

ITEM# 1.4

CONDITIONAL USE PERMIT: Outdoor Soccer Field
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

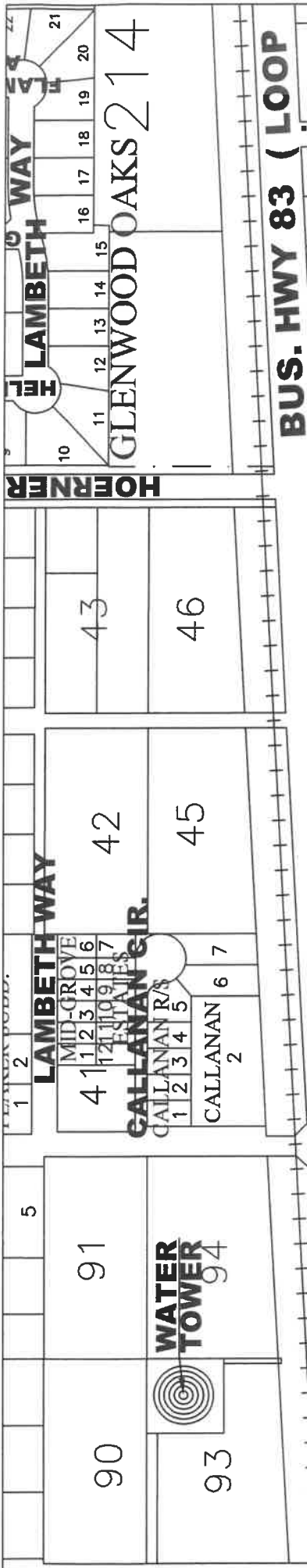
The subject site is located 800' south of Business Highway 83 along the west side of Ragland Road—see **vicinity map**. In an effort to attract more business to his restaurant the applicant is proposing a 25' x 45' outdoor soccer field behind the existing restaurant. Anyone can play in this soccer field as long as they pay a fee. This soccer field will also be available for rental purposes. Access to the site will be via 2 driveways off of Ragland Street.

- **Hours of Operation:** Monday – Sunday from 9 am to 11 pm
- **Parking & Landscaping:** the 2,312 sq.ft. restaurant requires 9 parking spaces and there is a total of 14 parking spaces and he is proposing to add 12 additional parking spaces for the outdoor soccer field. Landscaping is meeting code. He will need to add lighting for the proposed outdoor soccer field.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.
- **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 structured used for temporary purposes” are allowed with a Conditional Use Permit.

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.

