

## **ITEM# 1.7**

**CONDITIONAL USE PERMIT:** Construct (5) Pickle Ball Courts - Incredible  
2140 E. Business Highway 83  
Lots 1 & 2, Grapefruit Bowl, Inc. Subdivision  
C-4  
Felipe Cavazos

### **REVIEW DATA**

The subject site is located 200' East of Ragland Road along the South side of E. Business Highway 83 —see **vicinity map**. In an effort to attract more business to his Facility the applicant is proposing to construct (5) outdoor Pickle Ball Courts measuring 56' x 124' behind the existing building. Access to the site will be via 2 driveways off of E. Business Highway 83. The site currently has a bowling alley and outdoor batting cages. It is noted that the applicant used to have a 60' climbing tower which has been removed and is now proposing the pickle ball courts.

- **Days/Hours of Operation:** Sunday – Saturday from 12 pm to 12 am
- **Parking & Landscaping:** the 30,312.00 sq.ft. facility has a total of 156 parking spaces. Landscaping is meeting code. He will need to add lighting for the proposed outdoor soccer Pickle Ball Courts.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.
- **Section 1.44- C-4 Heavy Commercial(3)(b)** 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 34 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:

1. Compliance with all City Codes (Building, Fire, and Sign Codes),
2. Must comply with noise ordinance, and
3. CUP not transferable to others

1 2 3 88  
**ROXY ESTATES**  
 4 5  
 91  
**WATER TOWER**  
 94

38  
**MITCHELL & PEAKER SUBD.**  
 1 2  
**LAMBETH WAY**  
 MID-GROVE  
 1 2 3 4 5 6  
 12 11 10 9 8 7  
**CALLANAN CIR.**  
 CALLANAN R/S  
 1 2 3 4 5  
 CALLANAN 6 7  
 42  
 45

**MARSHALL**  
 5 6 7 8  
 13 14 15 16  
 43  
 46

7 8 9 10  
**HELEN AVE.**  
 6 1 5 2 4 3  
**GLENWOOD AVE.**  
 28 25 27 26  
**FLAMINGO AVE.**  
 24 23 22 21  
**LAMBETH WAY**  
 16 17 18 19 20  
**GLENWOOD OAKS**  
 21 4

**( LOOP 374 )**  
 #2  
 1  
 4 3 2 1  
**SHARY RD.**  
 5 **ANGUS ST.**  
 13 12 11  
 6  
 7 8 9 10  
**MEADOWS**  
 INTERNATIONAL  
**"C" STREET**  
 BUSINESS PLAZA  
**HORSESHOE ACRES**  
 21 22 23 24 25 26 27 28 29

17 18 19 20 21  
**GLASSCOCK ANGUS CRT. OAKS**  
 16 15 14 13 12 11  
 1 2 3 4 5 6 7  
**BRACEY AVE.**  
 1 2 3 4 5 6 7 8 9  
**VALLEY VIEW ESTATES**  
 1 2 3 4 5 6 7 8 9  
**LOKER AVE.**  
 10 11 12 13 14 15 16 17 18 19 20 21 22 23  
**VALLEY VIEW ESTATES**  
 1 2 3 4 5 6 7 8 9

51  
 55  
**BRACEY AVE.**  
 1 2 3 4 5 6 7 8 9  
 10 11 12 13 14 15 16 17 18  
**ESTATES**  
 19 20 21 22 23 24 25 26 27 28 29 30 31

13 12 11 10 9 8 7 6 5 4 3 2 1  
**E. 8th. St.**  
 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1  
**GLENWOOD AVE.**  
 89 88 87 86 85 84 83 82 81 80  
**MIDABELLE**  
 90 91 92 93 94 95 96  
**FLAMINGO AVE.**  
 50 49 48 47 46 45 44 43 42  
**LEANNA DENAE AVE.**  
 59 60 61 62 63 64 65 58 57 56 55 54 53 52  
**E. 6th. St.**  
 204  
**FALCON BANK SHARYLAND**

**JULIAN GONZALEZ**  
**SHARY CENTE**  
 SUPERIOR OIL EXPR  
**ALBA PLAZA**  
 1  
**ESDR VEG**  
 1  
**PREMIUM PLAZA**



**GRAPEFRUIT**

**LOCATION SITE**

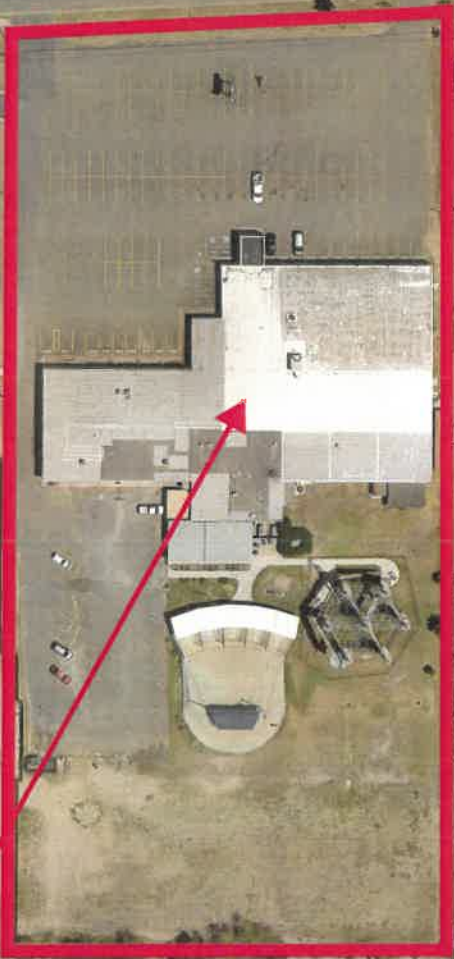


**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th. Street  
 MISSION, TX 78372  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

