



MEETING DATE: October 7, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), 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, Jeronimo Villalobos dba Villalobos Commercial Rentals LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 7, 2025 – Application for rezoning submitted for processing.
- September 19, 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.
- October 7, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 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 Office Building District ("C-1") to Neighborhood Commercial District ("C-2") in order to place a raspa stand at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide sufficient space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property was rezoned from R-1 to C-1 in January of 2026.
- 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.
- Notices were mailed to twenty-three (23) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

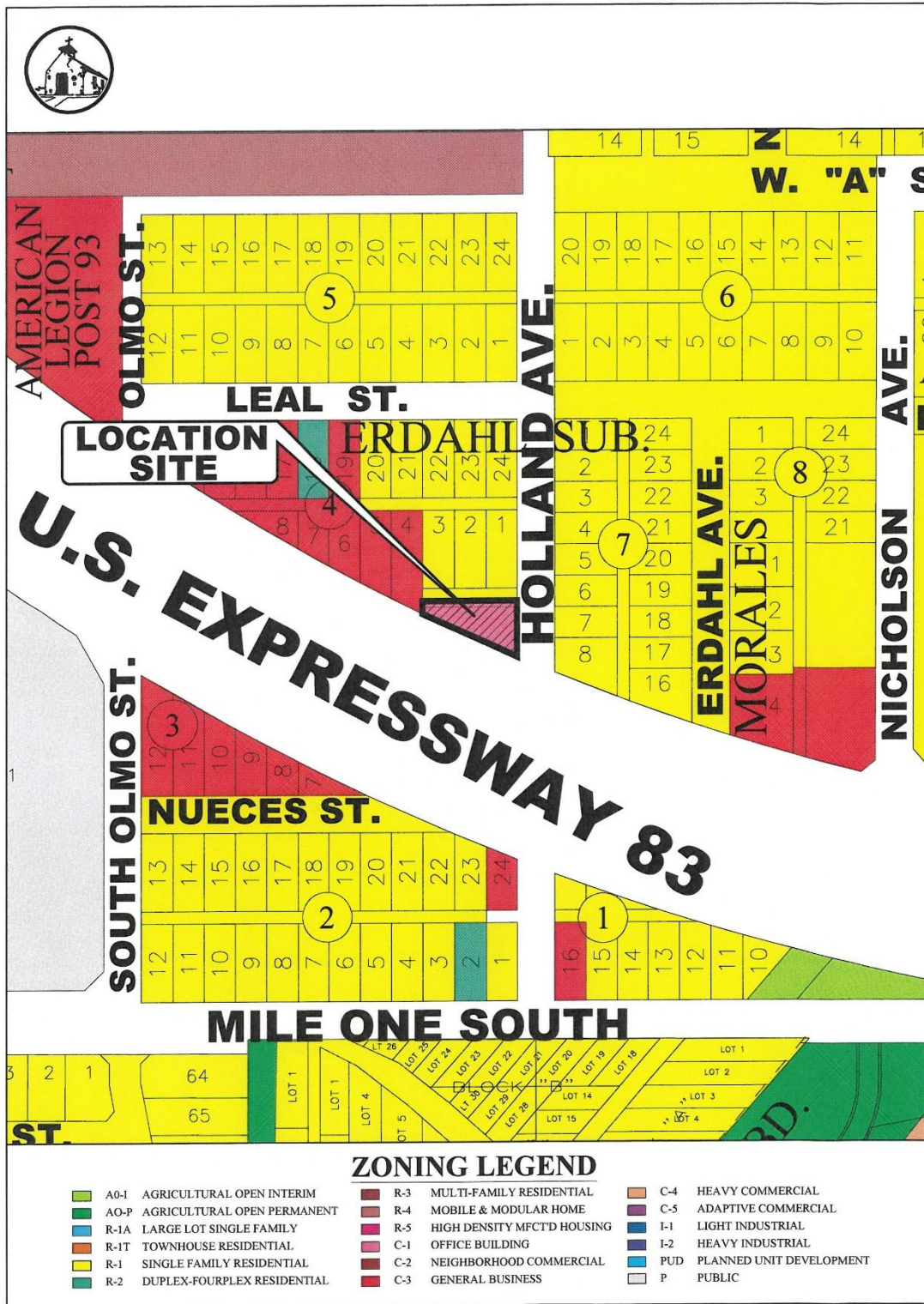
Staff recommends approval to the rezoning request.