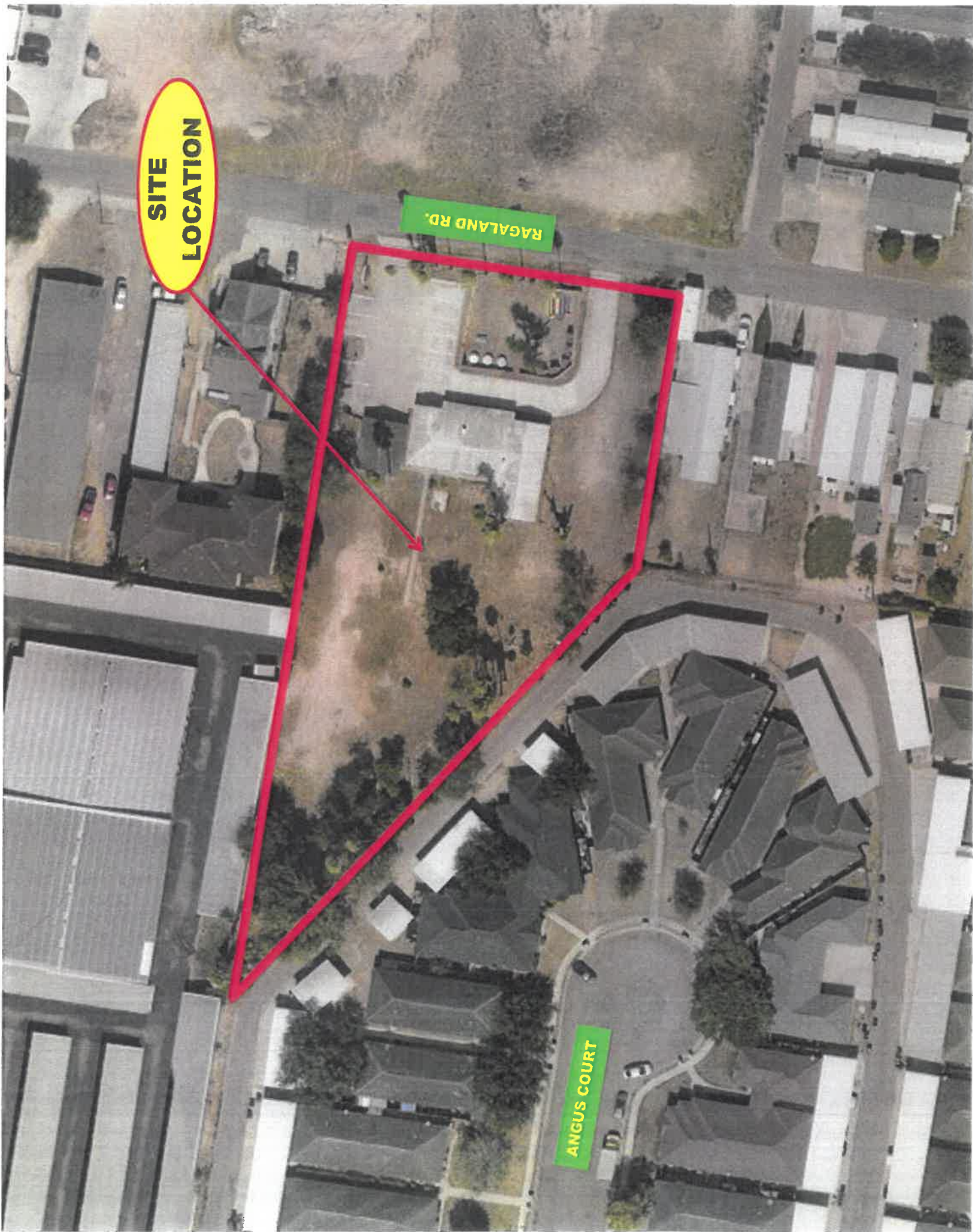
RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess this new operation,
2. Compliance with all City Codes (Building, Fire, and Sign Codes),
3. Must comply with noise ordinance, and
4. Acquisition of a Business License.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78172
 PH: (956) 360-8672
 FAX: (956) 360-8660

No. _____



**SITE
LOCATION**

RAGALAND RD.

ANGUS COURT



February 22, 2023

To: Planning and Zoning Commission
From: Martha Blanco
711 Ragland St
Mission, TX 78572

re: Conditional Use Permit for an Outdoor Soccer Field
at 719 Ragland St.

To Whom It May Concern:

I want to voice my concern regarding this permit. The property owner at this location has had several outdoor events, all of them being wrestling matches. They all created problems due to insufficient parking. People attending the events even parked on personal driveways in the surrounding properties and the police were called several times. Ragland street is narrow and has no shoulders on the sides, and these events created a hazard for the residents.

I would appreciate very much if the parking issue is taken into consideration. It becomes a dangerous situation on Ragland street when people start parking on the sides of the street as this is the only exit on the north side of our neighborhood.

Thank You,

MBlanco

A5570-00-000-0001-01 (517910)
GRANNY'S ATTIC INC
1400 N MCCOLL RD STE 201
MCALLEN TX 78501

A5571-00-00B-0008-00 (118804)
KELLY AVENUE APARTMENTS LLC
1800 CYNTHIA LN
PALMHURST TX 78573

S2950-00-000-0203-10 (281112)
CAREAGA JORGE E & MELISSA R
1604 LILABETH 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 TRU:
2316 N CONWAY AVE
MISSION TX 78574

S3000-00-000-0051-01 (283444)
HIDALGO CO R/O/W DEPT
902 N DOOLITTLE RD
EDINBURG TX 78542

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)
SHOOK RONALD & JUDITH
207 S COLONY DR
GARRETT IN 46738

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 JARAMIL
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)
GARCIA ALEX & MONETTE
1400 TERRACE DR
MISSION TX 78572

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