714)  
HIDALGO COUNTY IRRIGATION  
PO BOX 687  
MISSION TX 78573

P5600-02-000-0000-01 ( 1217715)  
PENA LUIS E & MARIA C  
PO BOX 128  
MIDLOTHIAN VA 23113