



MEETING DATE: July 1, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Multi-family Residential District ("R-3") to General Business District ("C-3"), being Lot 1, Ango Subdivision, located at 2210 E. 1st Street. Applicant, Gerardo Rodriguez c/o Ango Holdings, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 4, 2026 – Application for rezoning submitted for processing.
- June 19, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- July 1, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Multi-family Residential District ("R-3") to General Business District ("C-3") to convert the existing townhomes into a 34 room hotel project.
- The property is located along the South side of E. 1st Street approximately 600 feet West of Shary Road.
- The tract of land has 2.15 acres in area and measures 619.1 feet along 1st Street and measures 151.5 feet in depth.
- The surrounding zones are Agricultural Open Interim (AO-I) District to the North and West, Agricultural Open Interim (AO-I) and Heavy Commercial (C-4) to the South and Multi-family Residential (R-3) to the East.
- The surrounding land uses include an apartment complex to the East, a private lake to the North and vacant land to the West and South.
- The property has a fully developed townhomes complex.
- The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

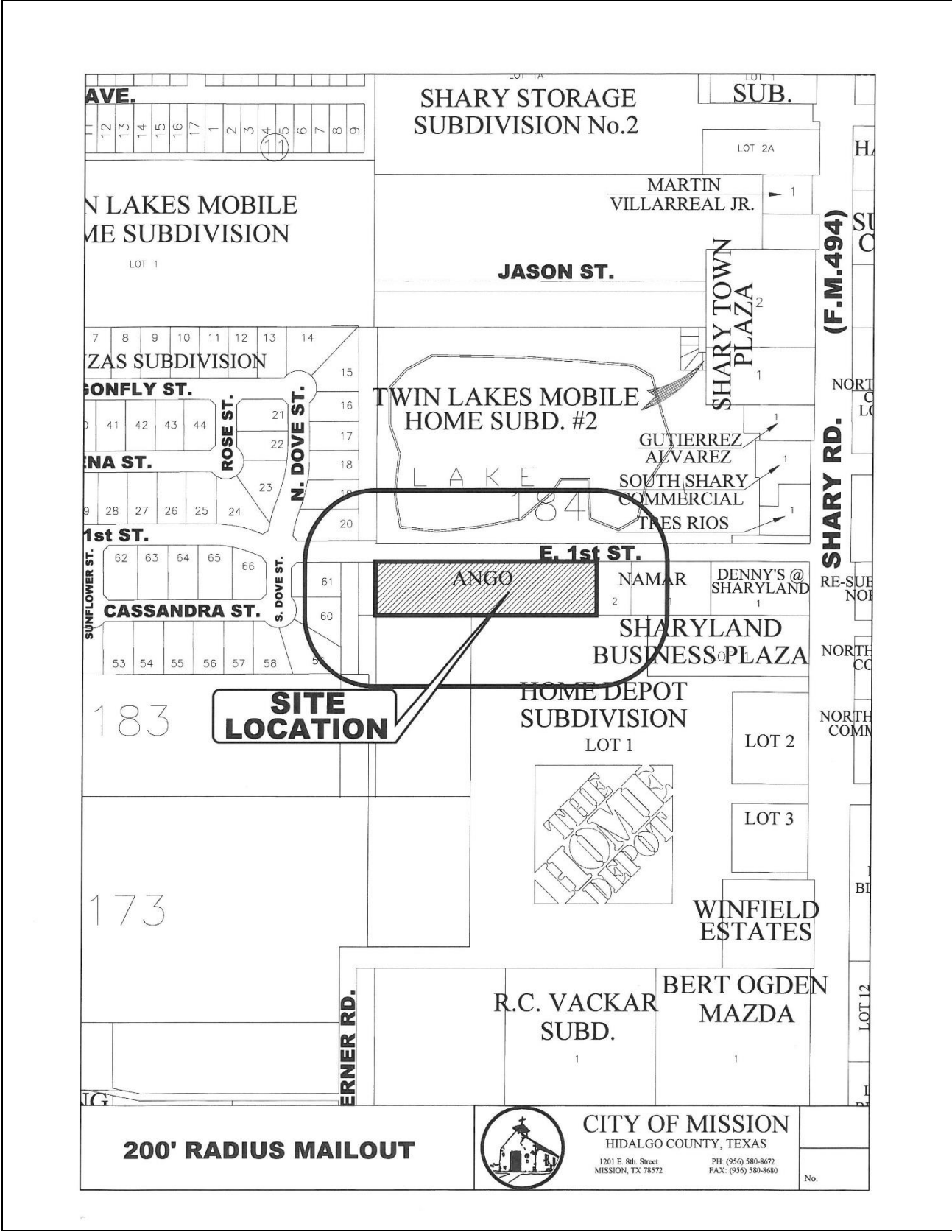
TABLED:

