

## **ITEM# 1.6**

**CONDITIONAL USE PERMIT:** Sports Complex Facility  
2513 Victoria Avenue  
Lot 2, Hampton Inn & Suites  
C-3  
South Texas Development & Construction

### **REVIEW DATA**

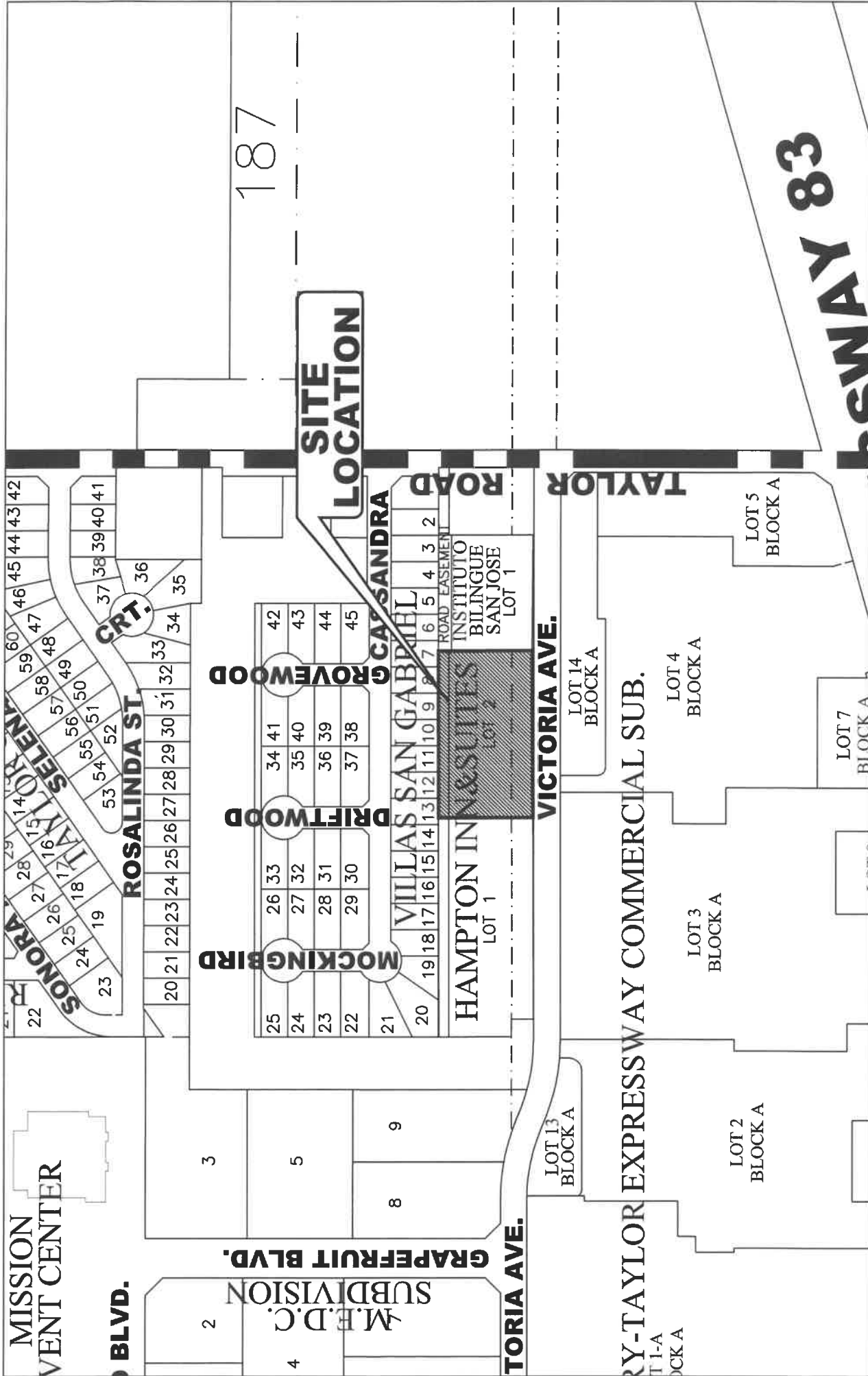
**SITE:** The subject site is located approximately 435' west of Taylor Road along the north side of Victoria Avenue —see **vicinity map**. The applicant is proposing to construct a 1,500 square foot 2-story Sports Complex Facility that would include the following: A Pro Shop, 7-padel courts, 5-pickel courts, lobby, office, storage areas, bar area and terrace. Access to the site will be via a 40' access driveway off of Victoria Avenue. Staff notes that if the applicant wants to offer alcoholic beverages in his venue he would require a conditional use permit.