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

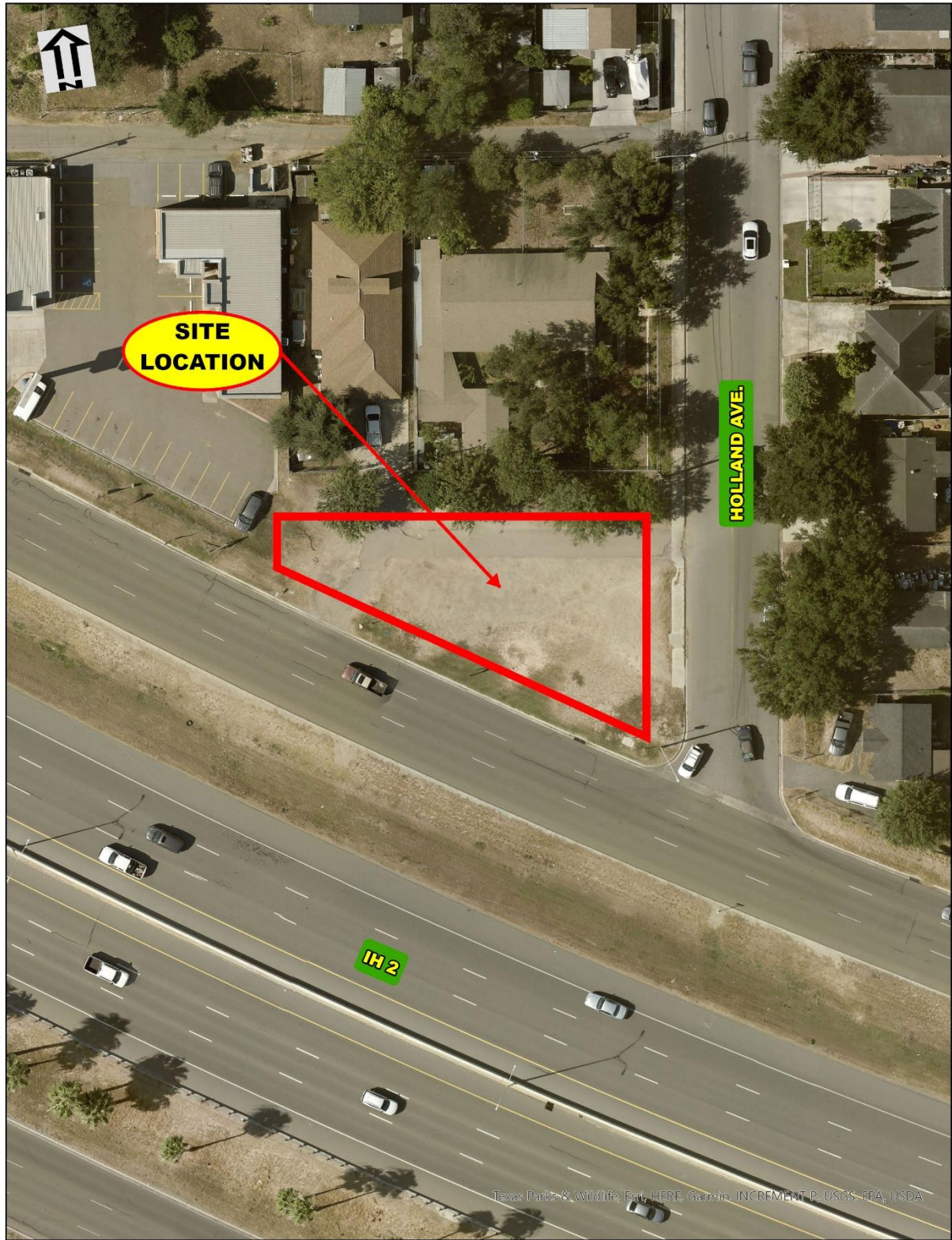
_____	AYES	
_____	NAYS	
_____	DISSENTING	_____

