



MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a 20' x 76' portable building for office use – Medcare – EMS in a property zoned (C-4) Heavy Commercial District, being the East fraction of Lots 1 & 2, Block 178, Mission Original Townsite Subdivision, located at 511 W. 11th Street. Applicant: Veronica Ontiveros, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 26, 2026 – Application for Conditional Use Permit submitted to the City.
- July 2, 2026 – 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 the public hearings was published in the Progress Times.
- July 15, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- The site is located 200 feet West of W. Kika De La Garza Loop along the South side of West 11th. Street.
- Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a Conditional Use Permit to allow a 20' x 76' portable building for office use. The office is only used as a hub station; the main office is in McAllen, Texas.
- The proposed days and hours of operation are Monday–Sunday, 24/7
- Staff: 7 Employees
- Parking: A business this size requires a minimum of 7 parking stalls.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to:

- A 2-year approval with the understanding there will be no renewal. This will apply to the property not the applicant;
- Hours of operation are Monday through Sunday, 24/7
- Continued compliance with all City Codes (Landscaping, Maintenance of parking area, etc.)
- Must comply with the noise ordinance

- CUP is not transferable to others.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____