



MEETING DATE: August 6, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep three (3) portable buildings in a (P) Public Zoning District, being Lot 1, Nido De Aguila Subdivision, located at 915 W. Expressway 83, Applicant: Excellence in Leadership Academy - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 18, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- July 25, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- August 6, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the southwest corner of S. Olmo Street and the south side of U.S. Expressway 83 Frontage Road.
- Per Code of Ordinance, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting to keep (3) 24’ x 70’ portable buildings for Excellence in Leadership Academy a public charter school. As a public charter school, the funding is solely determined by student enrollment and attendance. Like many other schools, they experienced a significant decline in enrollment during the COVID-19 pandemic, which affected both revenues and long-term capital planning. The school currently has 167 students and uses the buildings as classrooms. The portable buildings accommodate 2 classrooms each for a total of 6, which will allow for 20 students per classroom. Access to the facility is available from Expressway 83 and South Olmo Street. Student drop-off will be located along the east side of the building.
- The proposed days and hours of operation are Monday–Friday from 8:00 am to 5:00 pm on regular days and during the summer 8:00 am to 12:00 pm
- Staff: 4 teachers
- Parking: The educational component of the church will operate during the non-church hours and utilize the existing 239 parking spaces on-site.
- The last conditional use permit for this location was approved on July 22, 2024 for 1 year, at which time the applicant would need to apply for a permit to construct a permanent structure at this location. The applicant is currently leasing the facility from the Luz para las Naciones Church. They plan to acquire land and build a permanent campus however; the pandemic delayed this timeline due to funding reductions. They are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing the portable buildings at this time would disrupt instruction and possibly require them to reduce enrollment as well.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (44) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1-year permit to continue to assess this conditional use permit.
2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Friday from 8:00 am to 5:00 pm for Regular Days & 8:00 am to 12:00 pm during the summer

