

## **ITEM# 1.7**

**CONDITIONAL USE PERMIT RENEWAL:** To Keep a Portable Building for Office Use – Medicare-EMs  
511 W. 11<sup>th</sup> Street  
The East tract of Lots 1 & 2,  
Block 178, Mission Original Townsite  
C-4  
Medicare- EMS, Inc.

### **REVIEW DATA**

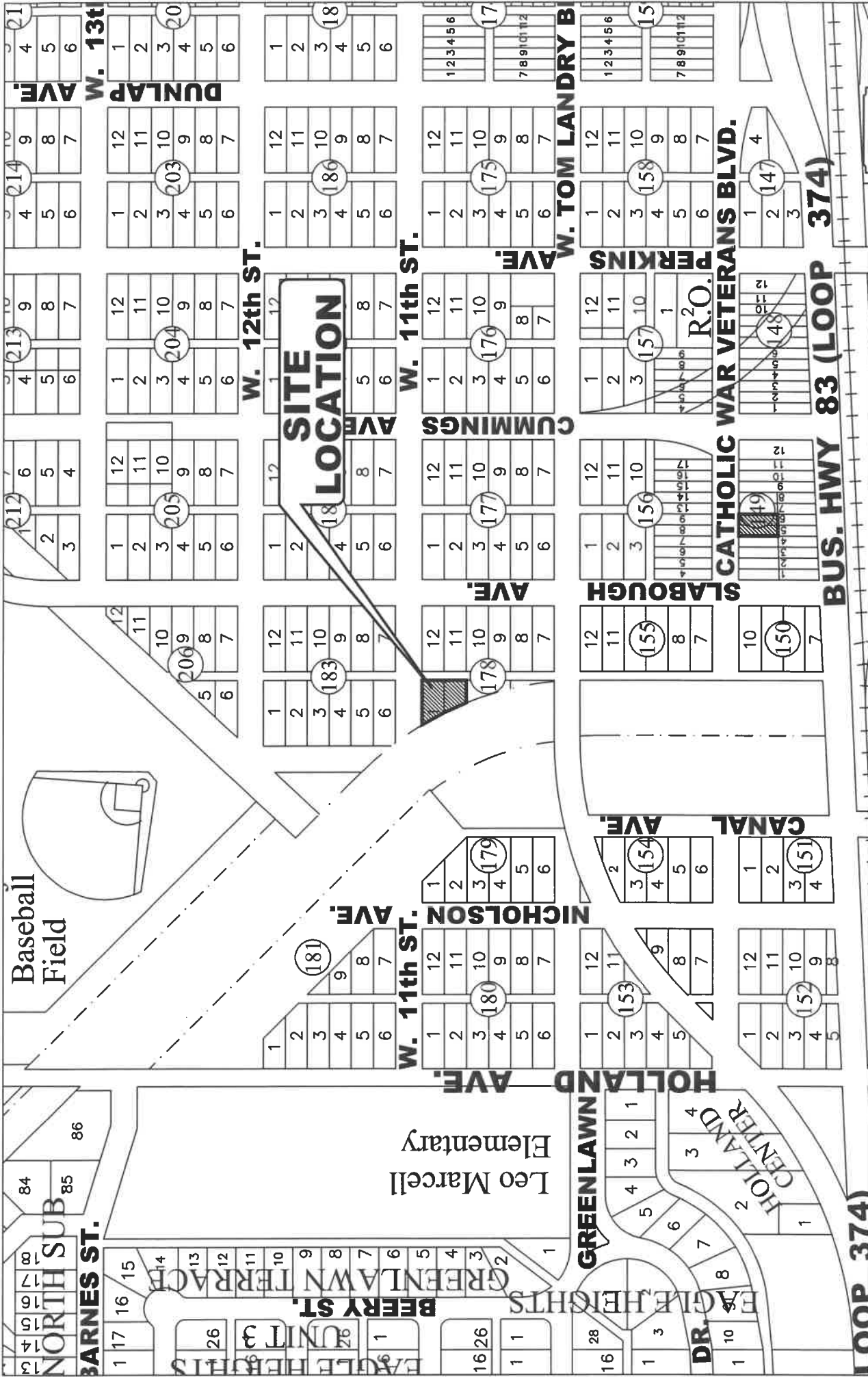
The site is located 200' west of Kika De La Garza Loop along the south side of W. 11<sup>th</sup> Street. The applicant would like to keep a 76' x 20' portable building that has been used for Medicare EMS services. The applicant mentioned that this office is only used as a hub station the main office is in McAllen. Access to the site is strictly off of W. 11<sup>th</sup> Street. The last CUP for this location was approved on October 25, 2023 for a period of 6 months. This would be the applicant's 2<sup>nd</sup> renewal.

