



MEETING DATE: May 26, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to place one (1) portable building for use as a classroom in a property zoned (R-2) Duplex-Fourplex Residential District & (R-1) Single Family Residential District, being a 1.97-acre tract out of the remainder of Lot 21-3, West Addition to Sharyland Subdivision, located at 1005 Kenwood Avenue. Applicant: Vanguard Charter School c/o Ernie Villarreal, PMSI Inc. Project Manager, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 2, 2026 – Application for Conditional Use Permit submitted to the City.
- April 27, 2026 – 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 6, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- May 26, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- Ernie Villarreal, the applicant, representing Vanguard Academy Charter School, is requesting a Conditional Use Permit for the placement of one (1) portable building on the North side of the 1.97-acre tract of land out of Lot 21-3, West Addition to Sharyland Subdivision property to be used as a classroom by the Vanguard Monet Academy.
- According to the applicant, the enrollment for the Monet Elementary School at the church premises is projected to grow for the 2026-2027 school year. The two classrooms (one per building) will house 2nd and 7th grades.
- A previous request was granted on May 14, 2025, to Vanguard Monet Academy Charter School within the El Divino Redentor Subdivision Church at 1020 N. Los Ebanos Road. They received a two-year approval to place two (2) portable buildings for use as classrooms.
- No parking spaces will be lost as a result of this request.
- The building permit for the Vanguard Academy School along N. Stewart Road was issued on March 16, 2026. Once the school is operational, all the portable buildings at the church property will be removed.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to:

1. The permit is for two years.
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 *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____