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

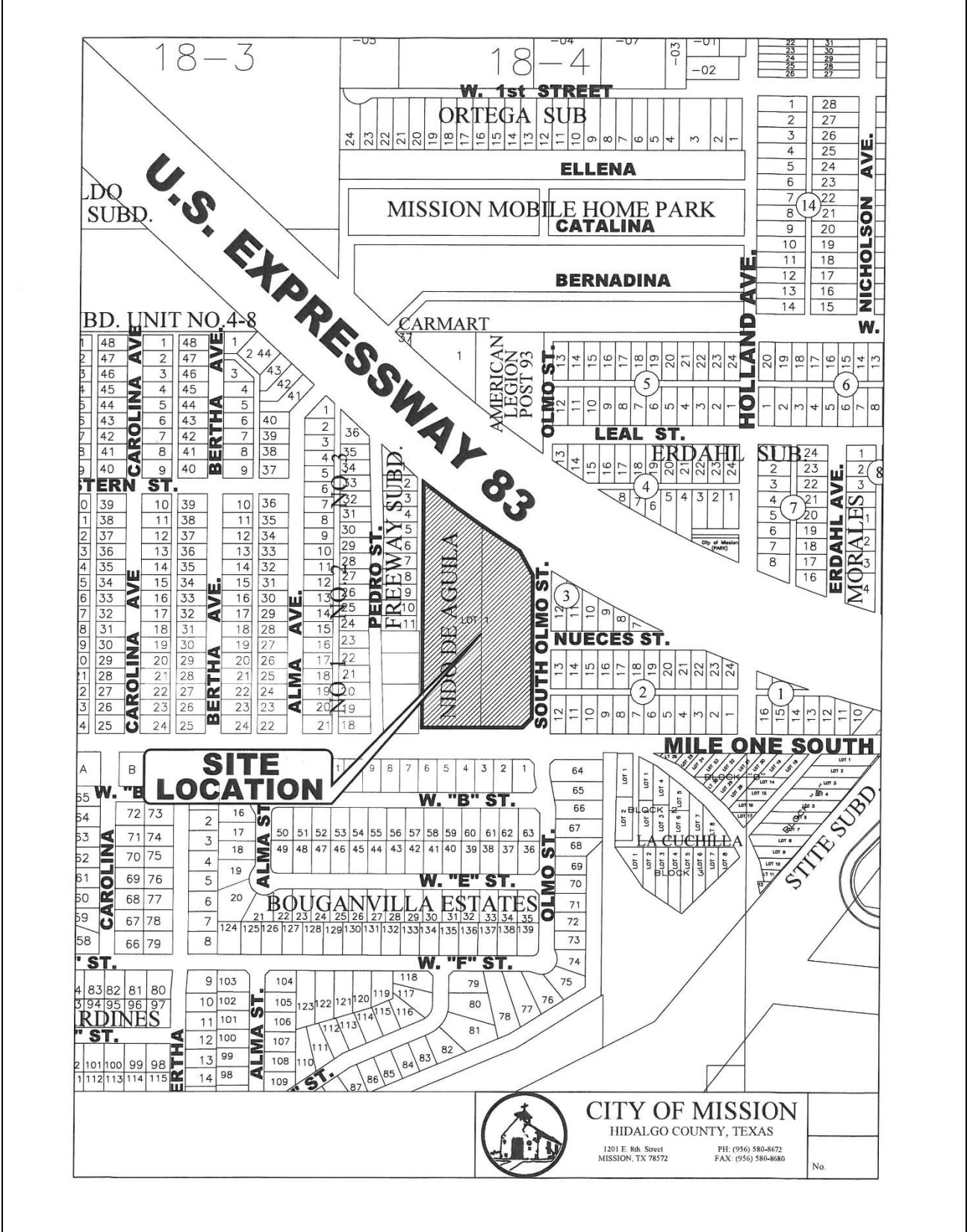
TABLED: _____

_____ AYES

_____ NAYS

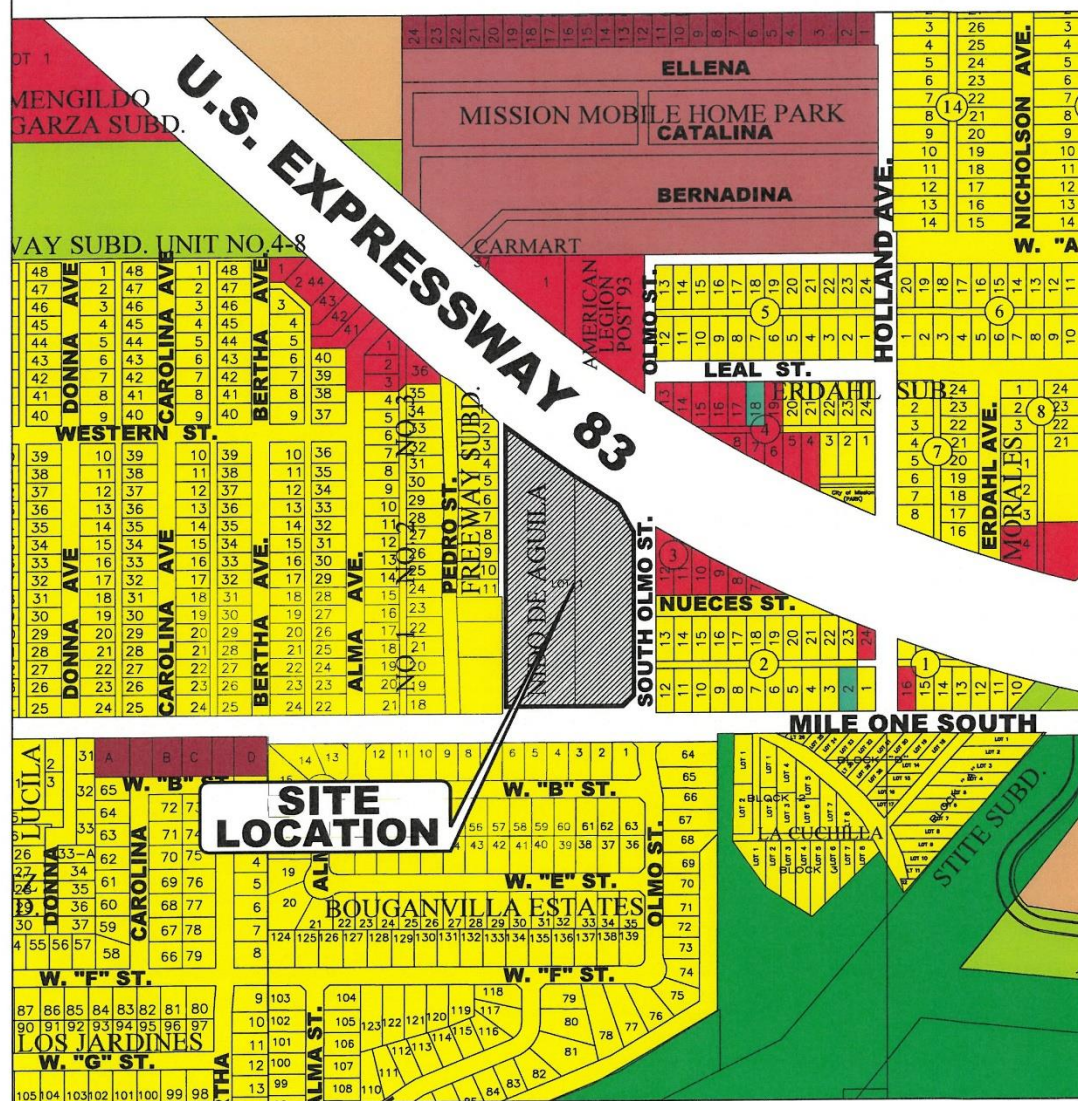
_____ DISSENTING _____

VICINITY MAP



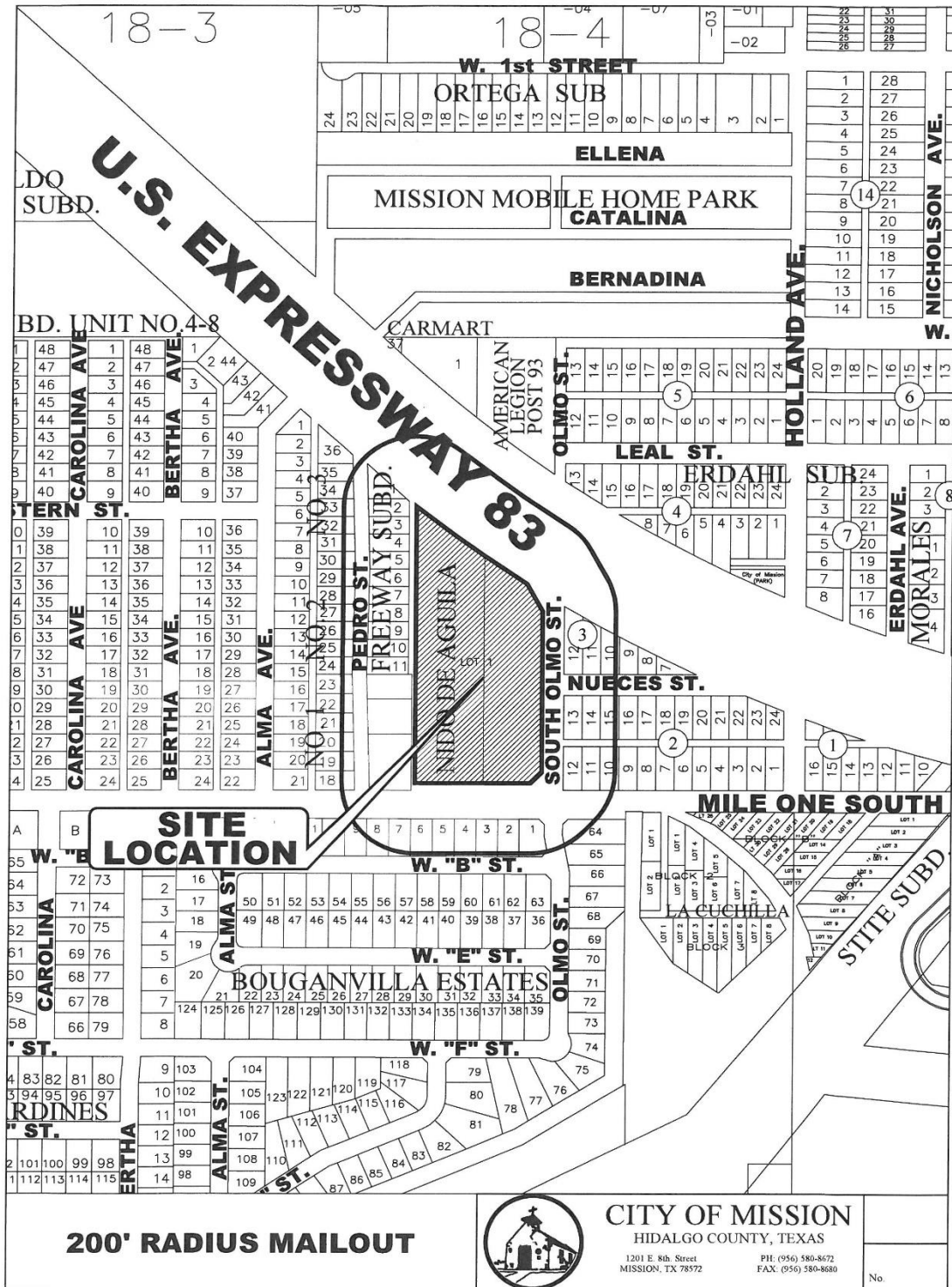
ARIEL MAP





A0-I	AGRICULTURAL OPEN INTERIM	R-3	MULTI-FAMILY RESIDENTIAL	C-4	HEAVY COMMERCIAL
A0-P	AGRICULTURAL OPEN PERMANENT	R-4	MOBILE & MODULAR HOME	C-5	ADAPTIVE COMMERCIAL
R-1A	LARGE LOT SINGLE FAMILY	R-5	HIGH DENSITY MFCTD HOUSING	I-1	LIGHT INDUSTRIAL
R-1T	TOWNHOUSE RESIDENTIAL	C-1	OFFICE BUILDING	I-2	HEAVY INDUSTRIAL
R-1	SINGLE FAMILY RESIDENTIAL	C-2	NEIGHBORHOOD COMMERCIAL	PUD	PLANNED UNIT DEVELOPMENT
R-2	DUPLEX-FOURPLEX RESIDENTIAL	C-3	GENERAL BUSINESS	P	PUBLIC

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To: Mission City Hall, City Council Chambers
From: Excellence in Leadership Academy Board of Directors and Administration
Re: Request for Permit Renewal for Portable Buildings – Excellence in Leadership Academy
Date: 07/16/2025

I. Introduction

On behalf of the Board of Directors and Administration of Excellence in Leadership Academy, I want to express our sincere appreciation for your continued support of our school and the students and families we serve in the Mission community. We are a tuition-free public charter school committed to academic excellence, character development, and cultivating future leaders.

II. Current Use of Portable Buildings

