



MEETING DATE: January 7, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Single-Family Residential District ("R-1") to Office Building District ("C-1"), being a 0.19 acre tract of land out of Block 4, Erdahl Subdivision, located at the Northwest corner of U.S. Expressway 83 and Holland Avenue. Applicant, Eleazar X. Romero - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 10, 2025 – Application for rezoning submitted for processing.
- December 20, 2025 – 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.
- January 7, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- January 27, 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 Single-family Residential District ("R-1") to Office Building District ("C-1") in order to sell the property to a buyer interested in building a 2,000 square foot office building for a law practice.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The triangular-shaped tract of land measures 150 feet in length and 79.55 feet along Holland Avenue.
- The surrounding zones are Single-family Residential District to the North and East, Single-family Residential and General Business District to the South and General Business District to the West.
- The property is vacant. The surrounding land uses include single-family homes to the North and East, US Expressway 83 along the South and a commercial plaza to the West.
- The Future Land Use Map shows the property designated for commercial uses.
- The requested rezoning is in line with the comprehensive plan designation.
- Due to the small and irregular-shaped property it is likely that variances to the parking and setbacks will be needed. The buyer has been advised not to purchase the land until a site plan has been approved by the department.
- Notices were mailed to twenty-three (23) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP

BERNADINA

NICHO

W. "A" S

AMERICAN
LEGION
POST 93

OLMO ST.

LEAL ST.

ERDAHL

AVE.

SUB.

ERDAHL AVE.

MORALES

NICHOLSON AVE.

LOCATION SITE

U.S. EXPRESSWAY 83

SOUTH OLMO ST.

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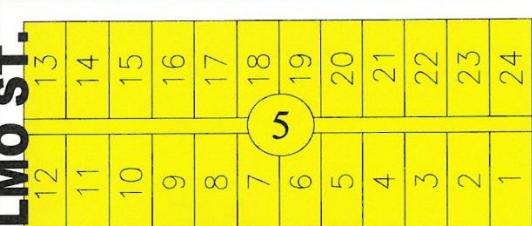
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ZONING MAP



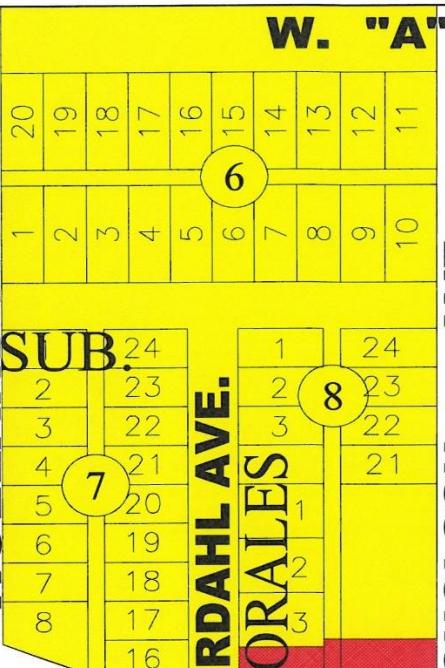
AMERICAN
LEGION
POST 93

OLMO ST.



ERDAHL
SUB.

HOLLAND AVE.



W. "A" S.
NICHOLSON AVE.

U.S. EXPRESSWAY 83

SOUTH OLMO ST.

NUECES ST.



MILE ONE SOUTH



ZONING LEGEND

A0-I	AGRICULTURAL OPEN INTERIM	R-3	MULTI-FAMILY RESIDENTIAL	C-4	HEAVY COMMERCIAL
A0-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

