

ITEM# 1.7

CONDITIONAL USE PERMIT: Indoor & Outdoor Soccer Fields
117 Del Mar Drive
Being the West 120' of the East 180'
of the South ½ of Block 8, Citriana Heights
& the easternmost 60' of the South ½ of Block 8,
Citriana Heights
C-3
Eva Martinez

REVIEW DATA

The subject site is located on the NE corner of Delmar & Eban Avenue – see **vicinity map**. The applicant leased a 5,000 sq.ft. warehouse for a proposed soccer facility for training and soccer matches. This facility will include the following: an office, a workout gym, snack area, an indoor field for 5 to 6 players and outdoor field for 7 players. Access to the site will be off of Delmar Avenue. Recreational Developments are allowed under a C-3 (General Commercial) Zone as long as they apply for a conditional use permit.

- **Hours of Operation:** Monday – Sunday from 9 a.m. – 11 p.m.
- **Staff:** 5 employees
- **Parking:** In reviewing the floor plan, there are total 75 seating spaces, which require 25 parking spaces (75 total seating spaces/1 space for every 3 seats=25 parking spaces). The applicant is proposing a total of 30 parking spaces including 4 for handicap.
- Landscaping and Lighting requirements will have to be complied with.

Sec.1.56(5) states that Amusement parks, circus or carnival grounds, commercial, recreational or amusement developments, or tents or other structures may not be located within 300 feet of any residentially used property. The measurement of such distance to be from lot line to lot line. It is noted that there are residential homes within 300'.

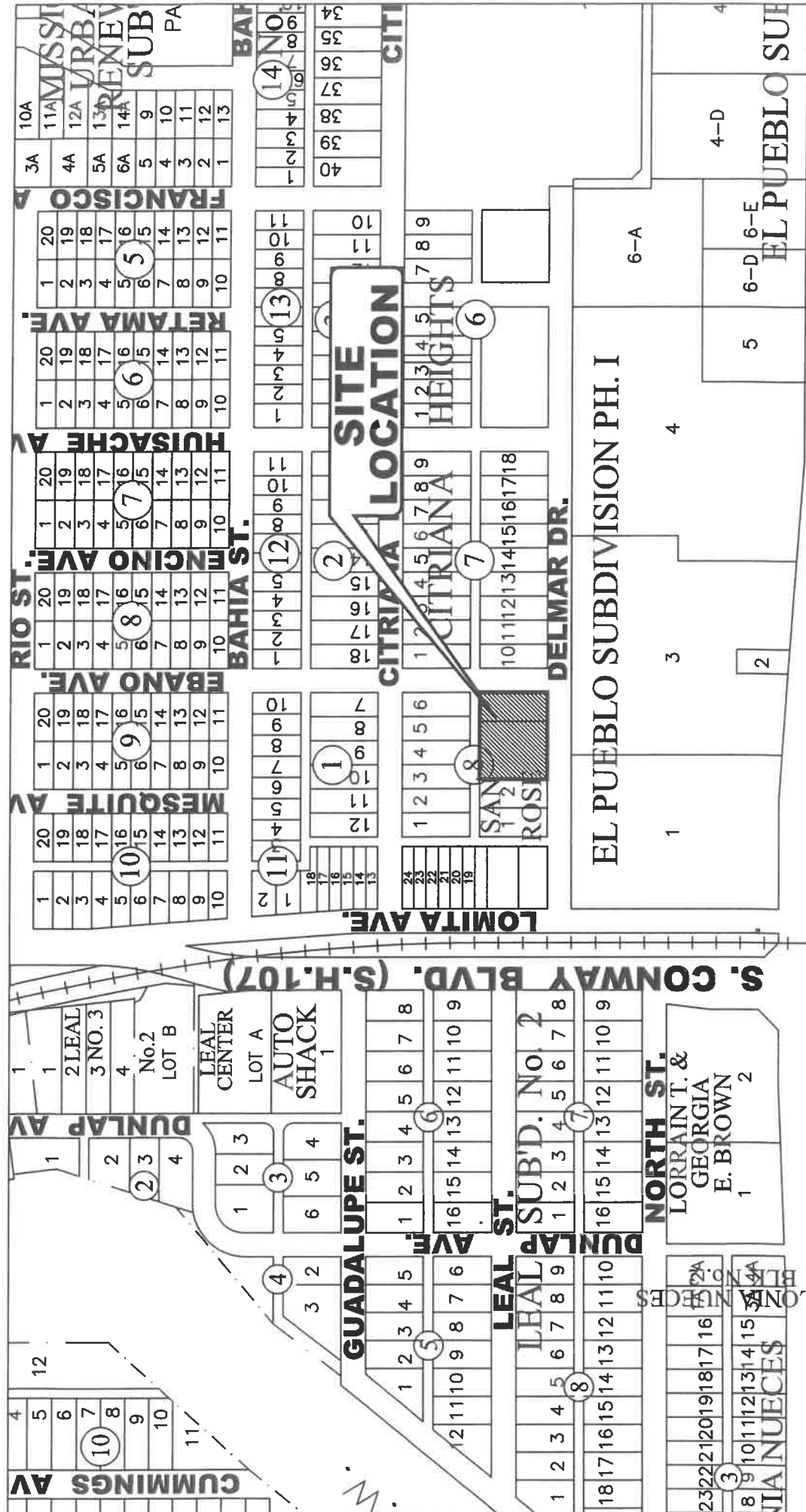
The planning and zoning commission may, under extenuating or special circumstances unique to the site or event, recommend waiver of the 300-foot requirement on a temporary or permanent basis to the city council who shall have the ultimate decision on the matter.