Our campus currently includes three portable buildings which are being used for direct instruction. These buildings serve 19 sixth graders, 19 seventh graders, and 20 eighth graders. Additionally, they house our Art program and CTE (Career and Technical Education) classroom. These structures are vital to maintaining appropriate class sizes, supporting elective offerings, and providing a secure, age-appropriate separation between middle and elementary school students on campus.

III. Purpose of Request

We respectfully request continued permitting of our portable buildings. As a public charter school, our funding is solely determined by student enrollment and attendance. Like many schools, we experienced a significant decline during the COVID-19 pandemic, which affected both enrollment and long-term capital planning. Though we are now steadily recovering, we remain in a phase of fiscal rebuilding and student reengagement. These portable classrooms provide a flexible, cost-effective solution that supports our current growth without compromising academic quality or campus safety.

IV. Educational, Safety, and Community Benefits

The portable buildings directly support our model of small learning communities, which research shows improve student engagement and achievement. They also enhance campus safety by providing clearly defined zones for different age groups.

Beyond the classroom, Excellence in Leadership Academy is deeply embedded in the Mission community. We host open-to-public family events, partner with local organizations for service learning, and prepare our students to transition into Mission Collegiate, Mission

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High School, and Veterans Memorial High School. Many of our graduates return to this community to give back and lead.

