



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.

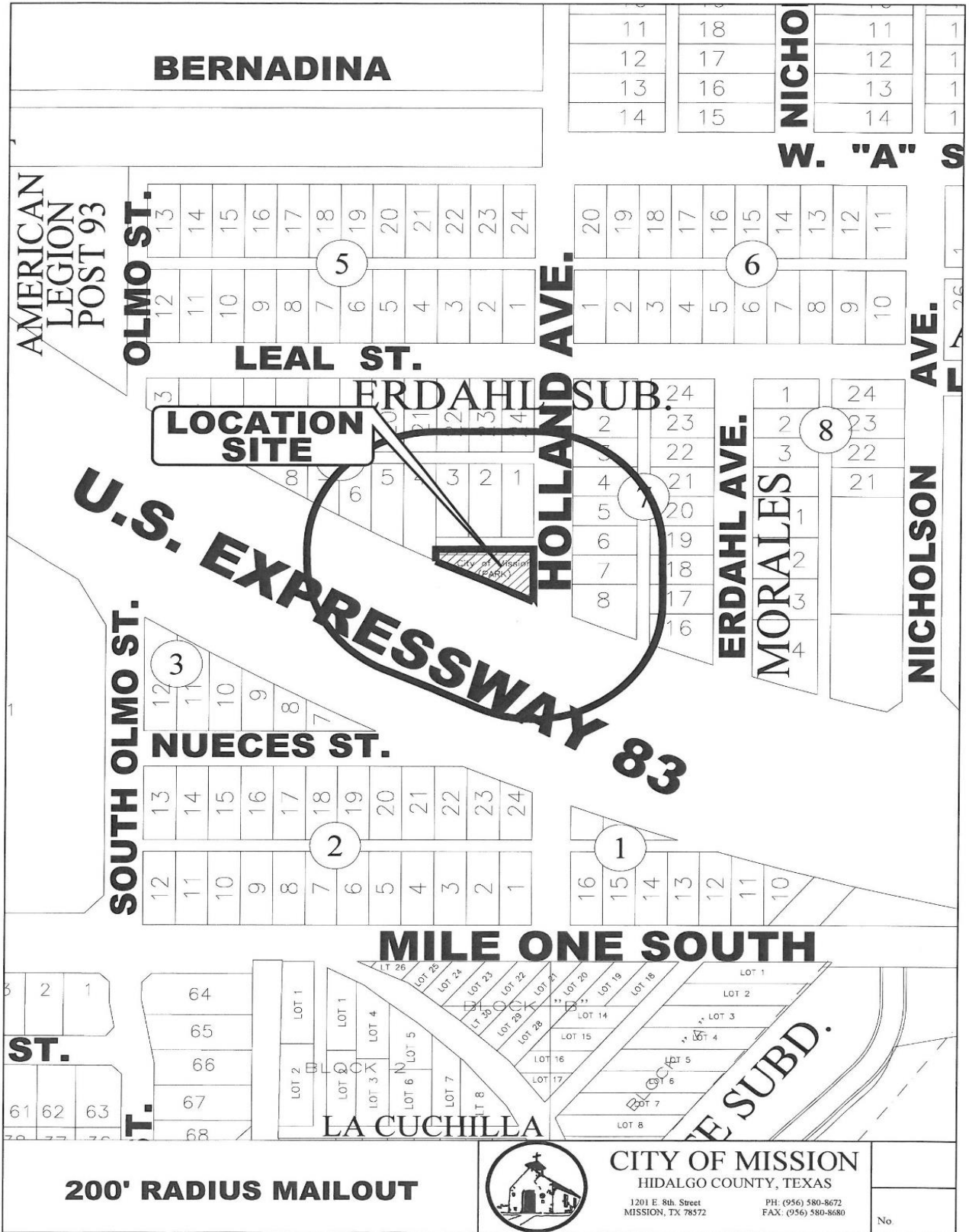
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