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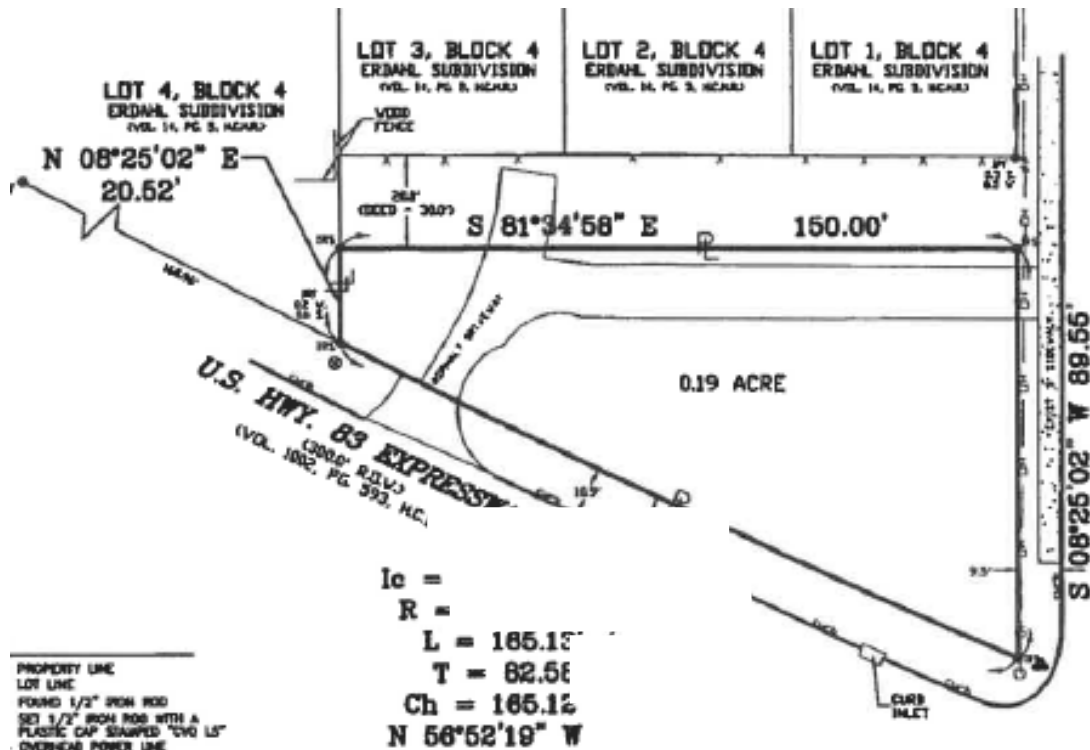
ZONING MAP



