



MEETING DATE: April 1, 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, 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: Ernie Villarreal, PMSI Inc. Project Manager - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 06, 2026 – Application for Conditional Use Permit submitted to the City.
- March 19, 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.
- April 1, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- April 28, 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.
- 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.
- The building permit for the Vanguard Academy School along N. Stewart Road 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.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

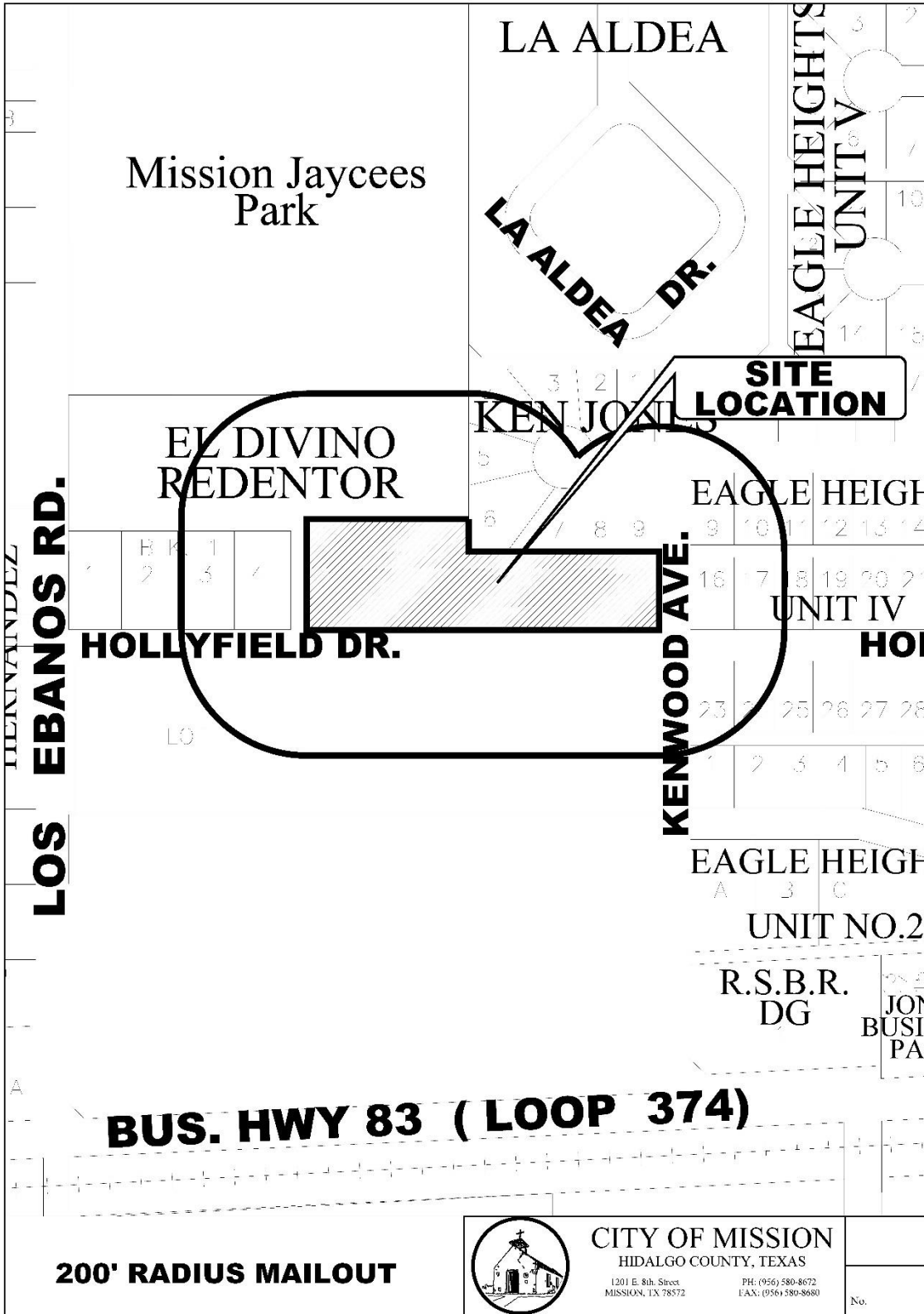
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

