

ITEM# 2.0

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

REVIEW DATA

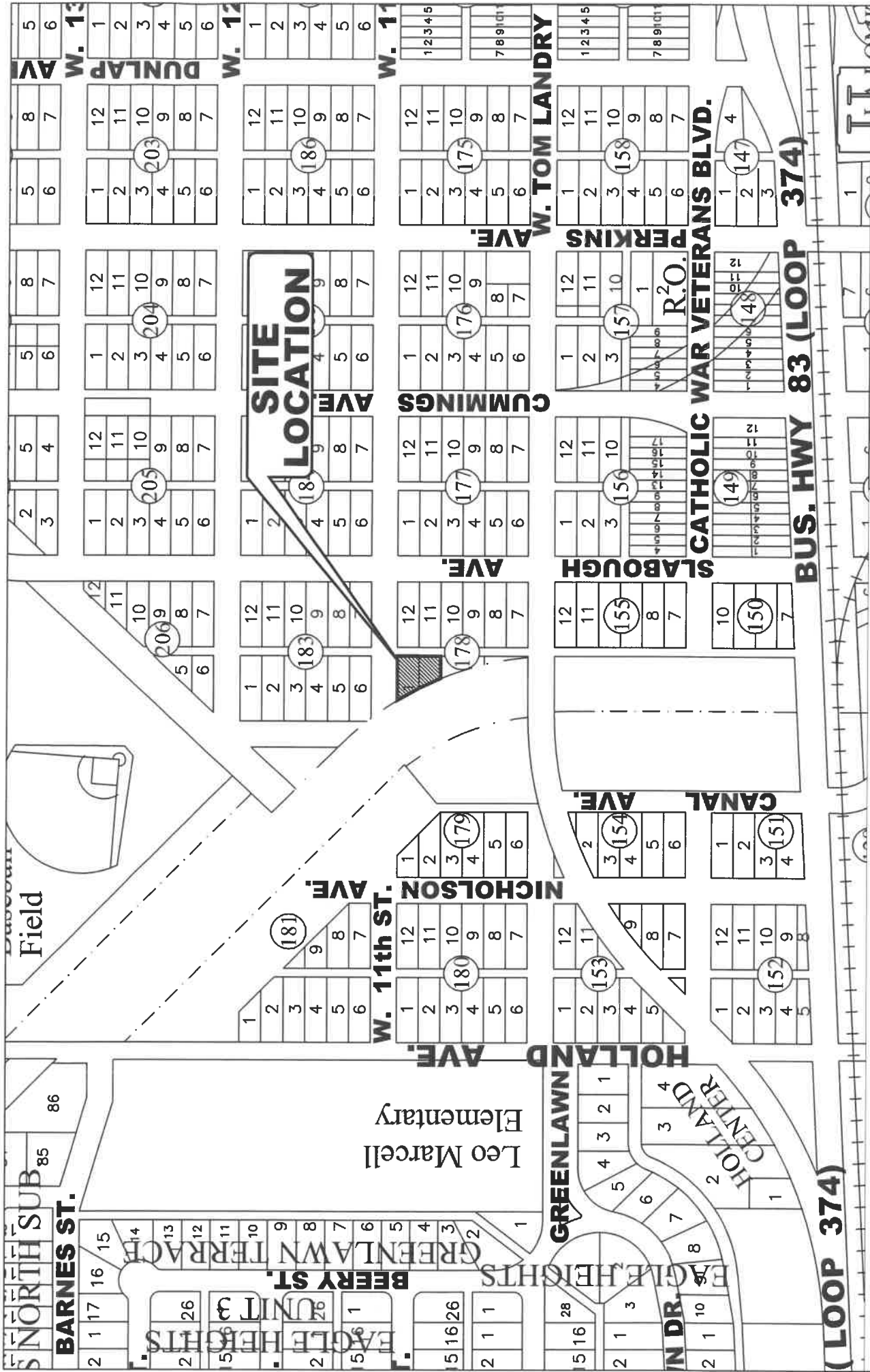
SITE: The site is located 200' west of Kika De La Garza Loop along the south side of W. 11th Street—see vicinity map. The applicant would like to keep a 76' x 20' portable building that has been used for Med Care EMS services. The applicant mentioned that this office is only used as a hub station the main office is in McAllen. Access to the site is strictly off of W. 11th Street. The last CUP for this location was approved on September 12, 2022 for a period of 1 year. This would be the applicant's 1st 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.) 6-month re-evaluation in order to assess this operation.
- 2.) Must comply with all City Codes (Building, Fire, etc.)
- 3.) Portable Building to be skirted, and
- 4.) CUP not transferable to others.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 380-8672
 FAX: (956) 380-8680

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)
VALDEZ JAIME A
1015 W KIKA DE LA GARZA ST
MISSION TX 78572

M5200-00-178-0010-00 (239882)
VALDEZ JAIME ANTONIO
1015 W KIKA DE LA GARZA ST
MISSION TX 78572

M5200-00-178-0011-00 (239883)
VALDEZ JAIME A
1015 W KIKA DE LA GARZA ST
MISSION TX 78572

M5200-00-183-0007-00 (239917)
J VALDEZ ENTERPRISES INC
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