AERIAL



PROPERTY LAYOUT FROM THE RECORDED SUBDIVISION

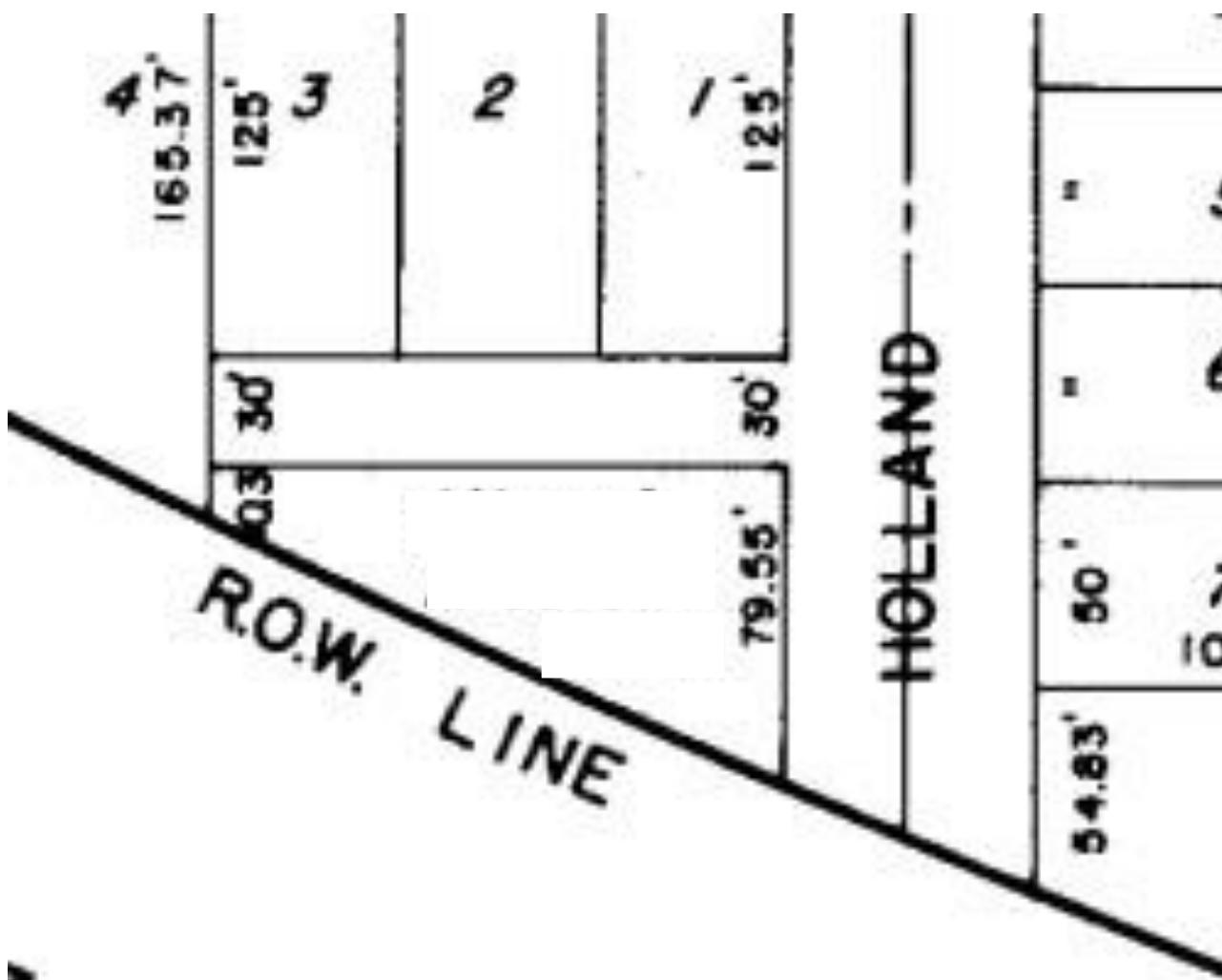


PHOTO OF THE PROPERTY FROM HOLLAND AVENUE



FUTURE LAND USE MAP



AMERICAN
LEGION
POST 93

OLMO ST.

**SITE
LOCATION**

LEAL ST.

5

U.S. EXPRESSWAY 83

SOUTH OLMO ST.

3

12

11

10

9

8

7

6

5

4

3

2

1

2

18

19

20

21

22

23

24

ERDAHL

HOLLAND AVE.

SUB.

ERDAHL AVE.

MORALES

NICHOLSON

AVE.

6

7

8

MILE ONE SOUTH

5 2 1
ST.

64
65

LOT 1
LOT 2
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LOT 4
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LOT 10

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LOT 5

BD.

