



**MEETING DATE:** May 12, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to place two (2) portable buildings for use as a classroom and to allow El Divino Redentor church to have 141 parking spaces as compared to the 188 parking spaces required by code, being all out of the El Divino Redentor Subdivision in a (R-1) Single-family Residential District, located at 1020 N. Los Ebanos Road. Applicant: Dr. Marisol Rocha, Vanguard Superintendent of Schools Adoption of Ordinance # \_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 6, 2025 – First meeting with Vanguard staff and Subdivision Review Committee to discuss the proposed installation of portable buildings within the El Divino Redentor property.
- February 20, 2025 – Applicant submitted specifications to the proposed portable buildings to be placed within the site.
- March 4, 2025 – Applicant forwarded optional positioning of portables for review.
- March 13, 2025 – Formal request to encroach on city property submitted to the City.
- April 14, 2025 – Consideration and possible action to execute License Agreement by the City.
- April 14, 2025 – Application for Conditional Use Permit submitted to the City.
- April 23, 2025 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract and notice of public hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- Dr. Marisol Rocha, the applicant, is requesting a Conditional Use Permit for the placement of two (2) portable buildings at the East end of the El Divino Redentor property to be used as classrooms by the Vanguard Monet Academy.
- According to the applicant the enrollment for the Monet Elementary School at the church premises is projected to grow by 78 students for the 2025-2026 school year. The four classrooms (two per building) will house 5<sup>th</sup> and 6<sup>th</sup> grades.
- Based on the site plan, the applicant will need to pave a driveway which will connect to the existing Jaycees Park parking lot and will be required to overlay the alley along the east side of Jaycee Park to Barnes Street as a condition to the license to encroach.
- A previous similar request was granted in 2012 to Excellence Leadership Academy Charter School within the Luz Para Las Naciones Church at 915 W. Interstate 2. They have received renewals over the years but during the last renewal of July 2024, the applicant was given one year to apply for permanent classroom structures.

- Even though 188 parking spaces are required by code, the church only has 170 total parking spaces. With the installation of the classrooms 29 parking spaces will be lost. The 188 required parking spaces are based on a church capacity of 750 people. For a church the code requires one parking space for every four person capacity.
- A connection to the Jaycee city park parking lot was allowed in 2006. On occasion the church patrons use the park parking for services.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request subject to:

1. The permit to be for a two-year period.
2. The applicant must obtain all necessary permits and approvals prior to the use of the property.

**Departmental Approval:** N/A

**Advisory Board Recommendation:** Approval

**City Manager's Recommendation:** Approval *MRP*

**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

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\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_