_____ AYES

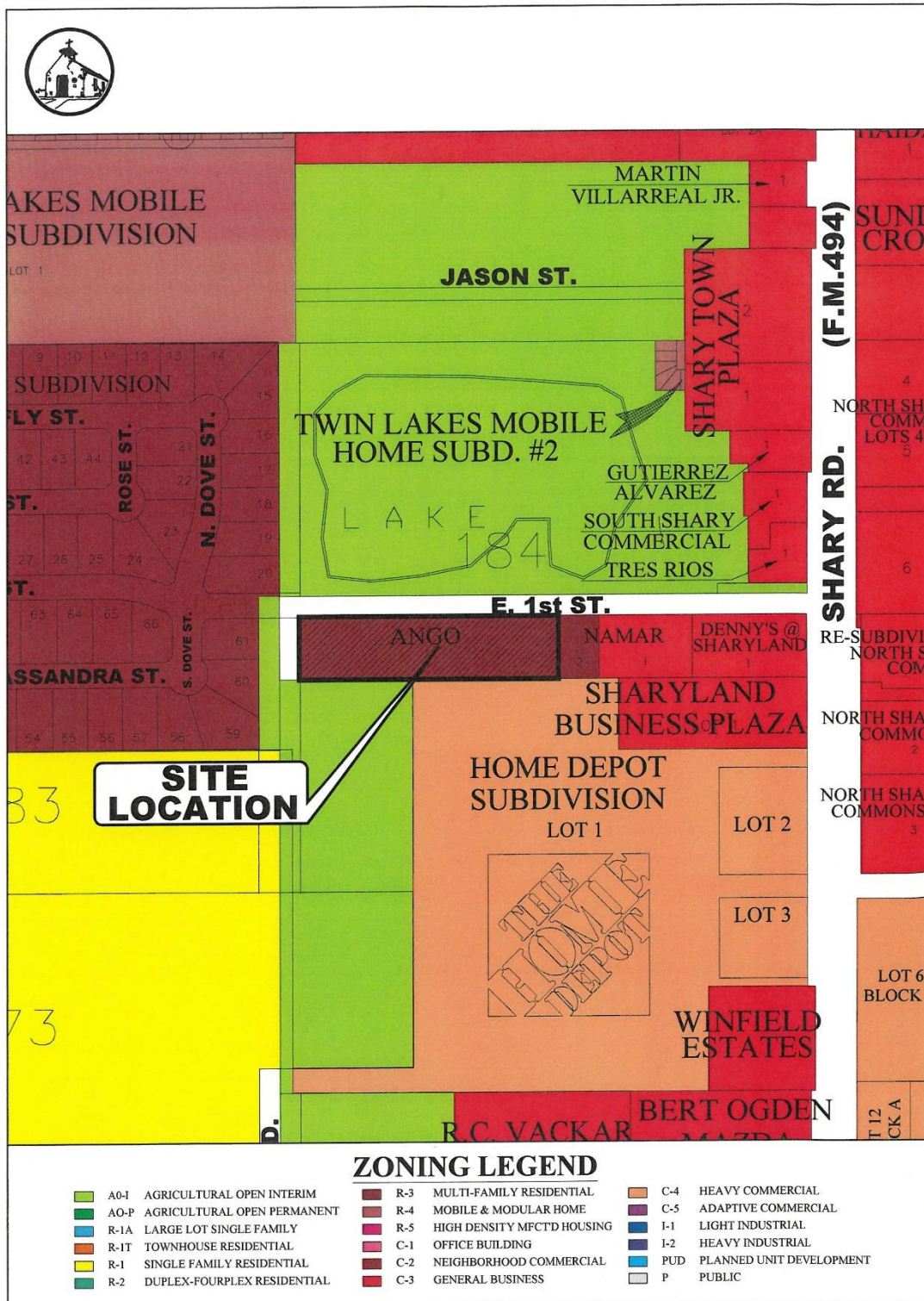
_____ NAYS

_____ DISSENTING

LEGAL NOTICE MAP



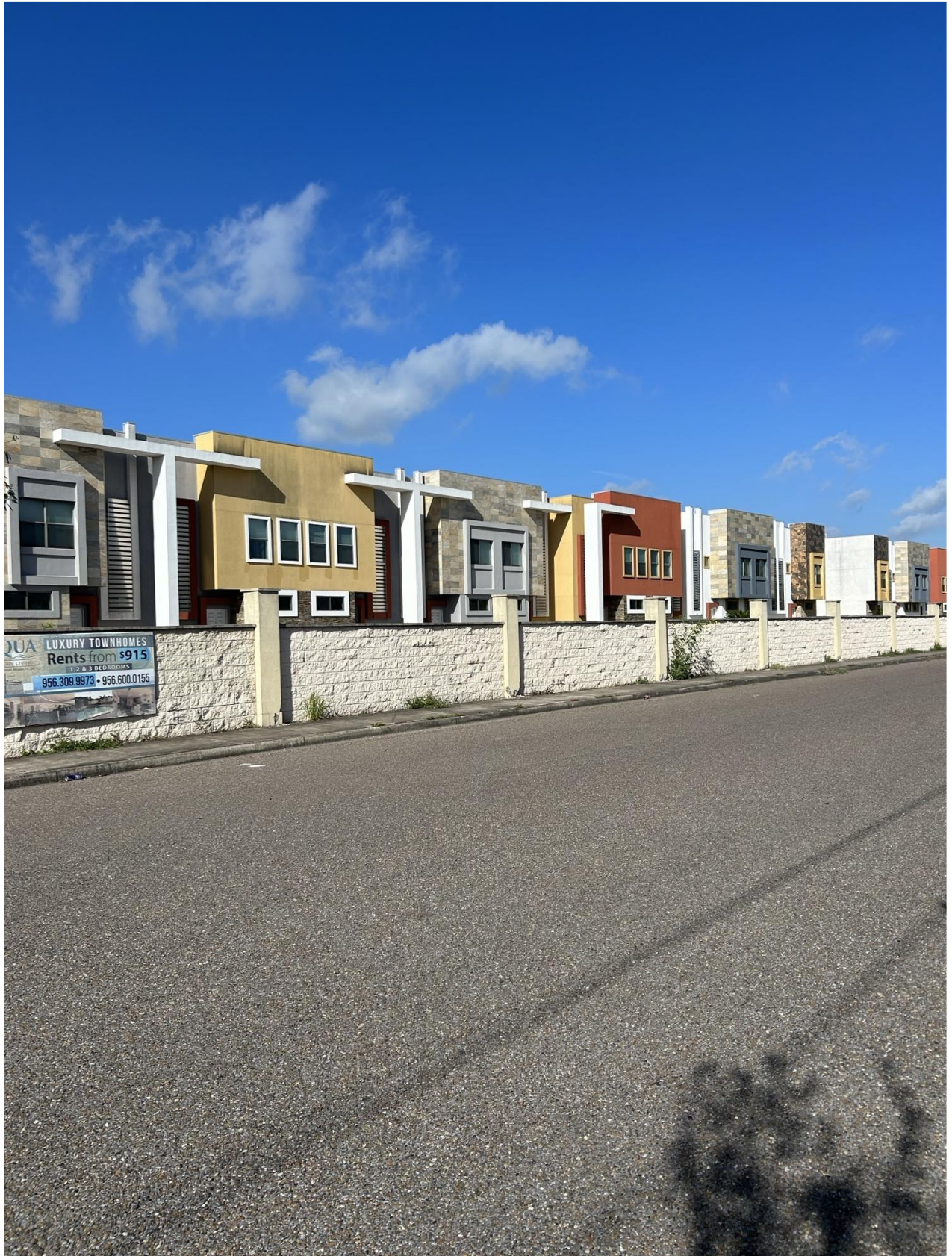
ZONING MAP



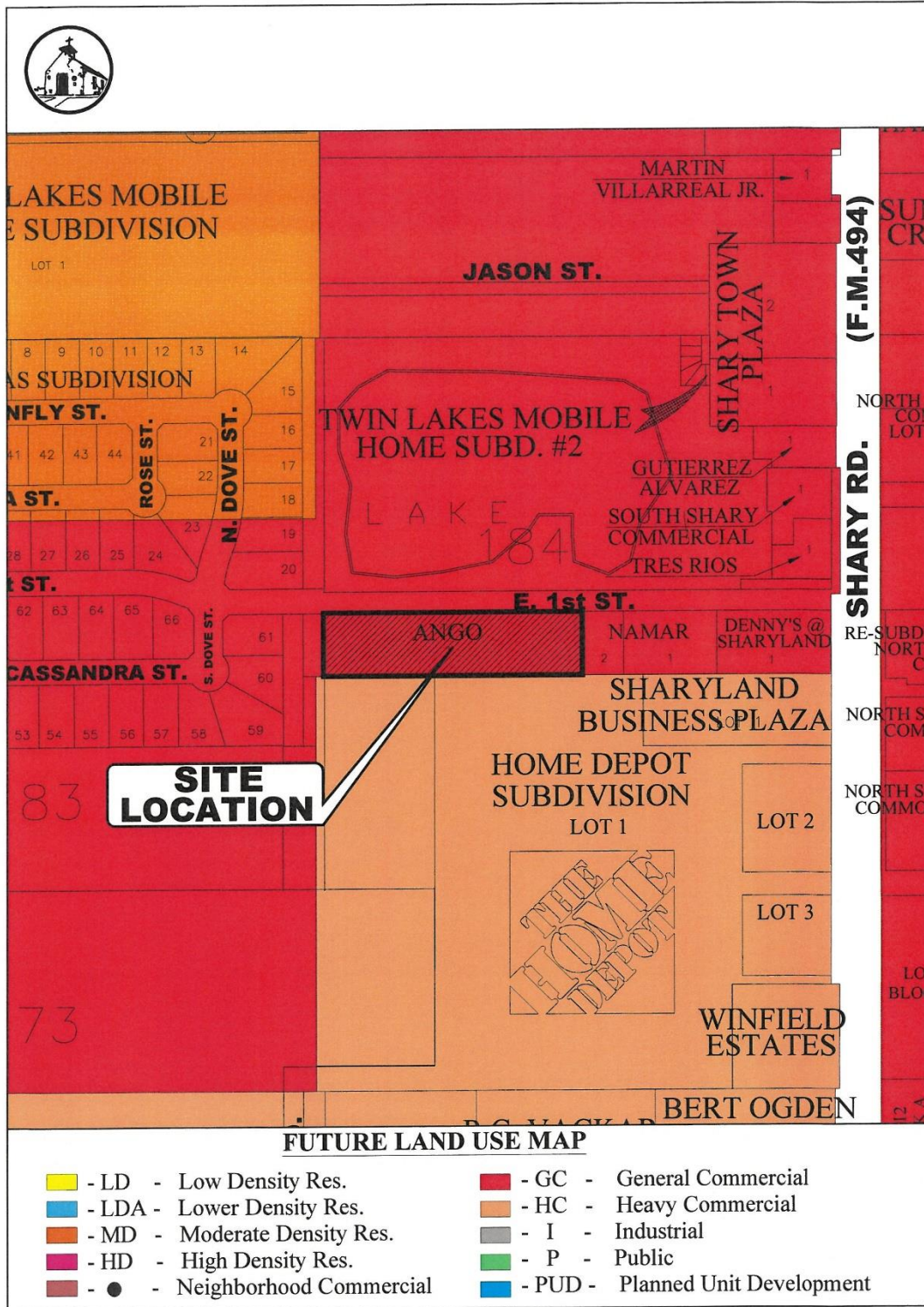
AERIAL



PHOTO OF THE SUBJECT PROPERTY



FUTURE LAND USE MAP



C-3 PERMITTED BY RIGHT AND CONDITIONAL USES

GENERAL BUSINESS DISTRICT ("C-3")

PERMITTED USES

- All uses permitted in C-1 and C-2
- Any retail business except for lumberyards or contractor yard, farm equipment or other heavy equipment sales, general warehousing.
- Hotel, motel and restaurants
- Printing, publishing, and allied products manufacturing
- Rail and motor vehicle transportation passenger terminals