- **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 structure used for temporary purposes” are allowed with a Conditional Use Permit.
- **Hours of Operation:** Monday – Saturday from 6 am to 10 pm and Sunday from 6 am to 6 pm
- **Staff:** 10 employees
- **Parking & Landscaping:** In reviewing the site plan, the applicant is proposing a total of 56 parking spaces including 4 for handicap. Landscaping and lighting will need to be complied with.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes. All commercial properties adjoining any residential use must install a 6' solid buffer along the perimeter of the property.

**REVIEW COMMENTS:** Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff notes that this sport has become popular and is in demand. The applicant did share that he has another location in the City of McAllen that has been operation without any issues.

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

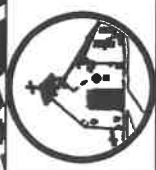
- 1) Compliance with the Building, Fire and Sign Codes.
- 2) Must comply with 6' buffer requirement.
- 3) Must comply with noise ordinance, and
- 4) Acquisition of a business license.



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th. Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

**EXPRESSWAY 83**

No. \_\_\_\_\_





**SITE  
LOCATION**

**TAYLOR RD.**

**VICTORIA AVE.**

JOB No. 23066.00

**M**  
**MEDEN & HUNT INC.**  
 111 W. LAMAR ST. - SUITE 200 - DALLAS, TX 75202  
 (214) 750-1000  
 111 W. LAMAR ST. - SUITE 200 - DALLAS, TX 75202  
 (214) 750-1000

PROJECT: RGV PADEL  
 DATE: 08.15.23  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: 1" = 30'