REVIEW COMMENTS: Staff mailed out 27 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. Approval for 1 year in order to assess this new operation,
2. Waiver of the 300' separation requirement from the residential home;
3. Must comply with all requirements from our City Codes (Noise, Fire, Health, etc.), and
4. Must obtain a business license prior to occupancy.



U.S. EXPRESSWAY 83



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-5672
 FAX: (956) 580-6680

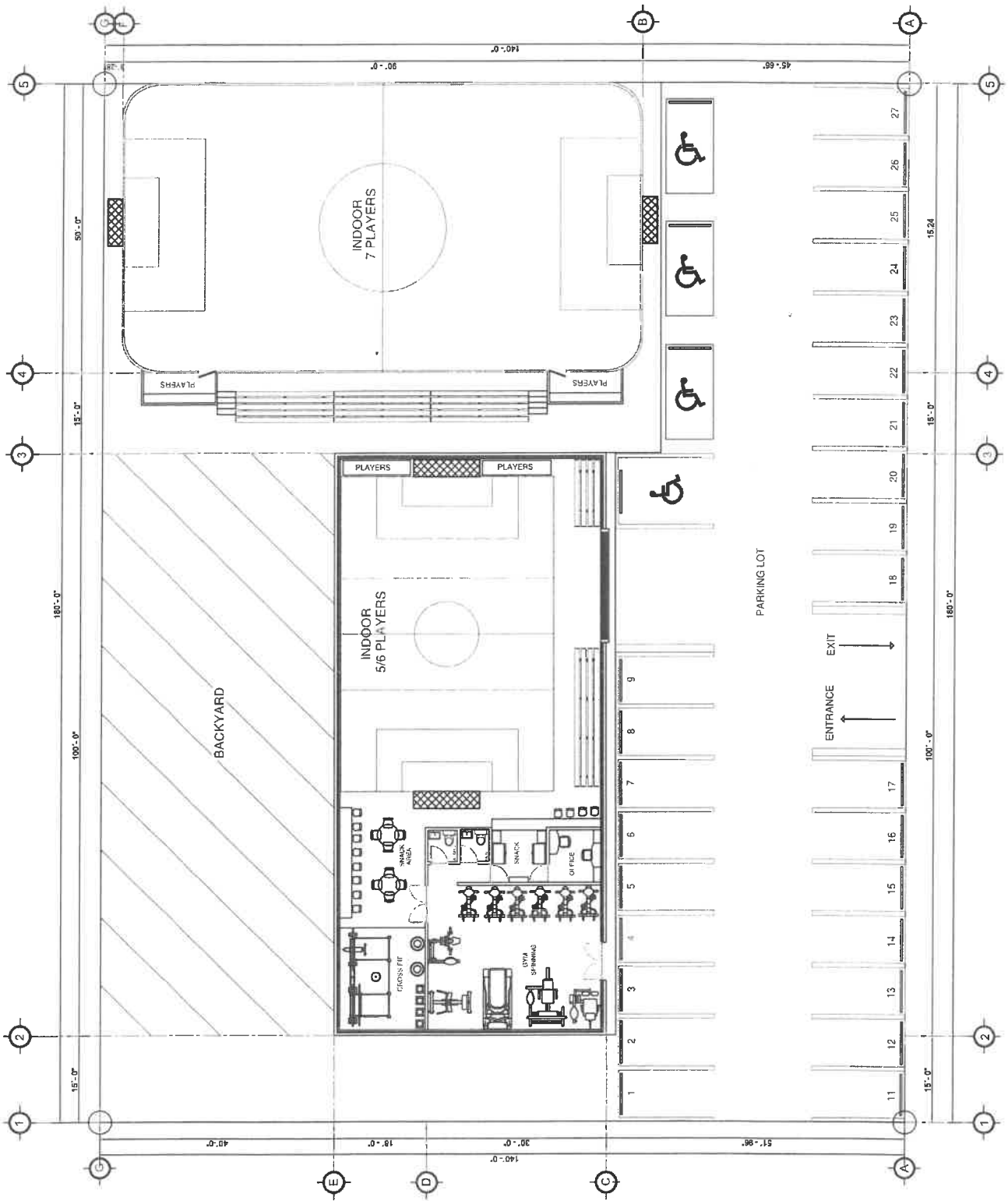
No.