MAILOUT MAP



200' RADIUS MAILOUT



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

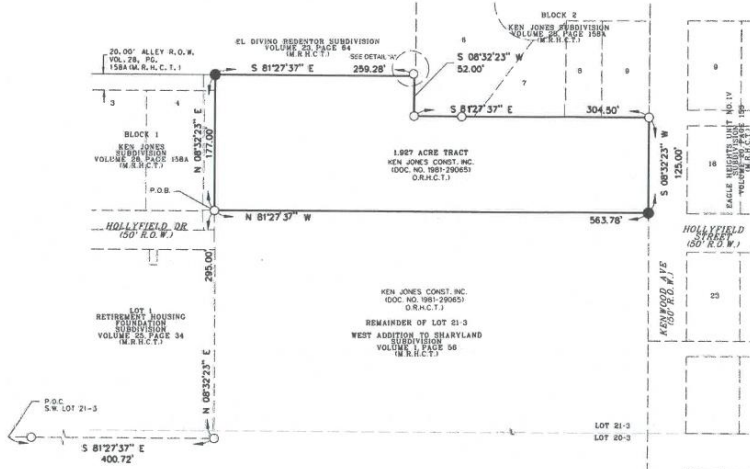
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL PHOTO



SURVEY



LEGEND	
FOUNDS, ETC. FROM P.O.B.	○
UNLESS OTHERWISE NOTED	
SET 5/8\"	●
BY THE SURVEYOR	
UNLESS OTHERWISE NOTED	
RIGHT OF WAY	R.O.W.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINNING	P.O.B.
MAP RECORDS HIDALGO COUNTY TEXAS	DRAC.T
OFFICIAL RECORDS HIDALGO COUNTY TEXAS	DRAC.T
DEED RECORDS HIDALGO COUNTY TEXAS	DRAC.T
MINIMUM BUILDING SETBACK LINES	M.B.S.L.
PROPERTY LINE	P.L.
LOT LINE	L.L.
CENTERLINE	C.L.

NOTES

1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
3. OF NO. 956890
4. FLOOD ZONE DESIGNATION: ZONE "X" COMMUNITY-PANEL NUMBER: 480345 0000 C MAP REVISED: NOVEMBER 20, 1991

TITLE AGENT:
 CATIC HOLDINGS, INC.
 OF NO. 956890
 SCHEDULE B ITEMS:

a. Rights of parties in possession. (AFFECTS SUBJECT TRACT)
 b.-i (NOT APPLICABLE)
 j. Easements, rules, regulations and rights in favor of UNITED IRRIGATION DISTRICT. (AFFECTS SUBJECT TRACT)
 k. Easements and reservations as may appear upon the recorded map and dedication of said subdivision. (AFFECTS SUBJECT TRACT)
 l.-a. (DELETED)

STATE OF TEXAS
 COUNTY OF HIDALGO

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS WITHIN 100 FEET ABOVE PREMISES ARE SHOWN.

02/23/2026



BOUNDARY SURVEY

BEING A 1.927 ACRE TRACT OUT OF THE
 REMAINDER OF LOT 21-3, WEST ADDITION TO
 SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56,
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

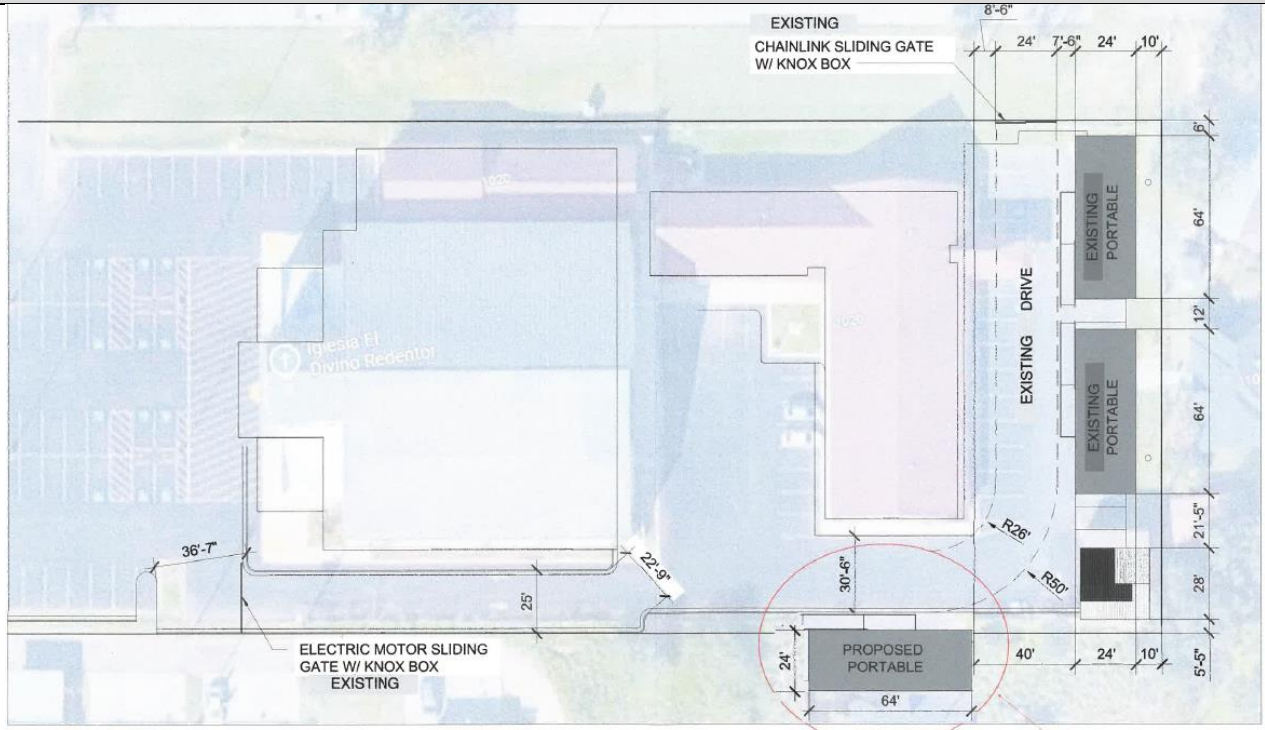
ROW SURVEYING SERVICES, L.L.C.