- **Hours of Operation:** Monday – Sunday 24/7
- **Staff:** 7 employees will operate the business (usually in the ambulance all day)
- **Parking & Landscaping:** A business office of this size requires a minimum of 7 parking spaces. Staff notes that the applicant would need to comply with the parking requirements, whether the office is being used or not. They will need to add additional landscaping.

**REVIEW COMMENTS:** It is not uncommon to have portable buildings to be used as an office. Staff knows that having a portable building may not be a long-term desire of the City when considering aesthetics. Thus, perpetual (CUP) monitoring will be the norm where, one day the portable will need to be upgraded with an on-site built structure. Staff mailed out 11 notices to property owners within 200' radius and has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1.) 2-year re-evaluation in order to assess this operation.
- 2.) Continued compliance with all City Codes (Landscaping, maintenance of parking area, etc.), and
- 3.) CUP not be transferable to others



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

No.



**SITE  
LOCATION**

**SLABOUGH AVE.**

**W. 11TH ST.**

**BUS HWY 83 (LOOP 374)**



M5200-00-178-0001-00 ( 239877)  
ONTIVEROS VERONICA L  
303 NIGHTINGALE AVE  
MCALLEN TX 78504

M5200-00-178-0003-00 ( 239878)  
VALDEZ RAFAEL E & MARIA EMILIA  
511 1/2 WEST 11TH STREET  
MISSION TX 78572

M5200-00-178-0007-00 ( 239879)  
MARTINEZ JUVENTINO V & AMALIA  
604 E 28TH ST  
MISSION TX 78574

M5200-00-178-0008-00 ( 239880)  
J VALDEZ PROPERTY HOLDING LLC  
1015 W KIKA DE LA GARZA ST  
MISSION TX 78572

M5200-00-178-0010-00 ( 239882)  
J VALDEZ PROPERTY HOLDINGS LLC  
1015 W KIKA DE LA GARZA ST  
MISSION TX 78572

M5200-00-178-0011-00 ( 239883)  
J VALDEZ PROPERTY HOLDINGS LLC  
1015 W KIKA DE LA GARZA ST  
MISSION TX 78572

M5200-00-182-0003-00 ( 239908)  
VASQUEZ ROSA N  
514 W 12TH STREET  
MISSION TX 78572

M5200-00-183-0007-00 ( 239917)  
J VALDEZ PROPERTY HOLDINGS LLC  
1015 W KIKA DE LA GARZA  
MISSION TX 78572

M5200-00-183-0008-00 ( 239918)  
TREVINO PORFIRIA OLIVA  
PO BOX 5785  
MCALLEN TX 78502

M5200-00-183-0009-00 ( 239919)  
VALDEZ DANIEL R  
1924 N 34TH ST  
MCALLEN TX 78501

M5200-00-183-0004-05 ( 895902)  
PEREZ SANTOS & LYDIA  
513 PIGEON FORGE RD  
PFLUGERVILLE TX 78660

M5200-00-183-0005-05 ( 895901)  
AVILEZ BERNARDO  
506 W 11TH ST  
MISSION TX 78572