**SITE
LOCATION**

EBANO AVE.

DEL MAR DR.



C4550-00-007-0001-00 (136214)
DURAN EDUARDO O & HERMINIA
200 CITRIANA ST
MISSION TX 78572

C4550-00-007-0002-00 (136215)
PEREZ GILBERTO A
21 WESTERN VIEW DR
MISSION TX 78572

C4550-00-007-0003-00 (136216)
GONZALEZ RUBEN & ROSALINDA
601 SOLAR DR
MISSION TX 78574

C4550-00-007-0004-00 (136217)
ESPARZA VALENTIN R
214 CITRIANA ST
MISSION TX 78572

C4550-00-008-0000-02 (136225)
DG & GG INVESTMENTS LLC
PO BOX 1928
MISSION TX 78573

C4550-00-008-0000-03 (136226)
ELIZONDO NICOLAS JR & ONEIDA
405 LOMITA DR
MISSION TX 78572

C4550-00-008-0001-00 (136228)
RODRIGUEZ ISRAEL E
PO BOX 145
MISSION TX 78573

C4550-00-008-0002-00 (136229)
SILLER HUGO ORLANDO JR
106 CITRIANA ST
MISSION TX 78572

C4550-00-008-0003-00 (136230)
RIVERA APOLONIO & EVANGLINA
110 CITRIANA ST
MISSION TX 78572

C4550-00-008-0004-00 (136231)
FORMOSA CUSTOM HOMES LLC
2007 N 44TH LANE
MCALLEN TX 78501-3036

C4550-00-008-0005-00 (136232)
LOREDO JULIAN
118 CITRIANA ST
MISSION TX 78572

C4550-00-008-0006-00 (136233)
GUERRERO DANIEL & AIDA
809 WESTSIDE LN
MISSION TX 78573

C4550-00-008-0020-01 (136236)
495 II PLAZA LLC
2208 LAWNSDALE RD
MISSION TX 78572

C4550-00-008-0022-01 (136239)
SOUTH TEXAS MEDICAL SUPPLY LLC
1903 CASCADE AVE
EDINBURG TX 78539

C4550-02-000-0010-00 (136242)
GUTIERREZ ABEL JR & MARIA
201 DEL MAR ST
MISSION TX 78572

C4550-02-000-0011-00 (136243)
KITCHEN LETICIA & PATRICIA MELENDEZ
514 W 12TH ST
MISSION TX 78572

C4550-02-000-0012-00 (136244)
CARROLL ESMERALDA
205 DEL MAR ST
MISSION TX 78572

C4550-02-000-0013-00 (136245)
GARZA ALVARO & MA ESMERALDA
207 DEL MAR ST
MISSION TX 78572

E4650-01-000-0001-10 (167497)
RACHELBYT CONWAY LLC & 501 CONWAY
RYAN LLC
4629 MARCO DR
SAN ANTONIO TX 78218-5420

E4650-01-000-0003-05 (167499)
B-Y WESTERN VALLEY LTD
4629 MACRO
SAN ANTONIO TX 78218

S1185-01-000-0001-00 (526728)
ALONZO MARIA G
503 SALINAS DR
SULLIVAN CITY TX 78595

S1185-01-000-0002-00 (526729)
ALONZO MARIA G
503 SALINAS DR
SULLIVAN CITY TX 78595

C4550-00-008-0000-01 (136224)
CADENA JESSE
347 S 84TH ST
EDINBURG TX 78542

C4550-00-008-0000-06 (839448)
CADENA ARNOLDO
347 S 84TH ST
EDINBURG TX 78542