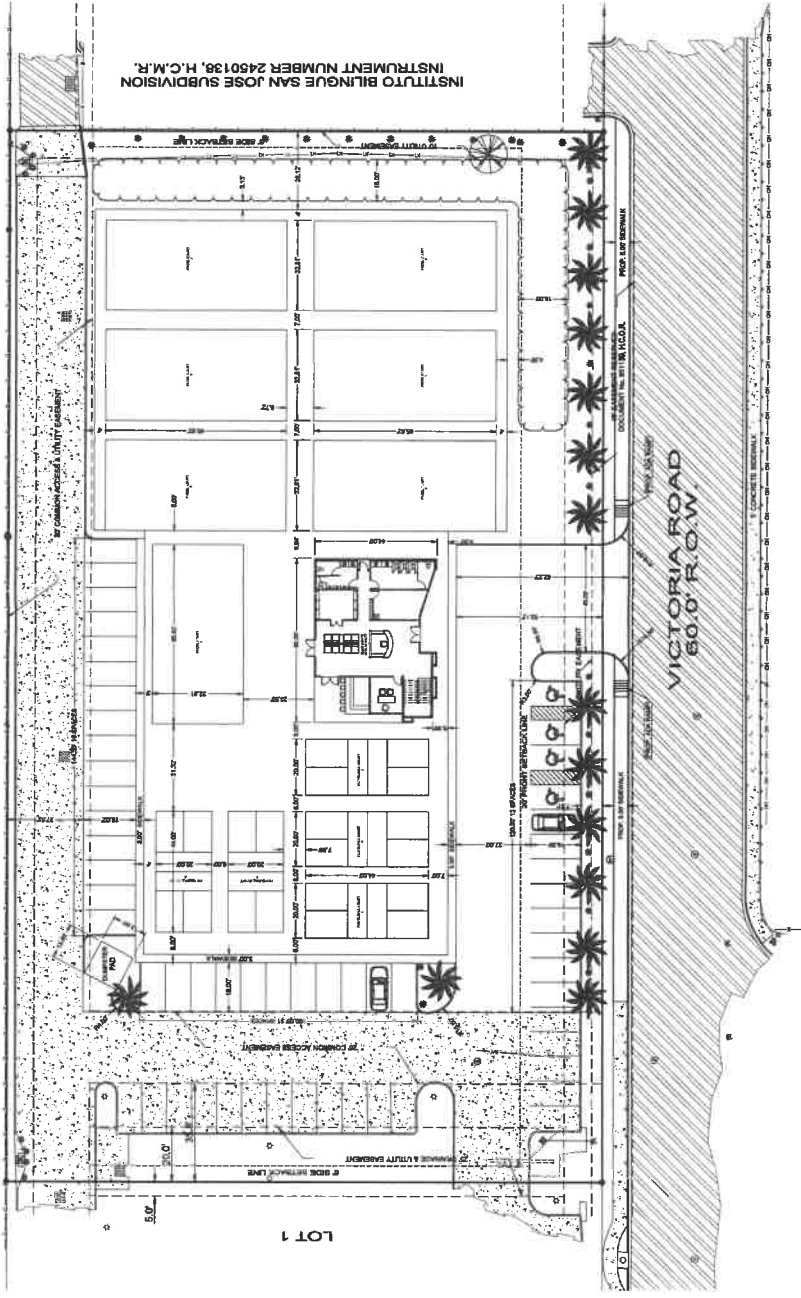
MISSION, TEXAS  
 RGV PADEL  
 SPORTS COMPLEX

**SITE PLAN**

DATE: 08.15.23  
 SHEET 2 OF 8



LOT 186  
 JOHN H. SHARY SUBDIVISION  
 VOLUME 1, PAGE 17, H.C.M.R.



- LEGEND**
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**I.F.P. SET**



Scale: 1/4" = 1'-0"

SHEET:

A.03

CHGNS:  
REV.3

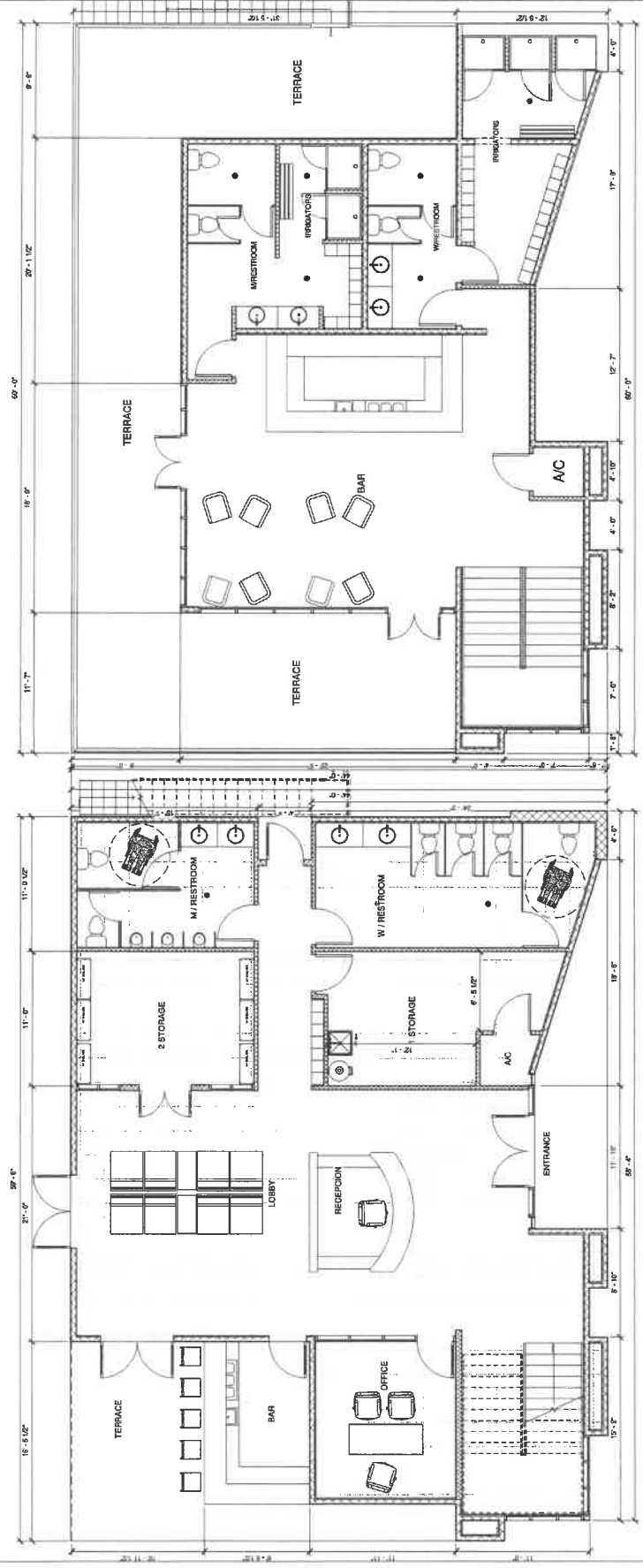
DATE: 04/02/22 02:47:57 p.m.

PROJECT: PADEL CLUB  
CLIENT NAME: FAM. RONQUILLO  
ADDRESS: LOT. 2, VICTORIA ROAD, MISSION, TX

TITLE: FLOOR PLAN  
BLDG. NO.: SOUTH TEXAS  
REVISIONS: REVISION: HERE

NO.:  
AREA: LAUNDRY AREA  
30. FT.  
1.0000 SQ.FT.

REVISIONS:  
DATE: 04/02/22  
BY: [Signature]



① L.E.2  
1/4" = 1'-0"

② L.E.1  
1/4" = 1'-0"



# RCGV

PADEL CLUB

DESIGN & CONSTRUCTION BY:

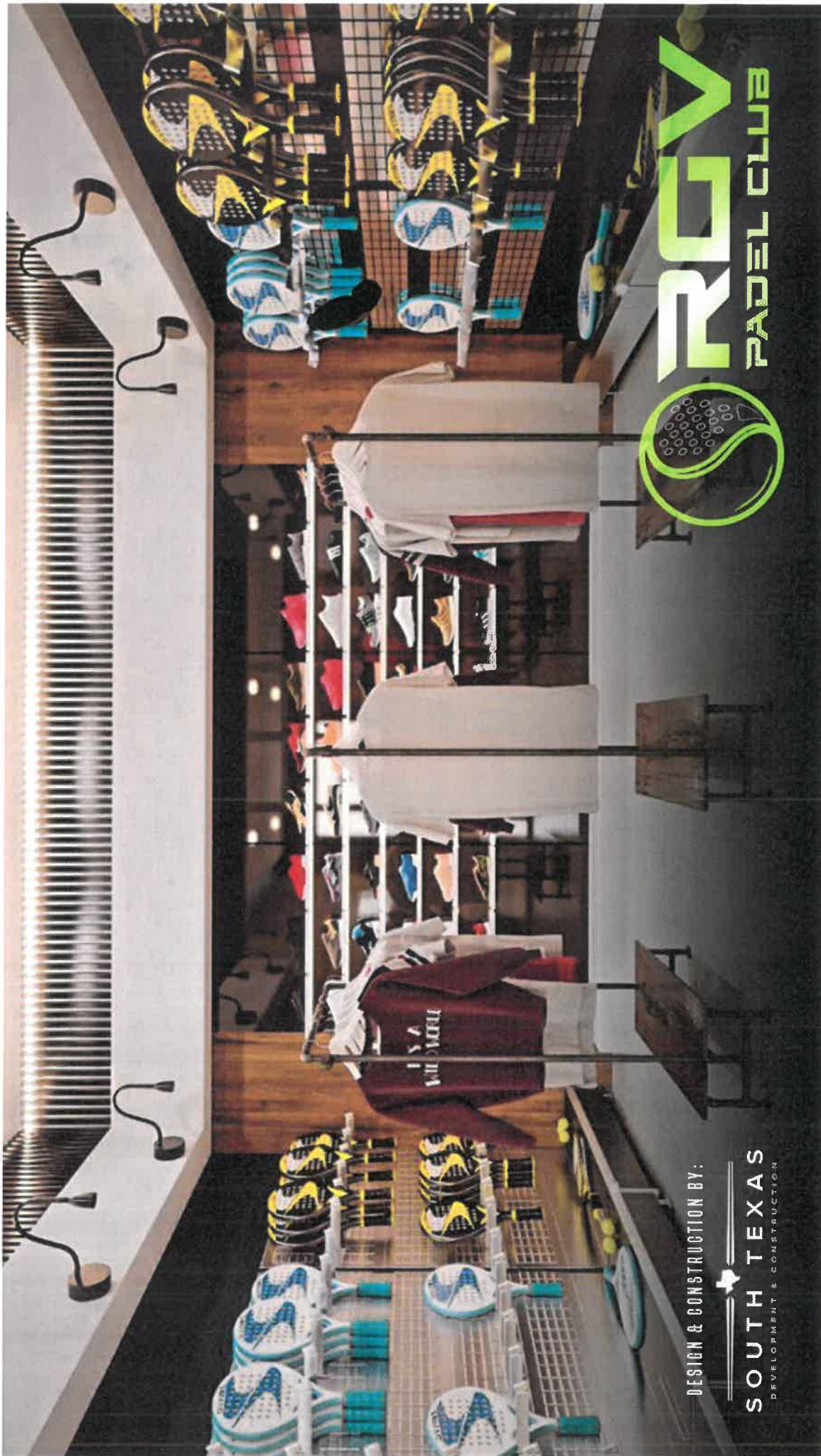
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**SOUTH TEXAS**