FUTURE LAND USE MAP

- - LD - Low Density Res.
- - LDA - Lower Density Res.
- - MD - Moderate Density Res.
- - HD - High Density Res.
- - ● - Neighborhood Commercial

- - GC - General Commercial
- - HC - Heavy Commercial
- - I - Industrial
- - P - Public
- - PUD - Planned Unit Development

PERMITTED USES FOR THE C-1 DISTRICT

OFFICE BUILDING DISTRICT (“C-1”)

PERMITTED USES

- Office building for professional occupations including: executive, administrative, legal accounting, writing, clerical, drafting and real estate
- Medical offices, including clinics, where all activities are conducted within an enclosed building
- An accessory use related to a principal use above
- Parking lots
- On-premise signs
- Additions to existing residences including accessory buildings
- Photographic studios including incidental sale of related merchandise
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- All R-3 uses except for mobile homes
- Funeral homes
- Banks, credit unions, and savings and loans associations
- Household goods, warehousing or storage in individually rented storage units
- Telephone, radio or tv communication towers
- Hair salon service
- Detached pharmacy buildings
- Antique shop
- Tutoring and/or kindergarten services
- Drive-thru service window business for food establishments
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	geoID	name	addrDeliv	addrCity	addrState	addrZip
170931	E6600-00-004-0001-00	MARTINEZ MELQUIARES	310 S HOLLAND AVE	MISSION	TX	78572-5252
170943	E6600-00-004-0024-00	FLORES AIDA SANCHEZ	801 LEAL ST	MISSION	TX	78572-5228
170987	E6600-00-007-0007-00	SAENZ PEDRO	3609 HAWK CT	MCALLEN	TX	78504-5086
170986	E6600-00-007-0006-00	SAENZ PETE JR	3609 HAWK CT	MCALLEN	TX	78504-5086
170991	E6600-00-007-0019-00	CAMPBELL MICHELLE	320 ERDAHL AVE	MISSION	TX	78572-5214
170992	E6600-00-007-0020-00	FEDERICO JOSE & SUSANA L	316 ERDAHL AVE	MISSION	TX	78572-5214
170984	E6600-00-007-0004-00	QUINTERO ARMELIA	313 S HOLLAND AVE	MISSION	TX	78572-5253
170932	E6600-00-004-0003-00	CHAVEZ AURORA & MIGUEL A	103 S CANAL AVE	MISSION	TX	78572-5201
1076360	E6600-00-004-0000-00	ROMERO ELEAZAR XAVIER	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
527290	E6600-00-007-0008-00	SAENZ PEDRO JR & ANTONIO	3609 HAWK CT	MCALLEN	TX	78504-5086
170989	E6600-00-007-0017-00	MATAMOROS BASILISA	330 ERDAHL AVE	MISSION	TX	78572-5214
170933	E6600-00-004-0004-00	ROMERO ELEAZAR X & ESTER L	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
170941	E6600-00-004-0021-00	GARZA ESTELA	805 LEAL ST	MISSION	TX	78572-5228
170934	E6600-00-004-0005-00	ROMERO ELEAZAR X & ESTER L	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
170935	E6600-00-004-0007-00	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
170940	E6600-00-004-0020-00	CEPEDA JOEL & SIRA	809 LEAL ST	MISSION	TX	78572-5228
170939	E6600-00-004-0019-00	CANTU MARITZA LORENE	105 S JAY AVE	MISSION	TX	78572-7842
170942	E6600-00-004-0023-00	BORREGO DON CARLOS & ELVA A	803 LEAL ST	MISSION	TX	78572-5228
170985	E6600-00-007-0005-00	HERNANDEZ FELIPE & GLORIA	317 S HOLLAND AVE	MISSION	TX	78572-5253
170988	E6600-00-007-0016-00	CONTRERAS IGNACIA	332 ERDAHL AVE	MISSION	TX	78572-5214
170990	E6600-00-007-0018-00	HERNANDEZ DEBORAH ANN LOPEZ	328 ERDHAL ST	MISSION	TX	78572-5214
170983	E6600-00-007-0003-00	RANGEL JUAN BAUTISTA & ORFELINDA LOPEZ TORRES	309 S HOLLAND	MISSION	TX	78572-5253
170982	E6600-00-007-0001-00	VARGAS HOMES LLC	400 N 38TH ST APT 1	MCALLEN	TX	78501-8241