**BUS. HWY 83 (LOOP 374)**

**RAGLAND RD.**

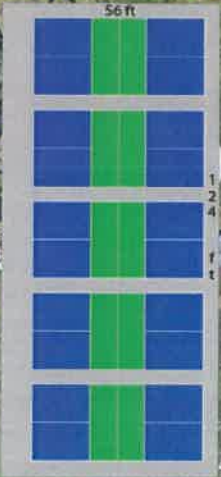


**LOCATION  
SITE**

ces @CIRS

incredibowl

2140 E U.S. Business 83



48 ft  
Between court  
and wood fence

G7110-00-000-0001-00 ( 182167) INVERSIONES HURACAN LLC 2140 E BUSINESS HWY 83 MISSION TX 78572	S2950-00-000-0204-05 ( 281115) GONZALEZ A G 2121 SUNSET LN MISSION TX 78572	S2950-00-000-0204-06 ( 281116) GONZALEZ ALBERTO 2121 SUNSET LN MISSION TX 78572
S2950-00-000-0214-11 ( 346146) GAMANIAA PROPERTIES LLC 2801 SANTA LYDIA ST MISSION TX 78572	S3000-00-000-0043-10 ( 283429) CORTIJO CUATRO HERMANAS LLC (LA POSADA SERIES) 10124 GLASSCOCK RD MISSION TX 78573	S3000-00-000-0043-12 ( 346263) DE LOS SANTOS FRANCISCO J GALEAN 1001 HOERNER RD LOT 28 MISSION TX 78572
S3000-00-000-0051-00 ( 283443) MISSION FOOD FACTORY LLC 2140 E BUS HWY 83 MISSION TX 78572	S3000-00-000-0055-10 ( 283446) MISSION FOOD FACTORY LLC 2140 E BUS HWY 83 MISSION TX 78572	V2000-00-004-0004-00 ( 313524) LOZADA VALENTE AGUSTIN F & MONIC 2106 BRACEY ST MISSION TX 78572
V2000-00-004-0005-00 ( 313525) DRURY EDWARD 3741 KILKARC CRT DANBURY WI 54830	V2000-00-004-0006-00 ( 313526) TOOD FRANKLIN CHASE C/O DONNA R CHASE 2110 BRACEY ST MISSION TX 78572	V2000-00-004-0007-00 ( 313527) WINDLER GARY D & JANICE WINDLER FAMILY LIVING REV TRUST 2112 BRACEY ST MISSION TX 78572
V2000-00-004-0008-00 ( 313528) SORENSEN GLORIA L 4523 S CAUBLE RD SALEM IN 47167	V2000-00-004-0009-00 ( 313529) DE LA GARZA LETICIA LOPEZ 2116 BRACEY AVE 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) ROC ENTERPRISES LLC PO BOX 5605 MCALLEN TX 78502	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
V2000-00-005-0005-00 ( 313543) RISLEY MARTIN D & BEVERLY J 2109 BRACY AVE MISSION TX 78572	V2000-00-005-0006-00 ( 313544) SANDOVAL ROSALINDA & JESUS M 2111 BRACEY ST MISSION TX 78572	V2000-00-005-0007-00 ( 313545) NEAL DAVID MARK & MELODY ANN 2113 BRACEY AVE MISSION TX 78572
V2000-00-005-0008-00 ( 313546) BEYERS ROGER D & JO ELLEN 2115 BRACEY ST MISSION TX 78572	V2000-00-005-0009-00 ( 313547) MARUSKA GERALD J 37245 POLO RUN DR ELIZABETH CO 80107	M4725-00-000-0016-00 ( 1308081) MENDIOLA ISAAC JUAN & JULIE ANN 808 HELEN AVE MISSION TX 78572
M4725-00-000-0017-00 ( 1308082) FLORES JUAN & SAYDE 807 HELEN AVE MISSION TX 78572	M4725-00-000-0018-00 ( 1308083) KIM MONA YOUNG 805 HELEN AVE MISSION TX 78572	M4725-00-000-0019-00 ( 1308084) PEREZ BIANCA XTELA & SAMUEL OCHC 803 HELEN AVE MISSION TX 78572
M4725-00-000-0020-00 ( 1308085) PICCIOTTO GUY DE & MYRNA IVETTE GARZA 801 HELEN AVE MISSION TX 78572	M4725-00-000-0021-00 ( 1308086) CONTRERAS MELISSA E LOPEZ & RUBEN FRACC CLUB DE GOLF TRES MARIAS MORELIA MICHOACAN 58254 MEXICO	M4725-00-000-0022-00 ( 1308087) ORTEGA JUAN CARLOS GARCIA & LESE JOSHUA CALEB GARCIA MINOR 813 SAMARIA WESLACO TX 78596

M4725-00-000-0023-00 ( 1308088)  
OYERVIDES JORGE ENRIQUE G  
5500 N 15TH ST APT 23  
MCALLEN TX 78504

M4725-00-000-0073-00 ( 1308138)  
AMAYA JUAN GERARDO TAMEZ & MARISOL  
2200 MIRABELLE ST  
MISSION TX 78572

M4725-00-000-0089-00 ( 1308154)  
ROSALES ALEJANDRO G & CYNTHIA Y  
2201 MIRABELLE ST  
MISSION TX 78572

S3000-00-000-0051-05 ( 1557917)  
DELBARRIO CHRISTOPHER  
3611 GRAND CANAL DR  
MISSION, TX 78572