



MEETING DATE: August 5, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to AM PM Roadside & Recovery LLC to allow a portable building for office use, being Lot 4, Henry Saenz Subdivision, in a (C-4) Heavy Commercial District, located at 1519 E. Expressway 83. – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 16, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the North side of US Expressway 83, approximately 600 feet West of Stewart Road.
- Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council.
- On May 27, 2025, the applicant was granted a one-year Conditional Use Permit Renewal to allow the use of the portable building as an office. The Conditional Use Permit expired on May 27, 2026. Because the Conditional Use Permit has expired, the current request is for a new Conditional Use Permit rather than a renewal.
- AM PM Roadside & Recovery will provide light to heavy-duty towing, roadside assistance, vehicle recovery, and other emergency roadside services for the surrounding community.
- The property will serve as the company’s office and operational base for dispatching service vehicles and supporting daily business operations.
- Staff: 5 employees
- The hours of operation are as follows: Monday through Friday from 9:00 a.m. to 5:00 p.m.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (33) 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:

- Two year approval with the understanding there will be no renewals. This will apply to the property and not the applicant.
- Must comply with all City Codes (Building, Fire, Landscaping and Signs);
- Hours of operation for the office are Monday – Friday from 9:00 am to 5:00 pm
- CUP is not transferable to others

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

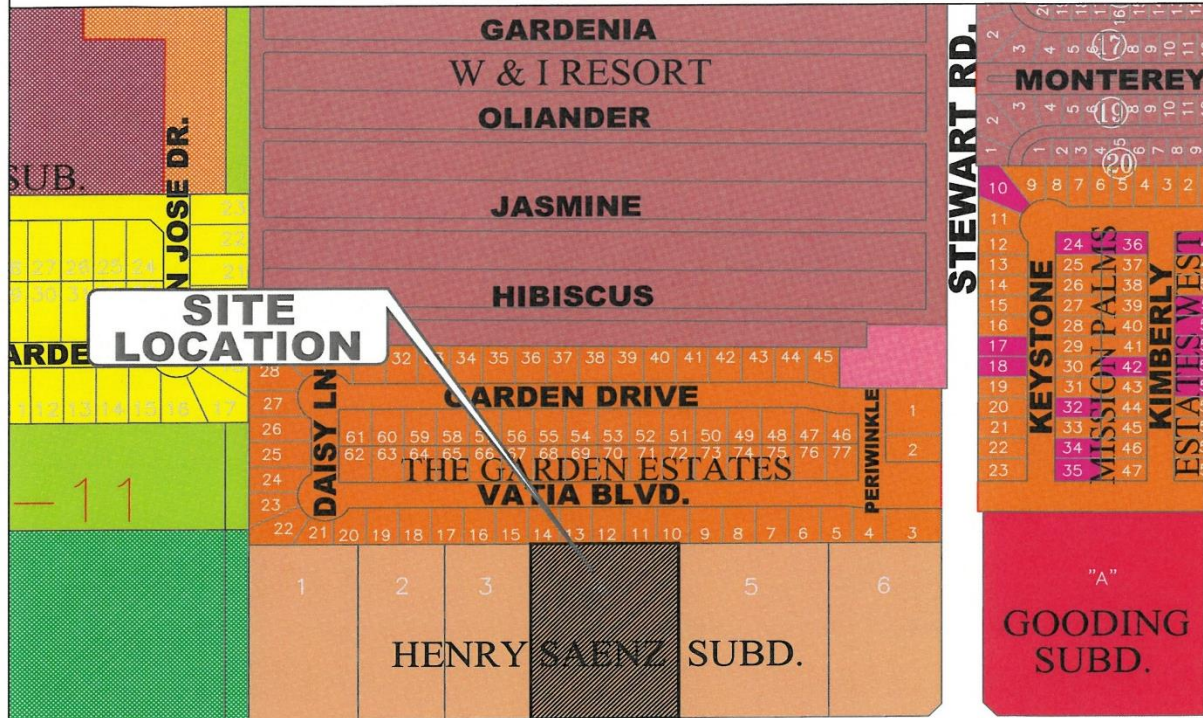
LEGAL NOTICE MAP



AERIAL MAP



ZONING MAP



U.S. EXPRESSWAY 83



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 MFCT'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