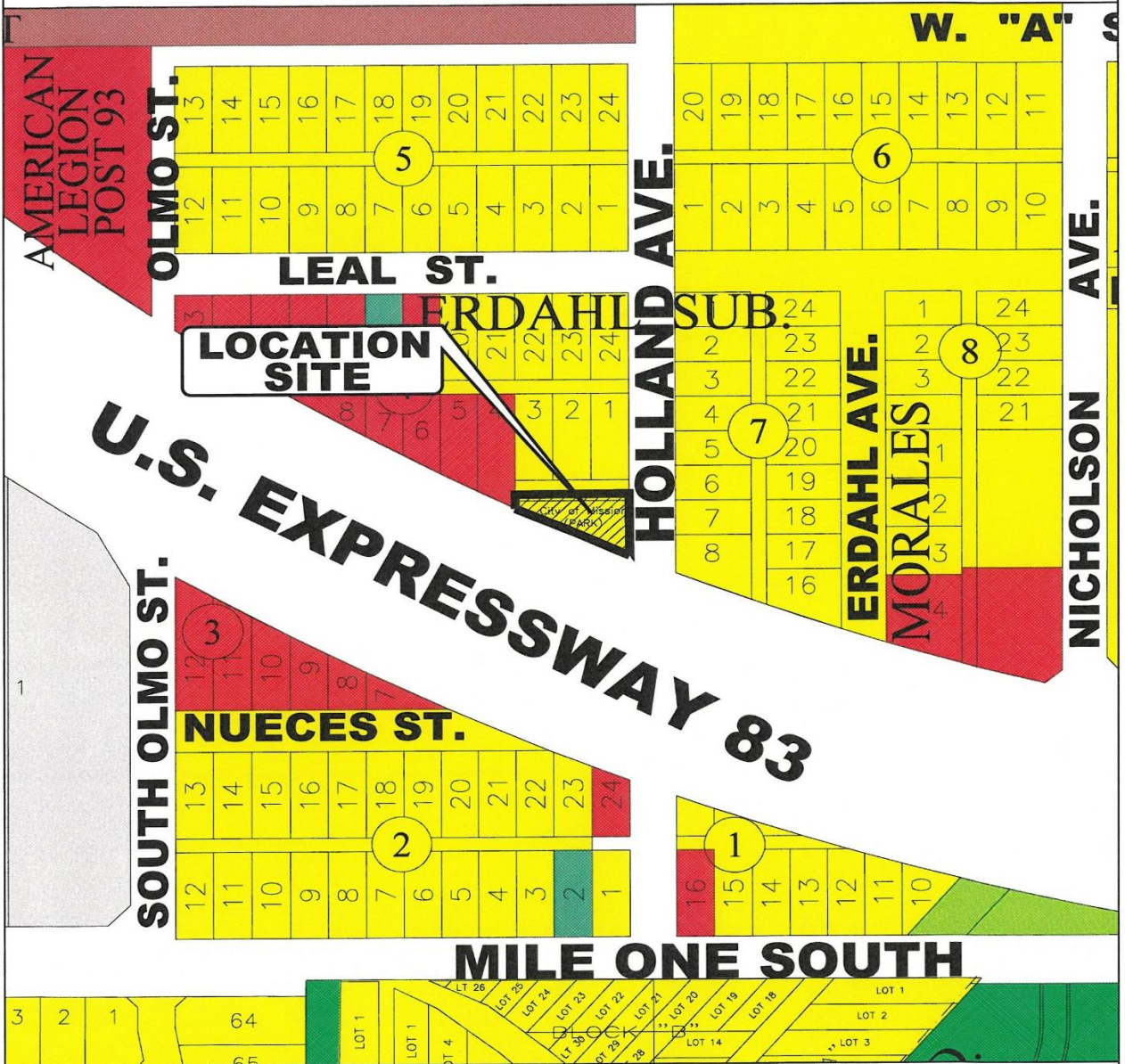
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES
_____	NAYS
_____	DISSENTING _____

LEGAL NOTICE MAP



ZONING 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 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

