



MEETING DATE: May 7, 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 - Cervantes

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 5th and 6th 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.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

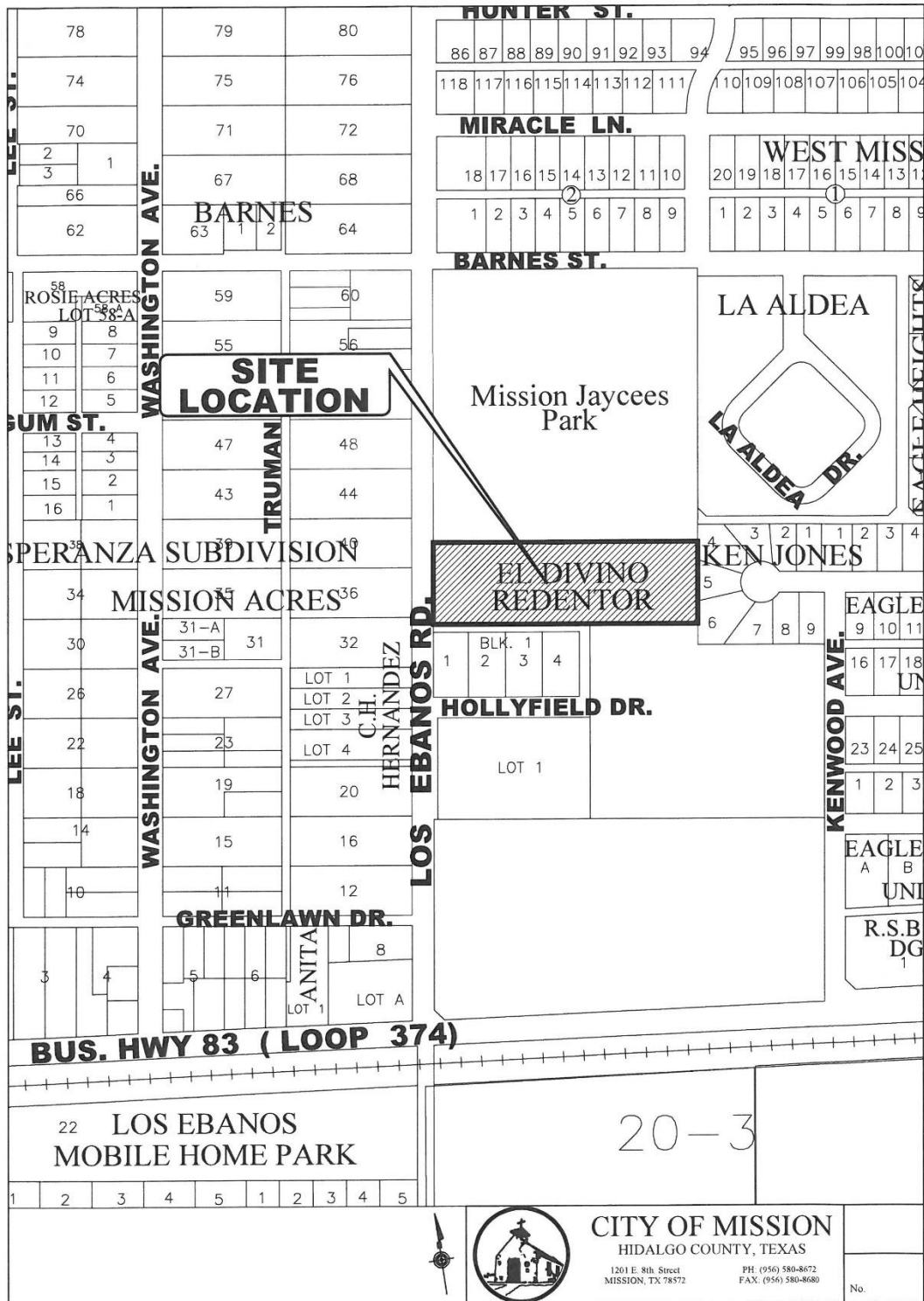
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