We are also committed to compliance. All portable structures meet applicable safety, ADA, and fire code requirements, and we conduct regular inspections to ensure they remain secure and functional. Recently, we've made HVAC upgrades and reinforced infrastructure to maintain a safe learning environment.

V. Financial Considerations and Long-Term Planning

At this time, we lease our facility from Luz para las Naciones. Plans to acquire land and build a permanent campus are still a core goal, but the pandemic delayed this timeline due to funding reductions. We are actively pursuing grants and partnerships to make that vision a reality.

We are not requesting a permanent exemption, only time and flexibility to rebuild responsibly. Removing these portables at this stage would disrupt instruction and possibly require us to reduce enrollment, affecting families who have entrusted us with their children's education.

We would be glad to provide regular updates on our facility development efforts and timeline as we move forward. Your continued support now will ensure that we can reach that goal with minimal disruption to students.

VI. Conclusion

Thank you for considering our request. These portable buildings are a temporary but essential solution in our school's development. Excellence in Leadership Academy is committed to the families of Mission, and with your support, we will continue to provide a safe, academically rigorous, and values-driven education.

As Job 8:7 reminds us, "And though your beginning was small, your latter days will be very great." We believe in that promise, and with the City Council's partnership, we will continue our growth and serve the city of Mission with excellence.