AERIAL PHOTO



HOLLAND AVE.
6607 RD.VJ

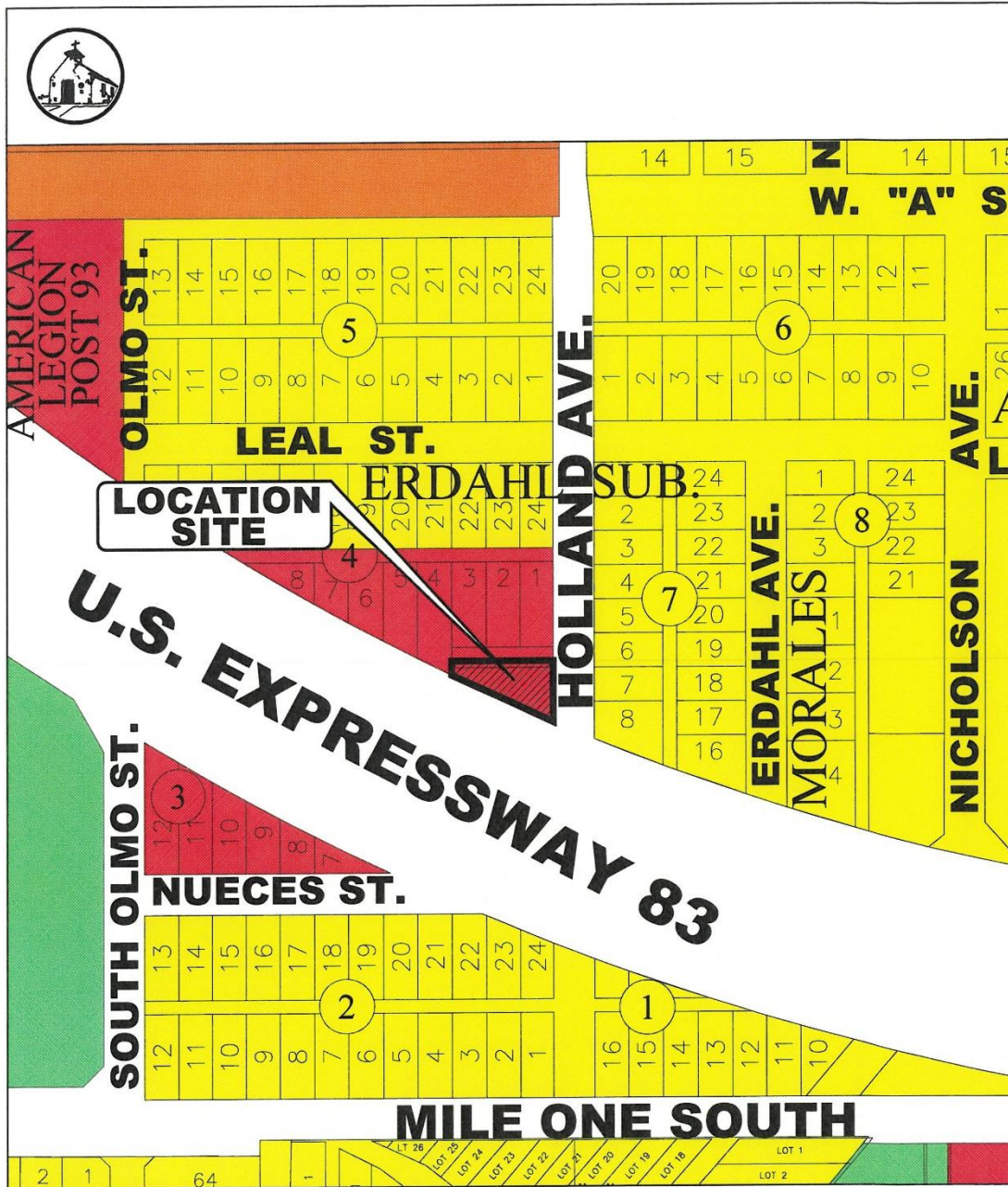


- NOTES:**
1. THIS SURVEY MAY BE SUBJECT
 2. EASEMENTS, I DISTRICT.
 3. IF THIS SURVY PER SECTION 80 ENACTED UNDER
 4. RIGHT-OF-WAY LIGHT COMPANY PAGE 398. BEED

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 AND CONDITIONAL USES FOR THE C-2 DISTRICT

NEIGHBORHOOD COMMERCIAL DISTRICT ("C-2")

