



MEETING DATE: May 12, 2026

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

AGENDA ITEM: Discussion and possible action on matters related to authorizing the Mayor to sign an Escrow Agreement between the City of Mission, Lone Star National Bank and Vanguard Academy for the construction of a right-turn lane at the intersection of Mile 2 and Stewart Roads associated with the construction of the Vanguard Academy Monet Campus along Stewart 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 – Approval of a Development Agreement by the City Council

Summary:

- The City executed a Development Agreement on March 10, 2026 with Vanguard Academy for the construction of a right turn lane at the intersection of Mile 2 Road and North Stewart Road.
- The Development Agreement requires Vanguard Academy to deposit funds for the construction of the turn lane into an Escrow Account.
- The opening of an escrow account requires an Escrow Agreement to be executed by the Escrow Agent and the parties that have the right to receive funds from the escrow account.
- The Escrow Agreement outlines the steps that need to be taken to withdraw funds from the account and ultimately close the account when the improvements are complete.
- The Escrow Agreement was created by the Escrow Agent, Lonestar National Bank, and has been reviewed and approved by the City Attorney for execution.
- The escrow amounts are the following:
\$21,284.00 for the purchase of the right-of-way;
\$20,000.00 for legal fees (if eminent domain is needed to acquire the right-of-way); and
\$65,975.50 for infrastructure expenses.

STAFF RECOMMENDATION:

Staff recommends approval of the Escrow Agreement.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____