



MEETING DATE: May 21, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a renewal 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:

- April 24, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 27, 2025 – 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.
- On April 11, 2022, the applicant was issued a renewal of a Conditional Use Permit for three (3) years to allow the portable building for office use.
- The applicant is requesting a one-year extension of the Conditional Use Permit to keep the 14’ by 72’ portable building to be used as office space. The applicant states that if the property owner does not grant him permission to build a permanent structure he has plans to relocate the business.
- The portable building is setback 103 feet from the front property line and the rest of the property is being used for the storage and repair of vehicles.
- The business has three (3) employees, and the hours of operation for the office will be Monday thru Friday from 8:00 a.m. to 5:00 p.m.
- Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 35 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 for a 1-year only;
- Must comply with all City Codes (Building, Fire, Landscaping and Signs);
- Hours of operation for the office are Monday thru Friday from 8:00 am to 5:00 pm
- CUP is not transferable to others

RECORD OF VOTE:**APPROVED:**

DISAPPROVED:

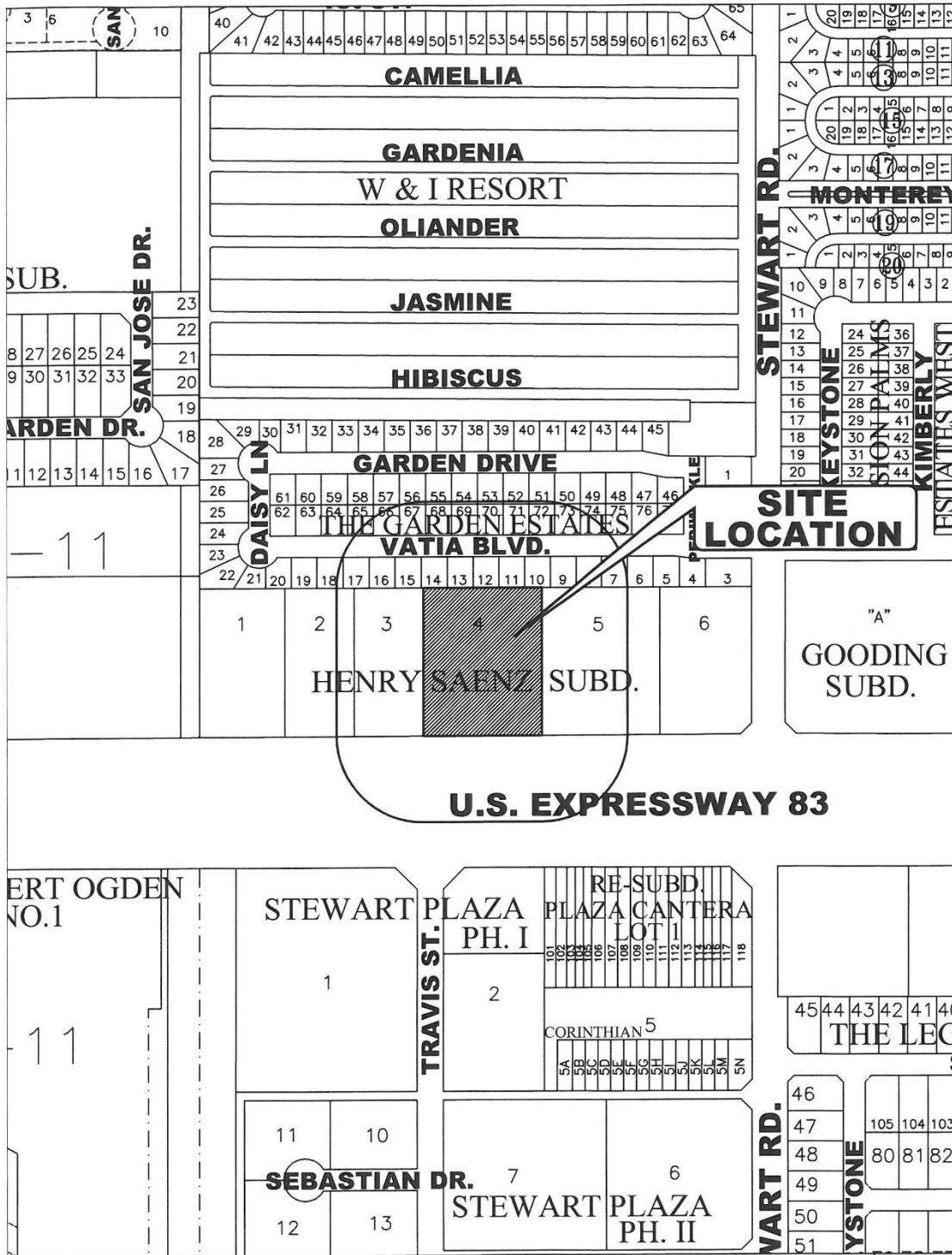
TABLED:

AYES

NAYS

DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT MAP



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

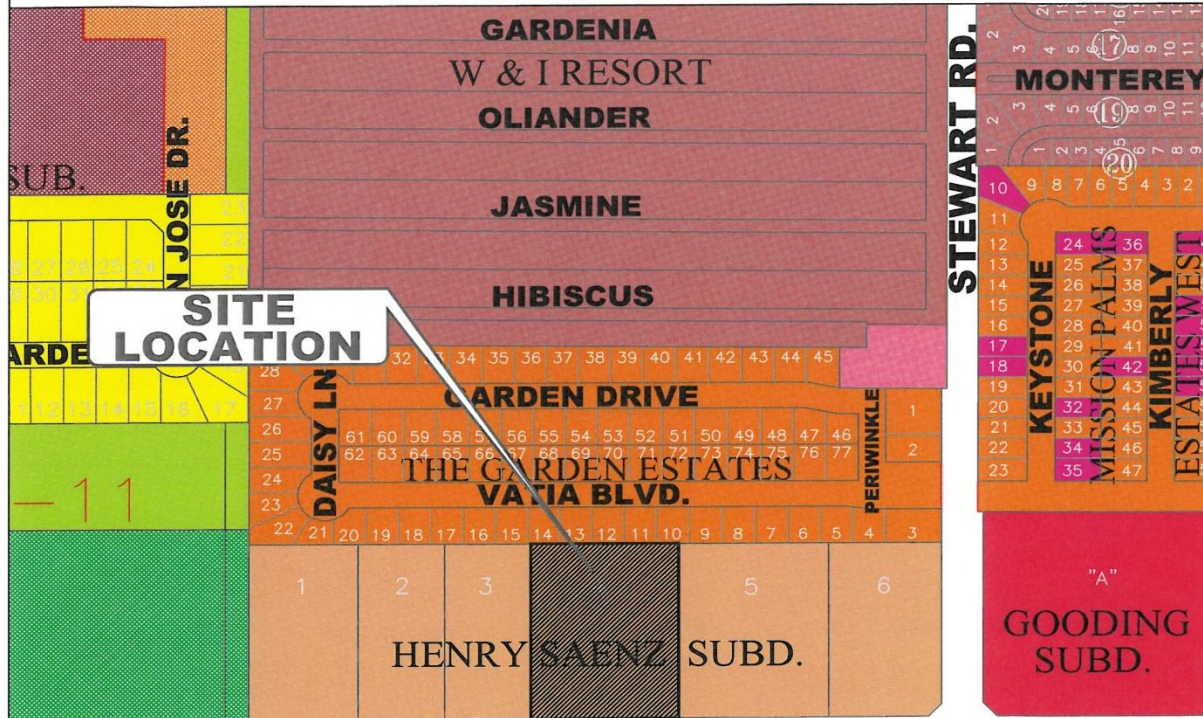
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP



U.S. EXPRESSWAY 83



ZONING LEGEND

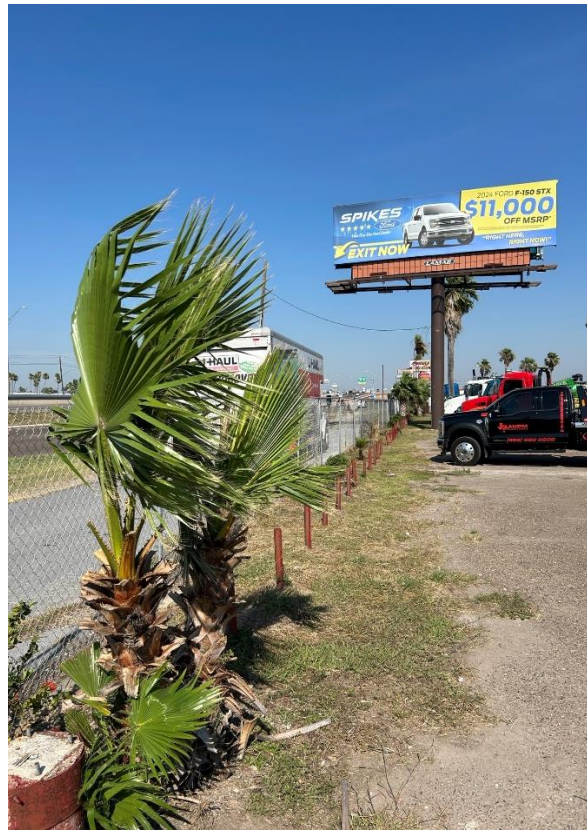
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		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	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
550781	INFANTE MARIA PATRICIA	1414 GARDEN DR	MISSION	TX	78572-6511
550782	GONZALEZ GUILLERMO & MARIA GUEVARA	1412 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 HOMERO & OLGA L SALINAS	1416 VATIA BLVD	MISSION	TX	78572
550798	MARTINEZ JESUS	1507 VATIA BLVD	MISSION	TX	78572-6561
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	QUINTANILLA EVELIA L	1413 VATIA BLVD	MISSION	TX	78572-6562
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 VITIA BLVD	MISSION	TX	78572-6566
550794	TE ROY ROGER SECUYA	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	1616 E GRIFFIN PARKWAY #153	MISSION	TX	78572-3180
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