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DEVELOPMENT & CONSTRUCTION



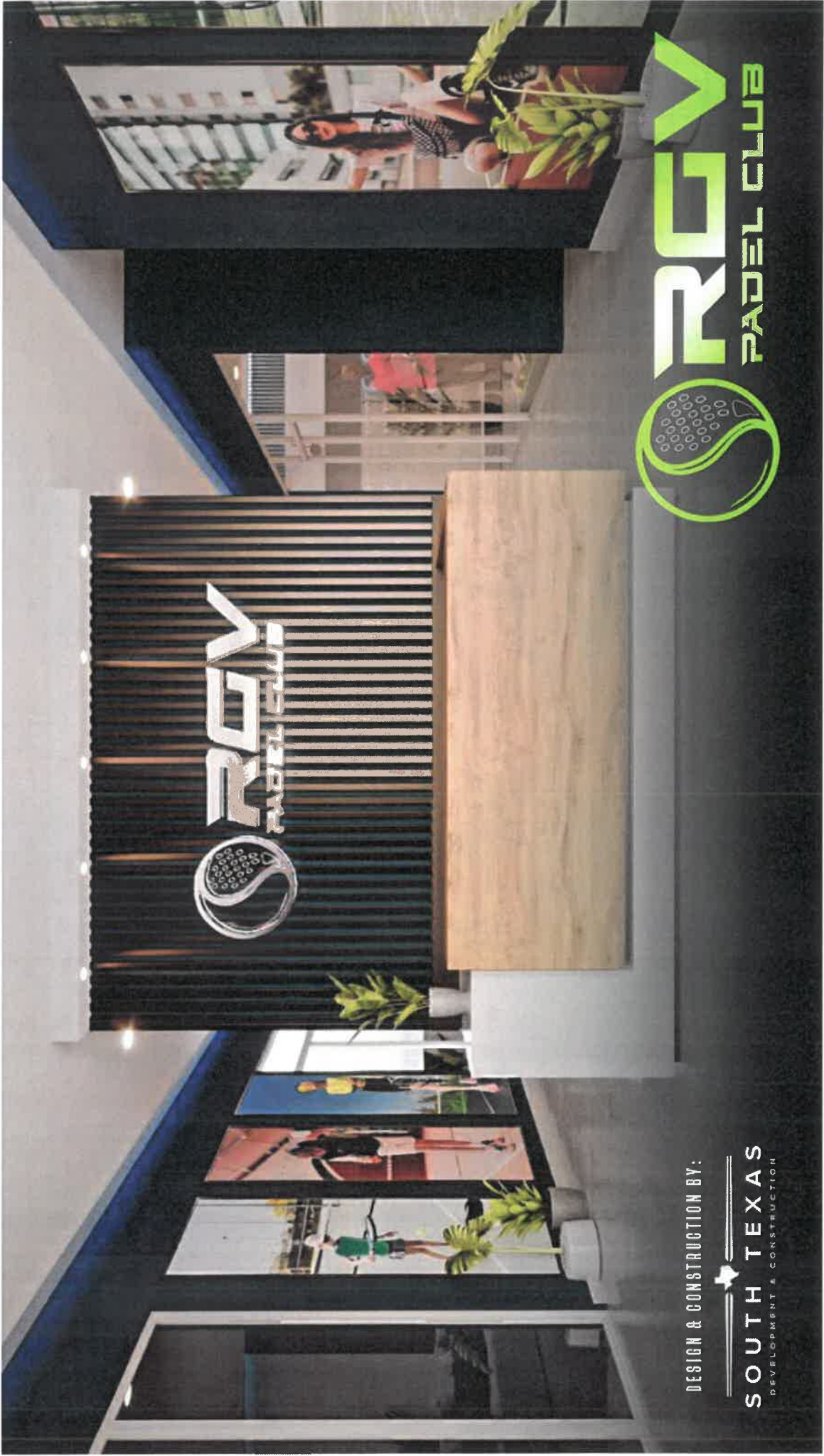


**RGV**  
PADEL CLUB

DESIGN & CONSTRUCTION BY:

**SOUTH TEXAS**  
DEVELOPMENT & CONSTRUCTION





DESIGN & CONSTRUCTION BY:  
**SOUTH TEXAS**  
DEVELOPMENT & CONSTRUCTION





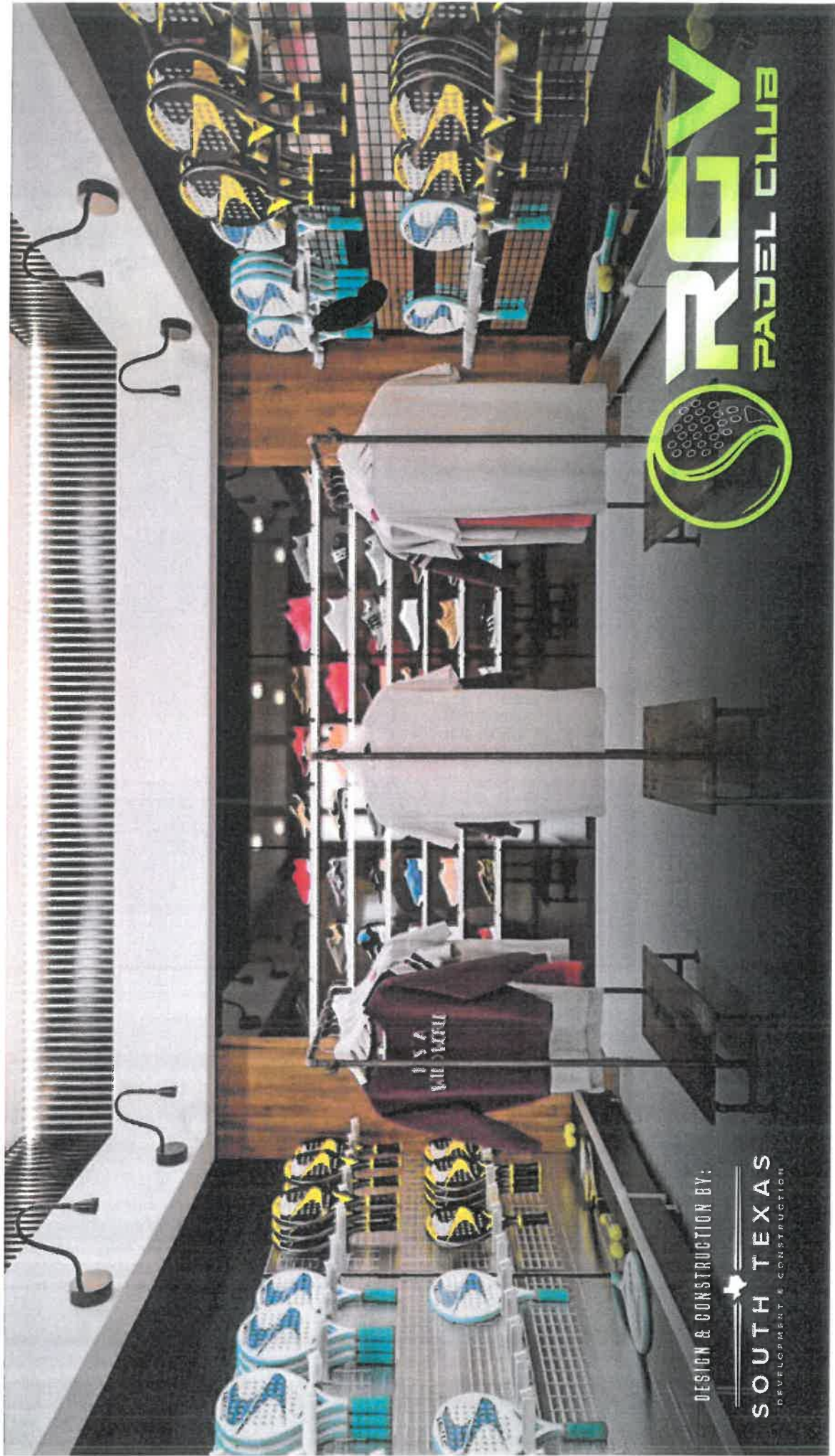
# RGV

PADEL CLUB



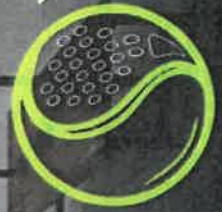
DESIGN & CONSTRUCTION BY:  
**SOUTH TEXAS**  
DEVELOPMENT & CONSTRUCTION





# RGV

PADEL CLUB



DESIGN & CONSTRUCTION BY:



**SOUTH TEXAS**

DEVELOPMENT & CONSTRUCTION





**RCV**  
PADEL CLUB

**RCV**  
PADEL CLUB

DESIGN & CONSTRUCTION BY:

**SOUTH TEXAS**  
DEVELOPMENT & CONSTRUCTION





DESIGN & CONSTRUCTION BY:

 **SOUTH TEXAS**  
DEVELOPMENT & CONSTRUCTION

S2950-00-000-0186-26 ( 280984)  
JIMENEZ OSCAR & MARGARITA  
100 S TAYLOR RD  
MISSION TX 78572

S2979-00-00A-0003-00 ( 707590)  
TARGET CORPORATION  
PROPERTY TAX DEPARTMENT  
PO BOX 9456  
MINNEAPOLIS MN 55440

S2979-00-00A-0004-00 ( 707593)  
SHARY RETAIL LTD  
PO BOX 924133  
HOUSTON TX 77292

S2979-00-00A-0014-00 ( 707603)  
SHARY RETAIL LTD  
PO BOX 924133  
HOUSTON TX 77292

H0952-00-000-0001-00 (20827746)  
VICTORIA HIEGHTS LLC  
312 W NOLANA LOOP  
PHARR TX 78577-8396

H0952-00-000-0002-00 (20827747)  
RONQUILLO GRANOS & INSUMOS LLC  
202 S DRIFTWOOD AVE  
MISSION TX 78572

I4060-00-000-0001-00 ( 897865)  
SJEP MANAGEMENT LLC  
2519 VICTORIA AVE  
MISSION TX 78572

V3851-00-000-0004-00 ( 898486)  
DIANA O MARTINEZ  
2518 N 6TH ST  
MCALLEN TX 78501

V3851-00-000-0005-00 ( 898487)  
HUERTA ROCIO D  
2800 CASSANDRA ST  
MISSION TX 78572

V3851-00-000-0006-00 ( 898488)  
VILLARREAL DANIEL & ELIZABETH  
PO BOX 673  
PENITAS TX 78576

V3851-00-000-0007-00 ( 898489)  
CASTILLO JOSE EDUARDO & MARICARMEN  
2706 CASSANDRA ST  
MISSION TX 78572

V3851-00-000-0008-00 ( 898490)  
SILVA RAUL MARIO  
808 S SHARY RD STE 5246  
MISSION TX 78572

V3851-00-000-0009-00 ( 898491)  
EMILIOS TEXTILE GROUP INC  
1501 E RAMON AYALA DR  
HIDALGO TX 78557

V3851-00-000-0010-00 ( 898492)  
GARCIA CYNTHIA L & JESUS MARIA GARCIA  
2700 CASSANDRA ST  
MISSION TX 78572

V3851-00-000-0011-00 ( 898493)  
PAYNE ALLISON RENEE & JESSE  
6334 PITCHFORK RANCH DR  
FRISCO TX 75036

V3851-00-000-0012-00 ( 898494)  
ZEPEDA GILBERTO & MARIA DE JESUS  
2606 CASSANDRA  
MISSION TX 78572

V3851-00-000-0013-00 ( 898495)  
GOMEZ GABRIELA  
2604 CASSANDRA ST  
MISSION TX 78572

V3851-00-000-0014-00 ( 898496)  
MUNOZ CARMEN JULIA  
CALLE EMILIANO ZAPATA No 127 COL  
TAMPICO TAMPAS CP 89344  
MEXICO

V3851-00-000-0015-00 ( 898497)  
DIZON JOHN C & BERNADETTE P  
2600 CASSANDRA ST  
MISSION TX 78572

V3851-00-000-0016-00 ( 898498)  
TREVINO IVAN DAVILA  
2508 CASSANDRA ST  
MISSION TX 78572

V3851-00-000-0017-00 ( 898499)  
GARCIA-TORRES JAIME H  
2506 CASSANDRA ST  
MISSION TX 78572

V3851-00-000-0030-00 ( 898512)  
RONQUILLO HECTOR S & MARIA A  
202 S DRIFTWOOD AVE  
MISSION TX 78572

V3851-00-000-0037-00 ( 898519)  
RODRIGUEZ FRANCISCO TOBIAS  
TORRES DE PISA NO 350 PARQUE  
SALTILLO COAHUILA  
MEXICO

V3851-00-000-0038-00 ( 898520)  
CAMPERO ADALBERTO  
202 S GROVEWOOD  
MISSION TX 78572

V3851-00-000-0045-00 ( 898527)  
LOPEZ BERTHA  
203 GROVEWOOD AVE  
MISSION TX 78572