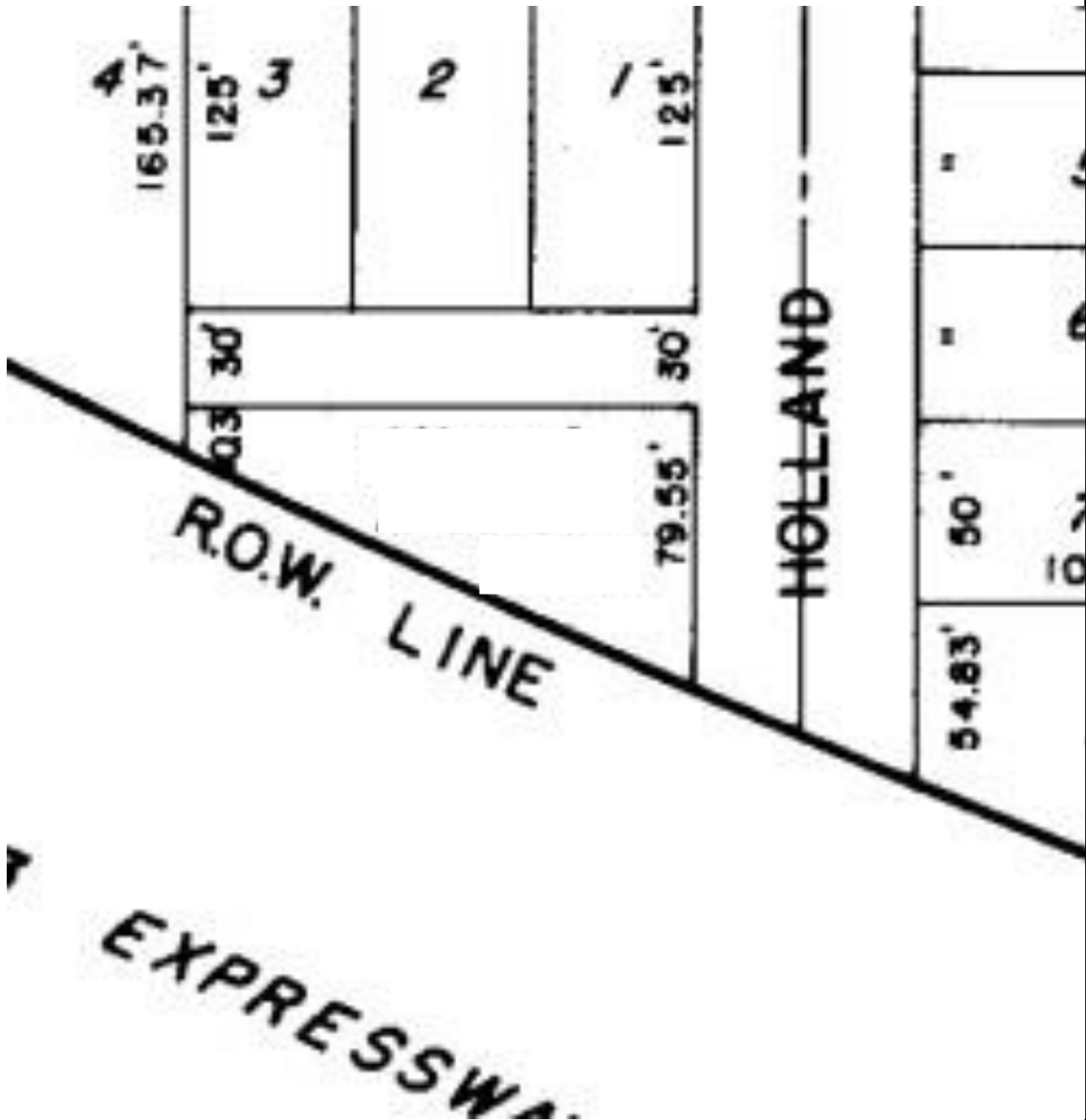
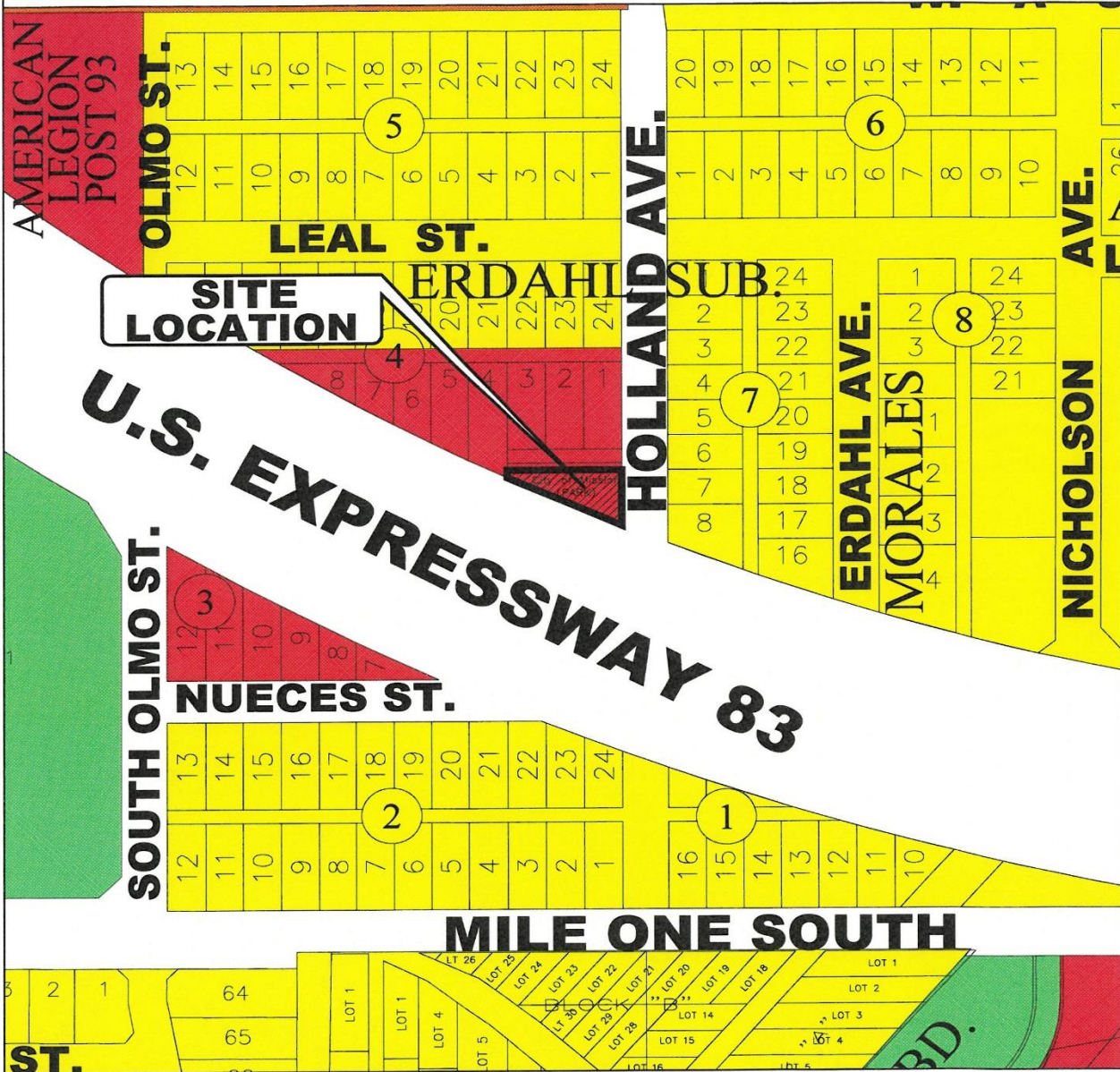


PHOTO OF THE PROPERTY FROM HOLLAND AVENUE



FUTURE LAND USE MAP



FUTURE LAND USE MAP

- | | |
|---|---|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - ● - Neighborhood Commercial | - 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 studies 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	addrDelive	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