



MEETING DATE: February 24, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Consideration of approval to authorize the Mayor to sign a Development Agreement between the City of Mission and Vanguard Academy for the Construction of a Public Charter School named Vanguard Academy-Monet Campus, on a tract of land containing 19.10 acres being a part or portion of Lot 28-12, West Addition to Sharyland Subdivision, located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. Applicant: Vanguard Academy, Inc. – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 19, 2025 – Original Planning and Zoning Application submitted to the City for Site Plan Approval.
- December 16, 2025 – Vanguard School workshop with the surrounding property owners.
- January 7, 2026 – Consideration of the Site Plan Approval by the Planning and Zoning Commission.
- February 24, 2026 – Consideration of the Development Agreement

Summary:

- The property is located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. This project will have access from N. Stewart Road, a public street.
- The school will be built in two phases. When completed it will allow students from kinder to 12th grade with an ultimate enrollment of 1,600 students.
- The property will be retrofitted and prepped with thru traffic lanes for queuing complete with curb and gutters, drainage, and utilities. The proposed structures meet all the setback requirements set forth on this site. The facility will allow for the queuing of 300 vehicles within the school property.
- Phase I will consist of a flexible model with a contemporary layout allowing for growth. Phase II will be added for future 9th to 12th grade establishments. The school grounds will also include 2 full size soccer fields. The campus will have 200 parking spaces available to faculty and visitors. Accommodations have been addressed to fulfill and comply with the minimum number of paved, off-street parking spaces for this project.
- A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods.
- The developer will install a perimeter opaque fence as privacy for the entire site and will include a security gate at all entrances. This buffer will comply with the separation required between commercial and residential properties.
- The school officials have agreed to undertake off-site sidewalk improvements and have agreed to undertake Mile 2 Road and N. Stewart Road intersection improvements.
- For the intersection improvements the applicant wishes to deposit into escrow an amount equal to the estimated reasonable cost to be incurred by the City for acquiring the necessary right-of-

way in the amount of \$21,284.00 and for the construction of a right-hand turn lane at the intersection of Stewart and Mile 2 Road in the amount of \$65,975.50.

STAFF RECOMMENDATION:

Staff recommends approval of the Development Agreement.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *SP7*

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

_____ AYES

_____ NAYS

_____ DISSENTING _____