- Telephone, television, radio or similar media stations but not including public microwave, radio and television towers.
- Any wholesale trade accessory to any permitted retail operation except for agricultural products
- Signs
- Automotive repair, paint and body shops
- Credit access business but not within 1,500 feet of another credit access business
- In the Original Townsite R-3 uses

CONDITIONAL USES

- R-3 uses except mobile homes
- Gasoline service stations
- Planned shopping centers
- Restaurants that serve liquor for on-premise consumption
- Bars, cocktail lounges, taverns, saloons, dance halls or nightclubs
- Amusement parks, circus or carnival grounds
- Portable buildings
- Light industry uses
- Telephone, radio or television towers
- Crematoriums in association with a funeral home establishment
- Indoor gun shooting range
- Mobile food units
- Storage unit facilities
- BYOB establishments

PROHIBITED USES

- Any use not listed above

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
582128	QQ RIO GRANDE VALLEY LLC	1380 LEAD HILL BLVD SUITE 260	ROSEVILLE	CA	95661-2998
717055	HD DEVELOPMENT PROPERTIES LP	2455 PACES FERRY RD SE	ATLANTA	GA	30339-6444
280961	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
346138	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
960371	ANGO HOLDINGS INC	1013 CIMARRON DR	MISSION	TX	78572-7405
280898	R & G DEVELOPMENT LP	1005 E NOLANA AVE	MCALLEN	TX	78504-6101
1178948	4RCH INVESTMENTS LLC	1404 SAN FELIPE DR	MISSION	TX	78572-4375
1178949	NADER FAMILY REVOCABLE TRUST	805 N 10TH ST SUITE 677	MCALLEN	TX	78501-4314
280950	DRAGONFLY RGV LLC	305 N SHARY RD STE A	MISSION	TX	78572-2025
20837029	TORREDA LLC	504 N VETERANS BLVD STE 1	SAN JUAN	TX	78589
20837030	ROMO MARIO & ROSA M	1908 LEANDRO ST	MISSION	TX	78574
20837031	PEREZ VIVIAN ABIGAIL	101 S DOVE ST	MISSION	TX	78572
20836989	BENAVIDES RENATTO	409 W CARMEL AVE	PHARR	TX	78577-0375
20836990	BENAVIDES RENATTO	409 W CARMEL AVE	PHARR	TX	78577-0375