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
550781	INFANTE MARIA PATRICIA	1414 GARDEN DR	MISSION	TX	78572-6511
550793	GARZA SERGIO SALINAS	1415 VATIA BLVD	MISSION	TX	78572-6562
550780	UECKERT CARMEN P	1416 GARDEN DR	MISSION	TX	78572-6511
550799	FERNANDEZ ELIA M	1509 VATIA BLVD	MISSION	TX	78572-6561
550739	LOPEZ PAMELA DENISS	1416 VATIA BLVD	MISSION	TX	78572
550798	LONE STAR NATIONAL BANK	520 E NOLANA AVE	MCALLEN	TX	78504-2680
550734	GARCIA MIRNA GABRIELA	1506 VATIA BLVD	MISSION	TX	78572-6566
550795	DURAN ABIU OSMAR	1501 VATIA BLVD	MISSION	TX	78572-6561
550742	PEREZ MARIA D	1410 VATIA BLVD	MISSION	TX	78572-6565
550741	VERA EDGAR G & LIZBETH RAMIREZ	1412 VATIA BLVD	MISSION	TX	78572
550791	LOPEZ AMY E & ESTEBAN A MEZA	1411 VATIA BLVD	MISSION	TX	78572-6562
550800	MENDOZA MARTIN & MARTHA A	1511 VATIA BLVD	MISSION	TX	78572-6561
550732	TORRES ANTONIO & BEATRIZ	3706 FALCON DR	MISSION	TX	78572-4977
550731	VEGA ALEJANDRO & PATRICIA VEGA	1512 VATIA BLVD	MISSION	TX	78572-6566
550792	LUCERO EVELIA QUINTANILLA & LIZETH BERENICE AGUILLON	1413 VATIA BLVD	MISSION	TX	78572
550777	D N R INVESTMENTS LLC	2600 BLUEBIRD AVE	MCALLEN	TX	78504-4763
550775	MONTEMAYOR CESAR F JR	1506 GARDEN DR	MISSION	TX	78572-6564
550737	MORENO EDITH	1500 VATIA BLVD	MISSION	TX	78572-6566
550733	RIVERA BRANDON	1508 VATIA BLVD	MISSION	TX	78572-6566
550794	CERDA ROLANDO JR & ALBESA SALINAS	1417 VATIA BLVD	MISSION	TX	78572-6562
550776	CARDENAS VIRGINIA T	1504 GARDEN DR	MISSION	TX	78572-6564
550790	GARCIA JESUS OSCAR	1409 VATIA BLVD	MISSION	TX	78572-6562
507921	SAENZ JESUS HENRY	2604 BRAZOS AVE	MCALLEN	TX	78504-6330
550743	MARQUEZ RODRIGO CANO & LUCIA	1408 VATIA BLVD	MISSION	TX	78572-6565
507923	RAMIREZ YOLANDA S	111 LAKE ESTATES DR	MONTGOMERY	TX	77356-8069
507924	FIGUEROA DIANA S	1818 NORTHGATE LANE	MCALLEN	TX	78504-9389
550740	ALBERT NANCY A & SELENE GUILLERMINA	1414 VATIA BLVD	MISSION	TX	78572
550738	MARTINEZ MARIA ESTHER	1418 VATIA BLVD	MISSION	TX	78572-6565
550735	SORIANO GUILLERMO & ELENA	PO BOX 2933	MISSION	TX	78573-0050
550736	MORALES HERMINIO JR & MARGARITA	612 S SOL DORADO ST	MISSION	TX	78572-6880
550796	CELESTINO ARTURO G & ABIGAIL	1503 VATIA BLVD	MISSION	TX	78572
550797	MORALES HERMINIO M & EUSEBIA C	1502 VATIA BLVD	MISSION	TX	78572-6566
550779	PEREZ JESUS RAMOS	1418 GARDEN DR	MISSION	TX	78572-6511
550778	HERNANDEZ ELVIRA RAYMUNDO & ALMA R	1307 SWEET LN	EDINBURG	TX	78539