PERMITTED USES

- Generally recognized retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as groceries, meats, dairy products, baked goods, clothing or hardware and similar uses
- Personal services establishments which perform services on the premises such as: Repair shops, tailor shops, beauty parlors or barber shops, photographic studios and self-service laundries but not automotive repair services
- Dry cleaning establishments or pick up stations dealing directly with the consumer
- Personal services including the following: Outpatient medical clinics, offices of doctors, dentists and similar professions
- Business establishments such as banks, mortgage companies, insurance, and real estate offices
- Accessory uses related to a principal use above
- On-premise signs
- Daycare services
- Changeable copy signs not along the expressway corridor
- In the Original Townsite R-3 uses are permitted.

CONDITIONAL USES

- R-3 uses except for mobile homes
- Gasoline service stations
- Restaurants
- Planned neighborhood convenience centers
- Accessory structures and uses incidental to the permitted uses above
- Portable buildings
- Household goods, warehousing or storage by individuals in rented storage units
- Veterinary hospitals or clinics all in an enclosed building with no noise or odor outside
- Telephone, radio or tv communication towers
- Limousine rental services
- Mobile food units
- Storage unit facilities

PROHIBITED USES

- Any use not listed above
- Off-premise signs

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
170931	MARTINEZ MELQUIARES	310 S HOLLAND AVE	MISSION	TX	78572-5252
170943	FLORES AIDA SANCHEZ	801 LEAL ST	MISSION	TX	78572-5228
170987	SAENZ PEDRO	3609 HAWK CT	MCALLEN	TX	78504-5086
170986	SAENZ PETE JR	3609 HAWK CT	MCALLEN	TX	78504-5086
170991	CAMPBELL MICHELLE	320 ERDAHL AVE	MISSION	TX	78572-5214
170992	FEDERICO JOSE & SUSANA L	316 ERDAHL AVE	MISSION	TX	78572-5214
170984	QUINTERO ARMELIA	313 S HOLLAND AVE	MISSION	TX	78572-5253
170932	CHAVEZ AURORA & MIGUEL A	103 S CANAL AVE	MISSION	TX	78572-5201
1076360	ROMERO ELEAZAR XAVIER	8213 HIDDEN DR	HARLINGEN	TX	78552-6418
527290	SAENZ PEDRO JR & ANTONIO	3609 HAWK CT	MCALLEN	TX	78504-5086
170989	MATAMOROS BASILISA	330 ERDAHL AVE	MISSION	TX	78572-5214
170933	VILLALOBOS COMMERICAL RENTALS LLC	2129 OCELOT TRL	BROWNSVILLE	TX	78526
170941	GARZA ESTELA	805 LEAL ST	MISSION	TX	78572-5228
170934	VILLALOBOS COMMERICAL RENTALS LLC	2129 OCELOT TRL	BROWNSVILLE	TX	78526
170935	BEL-MAR PROPERTIES LTD	1401 BARCELONA ST	MISSION	TX	78572-3385
170940	CEPEDA JOEL & SIRA	809 LEAL ST	MISSION	TX	78572-5228
170939	CANTU MARITZA LORENE	105 S JAY AVE	MISSION	TX	78572-7842
170942	BORREGO DON CARLOS & ELVA A	803 LEAL ST	MISSION	TX	78572-5228
170985	HERNANDEZ FELIPE & GLORIA	317 S HOLLAND AVE	MISSION	TX	78572-5253
170988	CONTRERAS IGNACIA	332 ERDAHL AVE	MISSION	TX	78572-5214
170990	HERNANDEZ DEBORAH ANN LOPEZ	328 ERDHAL ST	MISSION	TX	78572-5214
170983	RANGEL JUAN BAUTISTA & ORFELINDA LOPEZ TORRES	309 S HOLLAND	MISSION	TX	78572-5253
351751	MARTINEZ EFRAIN JR & TAMIKA SKYE	305 S HOLLAND AVE	MISSION	TX	78572