900 S. STEWART RD. SUITE 13
 MISSION, TEXAS 78672
 TEL.: (956) 424-3338
 FAX.: (956) 583-3132
 TSPS REG. FIRM# 10103086

VICTOR H. TREVINO
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

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PROPOSED SITE PLAN



01 PROPOSED PORTABLES OPTION 1
SCALE: 1/8" = 1'-0"

New Portable location

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
524352	RODRIGUEZ JESUS	1105 BURNEY ST	MISSION	TX	78572-360
524354	JIMENEZ JESUS V	1108 BURNEY ST	MISSION	TX	78572-360
524356	HINOJOSA MARCO A & THELMA M	1607 ADAMS ST	MISSION	TX	78572-751
524353	MEDINA LEONEL & ANA VELIA	1107 BURNEY ST	MISSION	TX	78572-360
524350	GUERRERO ROSA MARIA	1101 BURNEY ST	MISSION	TX	78572-360
524348	HINOJOSA JESUS E & DALIA	207 AMANECER ST	MISSION	TX	78572-677
524355	BENAVIDES ROBERTO & MARTHA	1106 BURNEY ST	MISSION	TX	78572-360
237896	GARZA LESLIE & JUAN JOSE MUNOZ	1505 N. NICHOLSON AVE.	MISSION	TX	78572-275
167105	EL DIVINO REDENTOR	420 N KERALUM AVE	MISSION	TX	78572-564
524349	VILLARREAL FERNANDO	612 LEAL ST	MISSION	TX	78572-522
524357	AYALA DELFINO & NORA ELIA	1102 BURNEY ST	MISSION	TX	78572-360
188911	ALVARADO ABIGAIL & MARIA DE LA LUZ TREVINO	1002 E STONEGATE DR	MISSION	TX	78574-173
524347	GINOCCHIO INVESTMENTS LLC	1205 HOLLYFIELD ST APT 8	MISSION	TX	78572-361
524346	VILLARREAL HUMBERTO JR	2307 EAST PALM CIRCLE	MISSION	TX	78574
188910	HERNANDEZ OSCAR & ANDREA M	939 N LOS EBANOS RD	MISSION	TX	78572-341
206542	HOUSING AUTHORITY OF THE	PO BOX 1053	MISSION	TX	78573-001
316792	KEN JONES CONST INC	1105 ELM ST	MISSION	TX	78572-444
237917	MARTINEZ ARNOLDO	969 N LOS EBANOS RD	MISSION	TX	78572-341
237906	ALVAREZ JOSE I TRUSTEE FOR HARMON L ALVAREZ	953 N LOS EBANOS	MISSION	TX	78572-341
237900	CANTU OCTAVIANO	947 N LOS EBANOS RD	MISSION	TX	78572-341
237912	RODRIGUEZ JOSE ANTONIO & ANDREA MARQUEZ	1214 FINCHER ST	MISSION	TX	78572-351
237911	MENDOZA GUADALUPE	963 N LOS EBANOS RD	MISSION	TX	78572-341
237908	ZUNIGA MARCELINO JR	4921 N TROSPER RD	MISSION	TX	78573-122
237907	ALVAREZ JUANITA VENECIA	954 TRUMAN ST	MISSION	TX	78572-344
237901	CANTU OSVALDO	947 N LOS EBANOS RD	MISSION	TX	78572-341
591533	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-581