



MEETING DATE: July 15, 2026

PRESENTED BY: Xavier Cervantes, 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 - 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:

- Approval for a 2-year re-evaluation to assess this operation;
- 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.

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

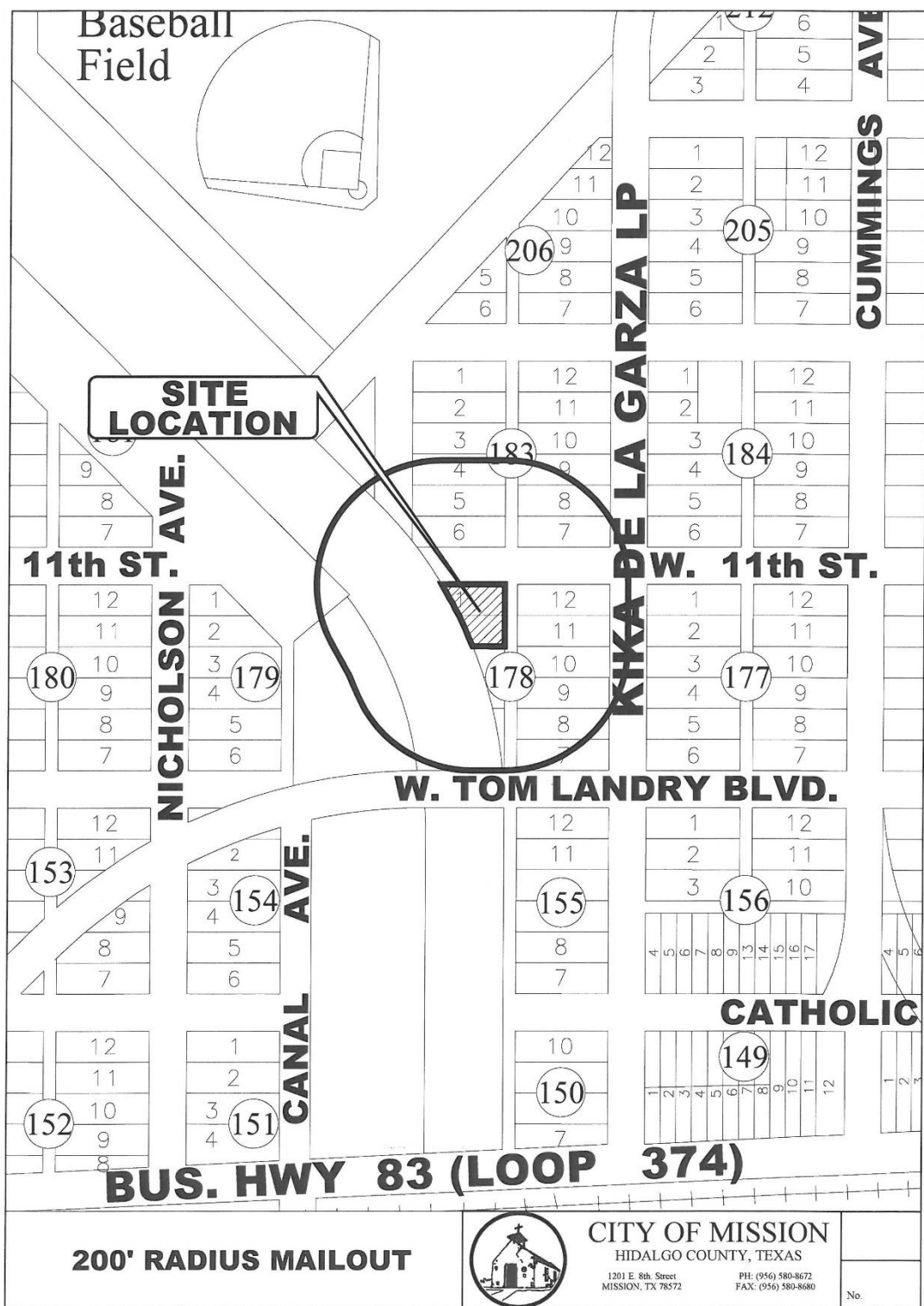
TABLED: _____

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

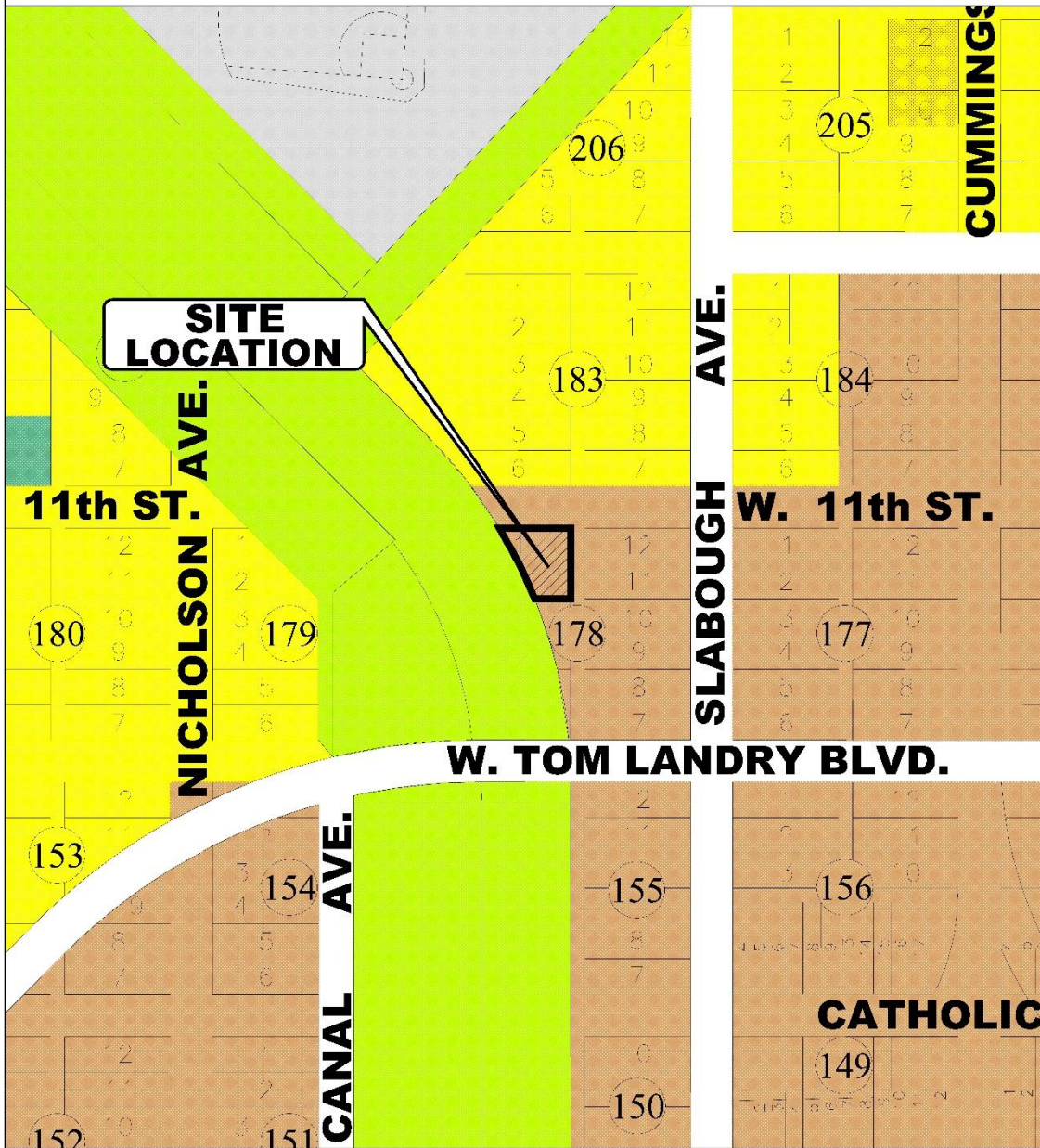
MAILOUT MAP



AERIAL PHOTO



ZONE MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239882	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239883	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239877	ONTIVEROS VERONICA L	303 NIGHTINGALE AVE	MCALLEN	TX	78504-1714
239879	MARTINEZ JUVENTINO V & AMALIA	604 E 28TH ST	MISSION	TX	78574-2172
239918	TREVINO PORFIRIA OLIVA	1103 W KIKA DE LA GARZA ST	MISSION	TX	78572
239919	VALDEZ DANIEL R	1924 N 34TH ST	MCALLEN	TX	78501-3528
239878	VALDEZ EMILIA A	511 1/2 WEST 11TH ST	MISSION	TX	78572
239917	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
239880	J VALDEZ PROPERTY HOLDINGS LLC	1015 W KIKA DE LA GARZA ST	MISSION	TX	78572-3730
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895901	MARTINEZ ANGELINA & OSVALDO CANTU JR	506 W 11TH ST	MISSION	TX	78572
895902	PEREZ SANTOS & LYDIA	19605 VILAMOURA ST	PFLUGERVILLE	TX	78660
239908	VASQUEZ ROSA N	514 W 12TH STREET	MISSION	TX	78572-3725