

Started: 5:58 p.m.

Ended: 6:03 p.m.

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.

Ms. De Luna went over the write-up stating the subject 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.

Chairwoman Izaguirre asked if there was any input in favor or against the request.
There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Hardison Stated if landscaping was going to be required?

Ms. De Luna stated yes that is one of the requirements and needs to be complied with.

Chairwoman Izaguirre Asked and if they do fix it?

Ms. De Luna stated if they do fix it we can recommend for longer use.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.