Respectfully,

Excellence in Leadership Academy Board of Directors and Administration

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
175947	VASQUEZ ALBERTO S & MARIA P	207 S PEDRO RD	MISSION	TX	78572-6148
684695	ELIZONDO ANA KAREN & MIGUEL ANGEL MENDOZA ADAME	1307 W RAY CIR	MISSION	TX	78572-7225
684693	TAMEZ RUBEN JR & YOLANDA OLIVARES	902 W B ST	MISSION	TX	78572-6177
684694	FRANCO RODOLFO JR & LIZET BERMEJO	904 W B ST	MISSION	TX	78572-6177
684697	ARCENALES ALI OMAR & LAURA I MORA	1002 WEST B ST	MISSION	TX	78572-6164
684689	BALDERAS OBED & SELENE RANGEL	1300 S PALM DR APT 4	PHARR	TX	78577-5764
684696	DOMINGUEZ ROBERTO & TANIA S SANCHEZ HERNANDEZ	1000 W B ST	MISSION	TX	78572-6164
684698	CANTU HERNAN A	1004 W B ST	MISSION	TX	78572-6164
684699	GAYTAN YOLANDA & CARLOS C PLATA	1006 W B ST	MISSION	TX	78572-6164
684700	GARCIA JESUS GONZALEZ	1008 W B ST	MISSION	TX	78572-6164
613791	LUZ PARA LAS NACIONES	915 W EXPRESSWAY 83	MISSION	TX	78572-6133
175941	RIVERA ROSALINDA	310 S PEDRO RD	MISSION	TX	78572-6143
175943	VILLARREAL MARIA ELOISA	304 S PEDRO RD	MISSION	TX	78572-6143
175929	GONZALEZ CONSTANTINO & MARIA	1004 S MILE RD	MISSION	TX	78572-6134
175931	CONTRERAS FRANCISCO	316 S PEDRO RD	MISSION	TX	78572-6143
175939	CAVAZOS OMAR & TERESA	720 N 15TH ST	MCALLEN	TX	78501-4714
175940	TREVINO EDUARDO & JUVENTINO	2312 NORMA DR	MISSION	TX	78574-9756
175932	CONTRERAS FRANCISCO	316 S PEDRO RD	MISSION	TX	78572-6143
175933	AGUIRRE RAFAEL S	206 S PEDRO RD	MISSION	TX	78572-6100
175950	PLATA GILBERTO & FLORESTELA	300 S PEDRO RD	MISSION	TX	78572-6143
175951	DE LEON ABEL & STEPHANIE	210 S PEDRO ST	MISSION	TX	78572-6100
175952	BRAVO CAROLINA	208 PEDRO ST	PHARR	TX	78577
175953	BRAVO MARIA C AGUIRRE & NYDIA AGUIRRE TIJERINA	206 S PEDRO ST	MISSION	TX	78572-6100
175954	CONTRERAS VICKI ET AL	416 BRIARWAY ST	MISSION	TX	78574-2302
175946	LEAL YOLANDA	203 S PEDRO RD	MISSION	TX	78572-6148
175928	GONZALEZ CONSTANTINO & MARIA	1004 S MILE RD	MISSION	TX	78572-6134
175930	CONTRERAS FRANCISCO & ROSA	316 S PEDRO RD	MISSION	TX	78572-6143
175949	VASQUEZ ALBERTO & MARIA DEL ROSARIO PEREZ VASQUEZ	207 S PEDRO ST	MISSION	TX	78572-6148
170914	LUZ PARA LAS NACIONES INC	915 W EXPRESSWAY 83	MISSION	TX	78572-6133
170915	GONZALEZ HIGINIO JR	3488 SHERWOOD DR	ORANGE	TX	77632-6806
170916	GONZALEZ HIGINIO JR	3488 SHERWOOD DR	ORANGE	TX	77632-6806
175936	ACOSTA AGAPITO & ILDA	305 S PEDRO RD	MISSION	TX	78572-6144
175937	FLORES OVIDIO ALEJANDRO	307 S PEDRO	MISSION	TX	78572-6144
175938	MARTINEZ ROBERTO & MARIA DE ROSARIO	309 S PEDRO RD	MISSION	TX	78572-6144
170913	GONZALEZ TEOFILO	904 S RD	MISSION	TX	78572
316632	BUZO LARRY & CLAUDIA ACOSTA	305 S PEDRO RD	MISSION	TX	78572-6144
316633	JOSEPH SYLVIA	1504 DOLORES DEL RIO AVE	MISSION	TX	78572
316637	CONTRERAS ESMERALDA	1002 S MILE ONE RD	MISSION	TX	78572
170912	DE LEON ARTURO AGUIRRE	206 S PEDRO RD	MISSION	TX	78572-6100
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684756	GARCIA MATEO & CYNTHIA Y	403 OLMO ST	MISSION	TX	78572-6162
684755	PENA EDUARDO J LOPEZ & ALICIA SALAS	401 OLMO ST	MISSION	TX	78572-6162
170911	ACEVEDO MARIA ELENA	820 S MILE RD	MISSION	TX	78572-6157
175934	GARZA ANZELMO	303 S PEDRO RD	MISSION	TX	78572-6144
20829582	GUSVORI LLC	819 W EXPRESSWAY 83	MISSION	TX	78572-6149