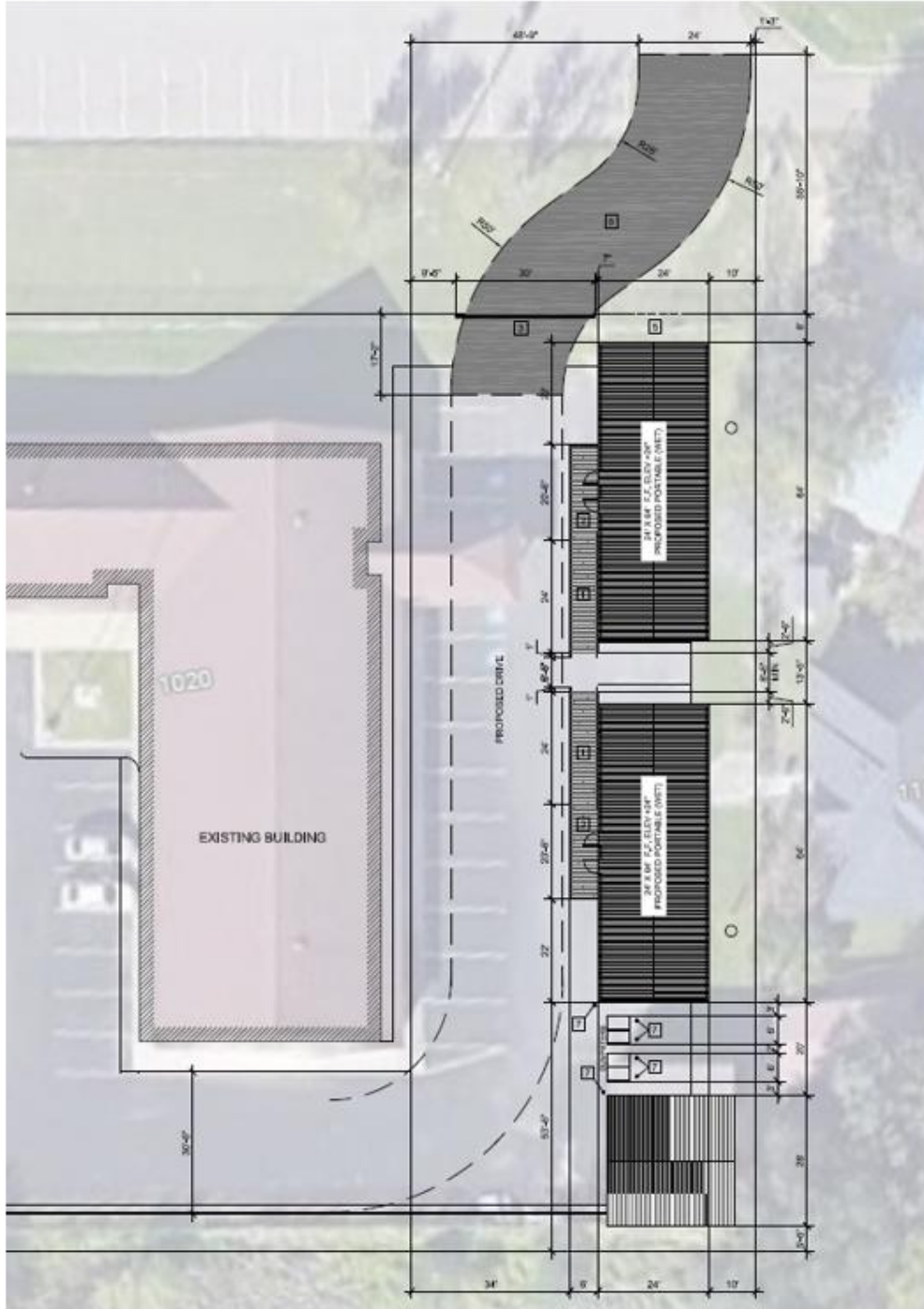
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL PHOTO



EXHIBIT "A"



PROPOSED SITE PLAN



01 PORTABLES SITE PLAN

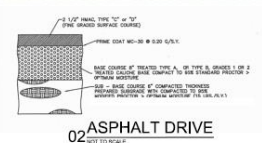
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THIS PLAN IS ATTACHED TO THE GENERAL PORTABLES SITE PLAN. ALL PORTABLES SHALL BE LOCATED WITHIN THE PORTABLES SITE PLAN.
2. ALL PORTABLES SHALL BE CONSIDERED TO BE PROVIDED BY OTHERS.
3. OWNER TO PROVIDE AND MAINTAIN ALL UTILITIES.
4. OWNER TO PROVIDE AND MAINTAIN ALL UTILITIES.

