



MEETING DATE: May 6, 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:

- 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.
-

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

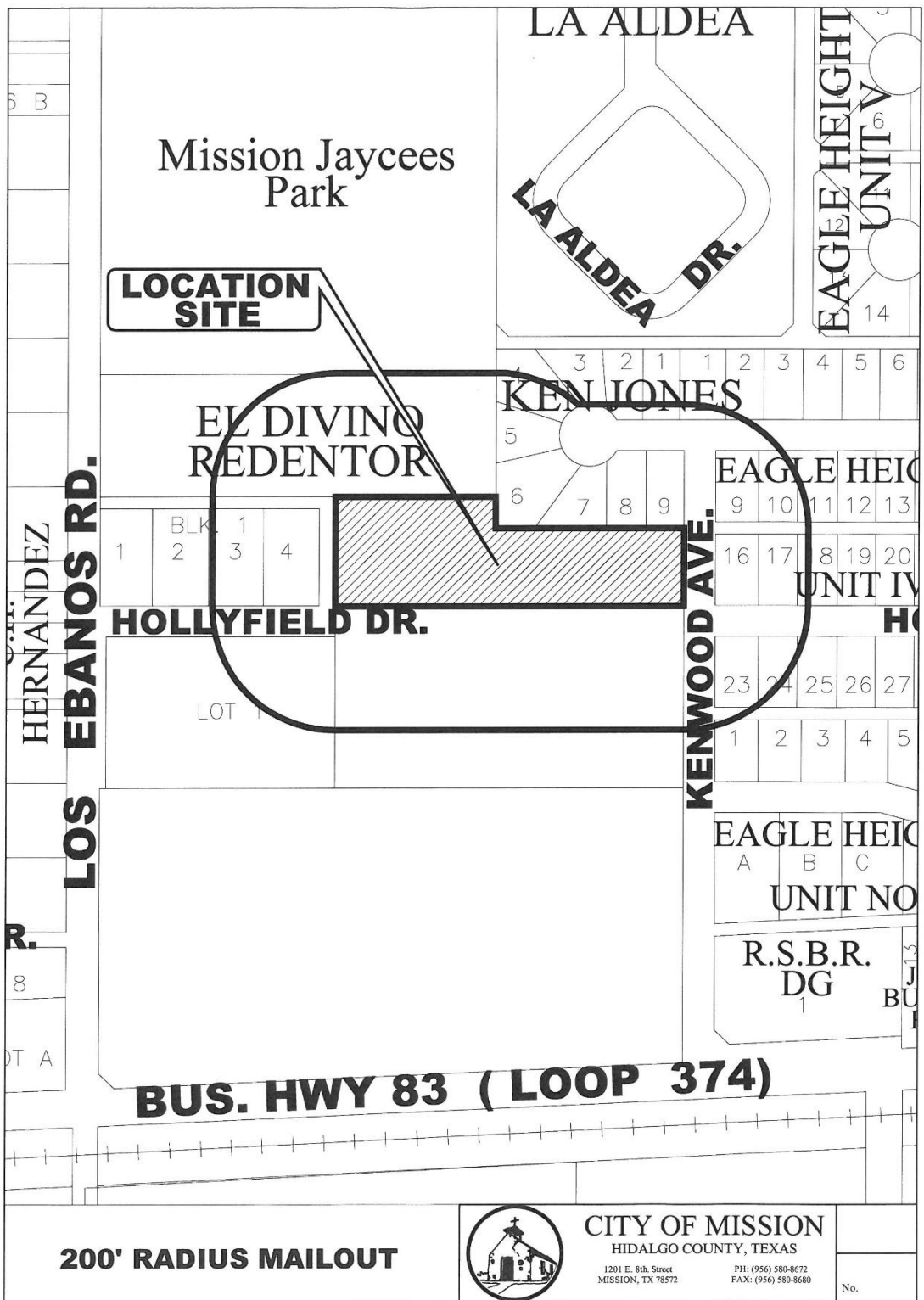
TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING

MAILOUT MAP



200' RADIUS MAILOUT



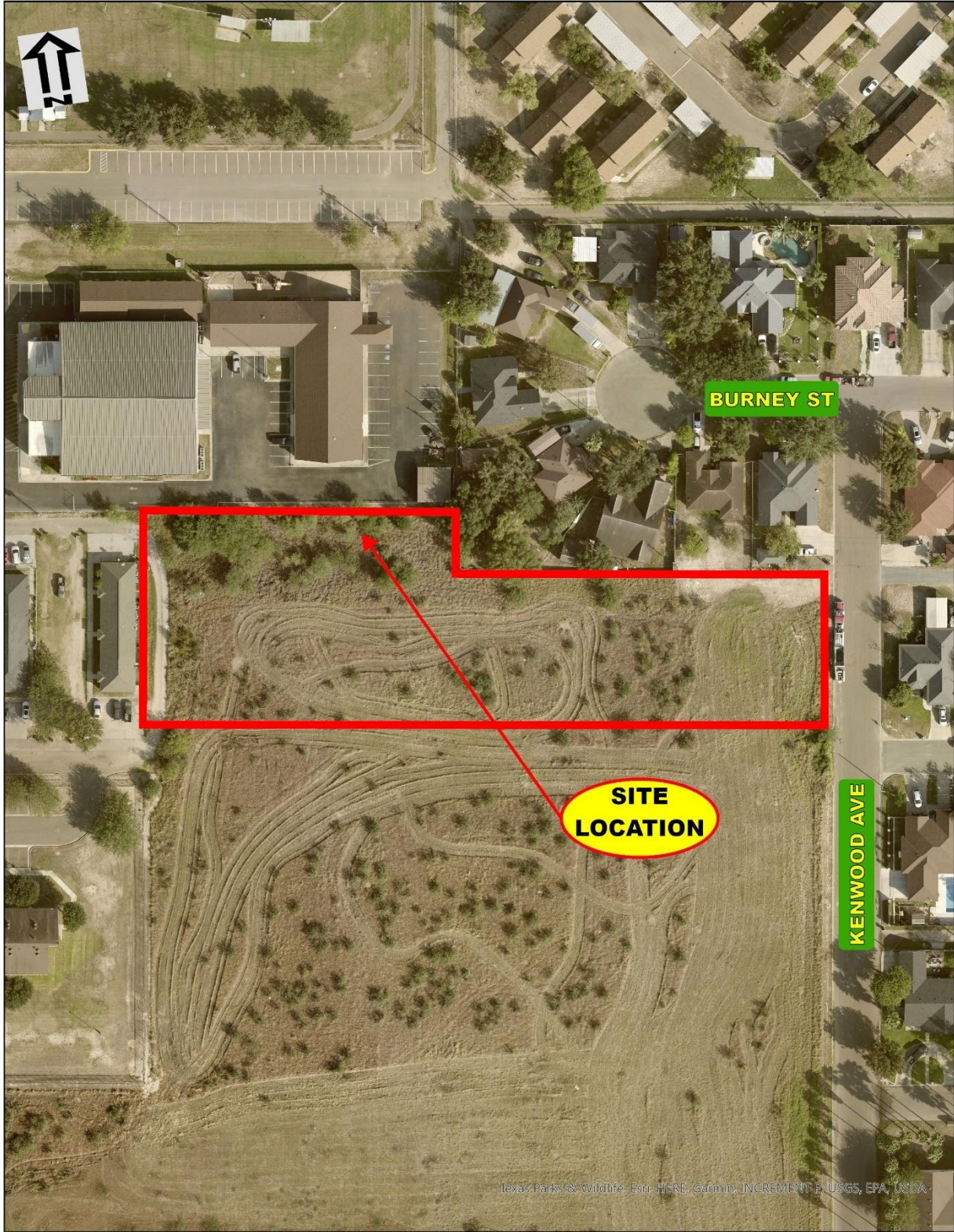
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

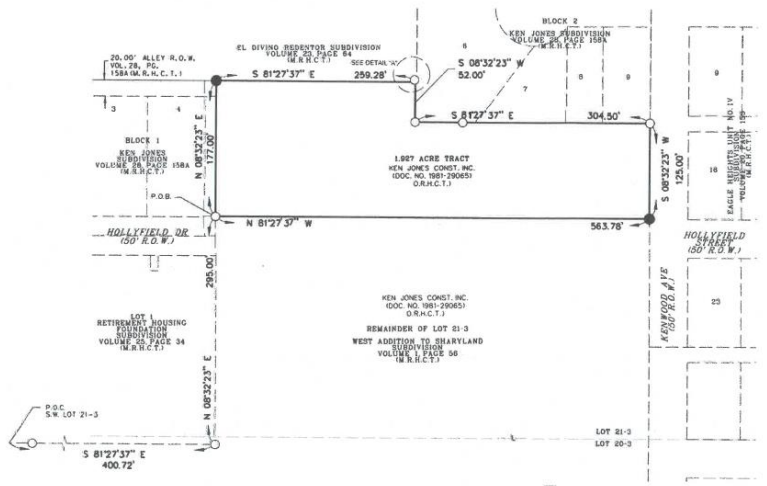
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL PHOTO



SURVEY



LEGEND	
FOUNDS, I.C. IRON NODS	○
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	DR.A.C.T.
OFFICIAL RECORDS HIDALGO COUNTY TEXAS	DR.A.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS	DR.A.C.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

