



MEETING DATE: August 25, 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, Adoption of Ordinance #_____ - Cervantes

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.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____