SEIR PLAN KEY NOTES

- 1. PORTABLES ACCESSIBLE MAP WITH HANDS ON AND HANDS OFF SLOPS SHALL BE PROVIDED TO ALL PORTABLES.
- 2. PORTABLES SHALL BE LOCATED WITHIN THE PORTABLES SITE PLAN.
- 3. PORTABLES SHALL BE LOCATED WITHIN THE PORTABLES SITE PLAN.
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- 9. PORTABLES SHALL BE LOCATED WITHIN THE PORTABLES SITE PLAN.
- 10. PORTABLES SHALL BE LOCATED WITHIN THE PORTABLES SITE PLAN.



02 ASPHALT DRIVE

NO.	REVISION	BY
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4		
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6		
7		
8		
9		
10		

VANGUARD ACADEMY
MISSION MONET PROPOSED PORTABLES

DATE	01/01/2021
DESIGNED BY	001/001/001
CHECKED BY	001/001/001
APPROVED BY	001/001/001
SCALE	1/8" = 1'-0"
PROJECT	001/001/001
LOCATION	001/001/001
OWNER	001/001/001
DATE	01/01/2021

MAILOUT LIST

PROP_ID	Property Owners (CUP25-15)	addrDeliveryLine	addrCity	addrState	addrZip
524352	RODRIGUEZ JESUS	1105 BURNEY ST	MISSION	TX	78572-3601
524354	JIMENEZ JESUS V	1108 BURNEY ST	MISSION	TX	78572-3600
524356	HINOJOSA MARCO A & THELMA M	1607 ADAMS ST	MISSION	TX	78572-7513
524353	MEDINA LEONEL & ANA VELIA	1107 BURNEY ST	MISSION	TX	78572-3601
524350	GUERRERO ROSA MARIA	1101 BURNEY ST	MISSION	TX	78572-3601
524348	HINOJOSA JESUS E & DALIA	207 AMANECER ST	MISSION	TX	78572-6772
524355	BENAVIDES ROBERTO & MARTHA	1106 BURNEY ST	MISSION	TX	78572-3600
237896	GARZA LESLIE & JUAN JOSE MUNOZ	1505 N. NICHOLSON AVE.	MISSION	TX	78572-2750
167105	EL DIVINO REDENTOR	420 N KERALUM AVE	MISSION	TX	78572-5642
524349	VILLARREAL FERNANDO	612 LEAL ST	MISSION	TX	78572-5225
524357	AYALA DELFINO & NORA ELIA	1102 BURNEY ST	MISSION	TX	78572-3600
188911	ALVARADO ABIGAIL & MARIA DE LA LUZ TREVINO	1002 E STONEGATE DR	MISSION	TX	78574-1735
524347	GINOCCHIO INVESTMENTS LLC	1205 HOLLYFIELD ST APT 8	MISSION	TX	78572-3611
524346	VILLARREAL HUMBERTO JR	614 LEAL ST	MISSION	TX	78572-5225
188910	HERNANDEZ OSCAR & ANDREA M	939 N LOS EBANOS RD	MISSION	TX	78572-3417
206542	HOUSING AUTHORITY OF THE	PO BOX 1053	MISSION	TX	78573-0017
0		<Null>	<Null>	<Null>	<Null>
316792	KEN JONES CONST INC	1105 ELM ST	MISSION	TX	78572-4441
237917	MARTINEZ ARNOLDO	969 N LOS EBANOS RD	MISSION	TX	78572-3417
237906	ALVAREZ JOSE I TRUSTEE FOR HARMON L ALVAREZ	953 N LOS EBANOS	MISSION	TX	78572-3417
237900	CANTU OCTAVIANO	947 N LOS EBANOS RD	MISSION	TX	78572-3417
237912	RODRIGUEZ JOSE ANTONIO & ANDREA MARQUEZ	1214 FINCHER ST	MISSION	TX	78572-3517
237911	MENDOZA GUADALUPE	963 N LOS EBANOS RD	MISSION	TX	78572-3417
237908	ZUNIGA MARCELINO JR	4921 N TROSPER RD	MISSION	TX	78573-1229
237907	ALVAREZ JUANITA VENECIA	954 TRUMAN ST	MISSION	TX	78572-3444
237901	CANTU OSVALDO	947 N LOS EBANOS RD	MISSION	TX	78572-3417
591533	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812