VICTOR H. TREVINO
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968



BOUNDARY SURVEY

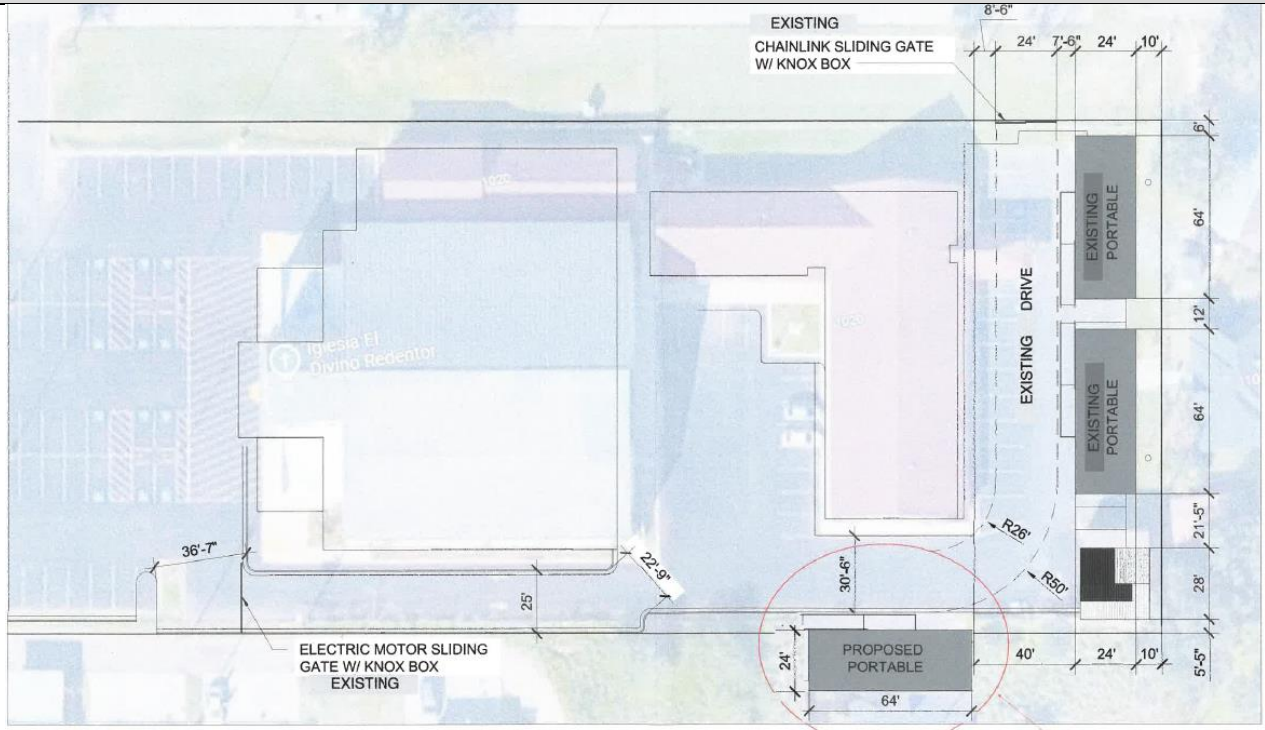
BEING A 1.927 ACRE TRACT OUT OF THE
 REMAINDER OF LOT 21-3, WEST ADDITION TO
 SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56,
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

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PROPOSED SITE PLAN



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

New Portable location

PICK UP SITE PLAN



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
162020	GONZALEZ JOSE LUIS	717 TIERRA LINDA CIR E	MISSION	TX	78572-8079
162033	SANCHEZ MARCOS A & BLANCA AGUILAR	1012 HOLLYFIELD STREET	MISSION	TX	78572-3644
161964	GUERRERO JUAN	1101 BURNEY ST	MISSION	TX	78572-3601
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
162019	VELA SOFIA H	1012 BURNEY ST	MISSION	TX	78572-3628
162021	AMARO RUBEN JR & MARTHA ANGELICA AMARO DE BOECK	2408 ARLINGTON ST	HOUSTON	TX	77008-2322
162011	PENA CARLOS & ALEJANDRA	1015 BURNEY ST	MISSION	TX	78572-3629
524353	MEDINA LEONEL & ANA VELIA	1107 BURNEY ST	MISSION	TX	78572-3601
162012	RODRIGUEZ NIDIA & JOSE J MENDOZA	1013 BURNEY ST	MISSION	TX	78572-3629
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
167105	EL DIVINO REDENTOR	420 N KERALUM AVE	MISSION	TX	78572-5642
524349	VILLARREAL FERNANDO	612 LEAL ST	MISSION	TX	78572-5225
162026	RIOS JESUS G	105 CABANISS AVE	BAYTOWN	TX	77520-1807
162027	GONZALEZ REINA ESTHER	1011 HOLLYFIELD ST	MISSION	TX	78572-3645
162028	MOLINA JESUS O & IRENE	1009 HOLLYFIELD ST	MISSION	TX	78572-3645
162034	CANTU ROEL & MARIA ELENA	1010 HOLLYFIELD ST	MISSION	TX	78572-3644
162035	GAUNA YVETTE	1008 HOLLYFIELD ST	MISSION	TX	78572-3644
524357	AYALA DELFINO & NORA ELIA	1102 BURNEY ST	MISSION	TX	78572-3600
524361	CANTU VIRGILIO	1100 BURNEY ST	MISSION	TX	78572-3600
269846	MISSION PALMS RETIREMENT	911 N STUDEBAKER ROAD	LONG BEACH	CA	90815-4900
524347	GINOCCHIO INVESTMENTS LLC	1205 HOLLYFIELD ST APT 8	MISSION	TX	78572-3611
	0				
316792	KEN JONES CONST INC	1105 ELM ST	MISSION	TX	78572-4441
591533	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812