



**MEETING DATE:** January 7, 2026

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Site Plan Approval for the Construction of a Public Charter School named Vanguard Academy-Monet Campus, on a tract of land containing 19.10 acres being a part or portion of Lot 28-12, West Addition to Sharyland Subdivision, located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. Applicant: Vanguard Academy, Inc. – Cervantes

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**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.

Summary:

- The property is located along the West side of N. Stewart Road approximately 600 feet South of E. Mile 2 Road. This project will have access from N. Stewart Road, a public street.
- The school will be built in tow phases. When completed it will allow students from kinder to 12<sup>th</sup> grade with an ultimate enrollment of 1,600 students.
- The facility will be built in an AO-I zoned property where the site will be retrofitted and prepped with thru traffic lanes for queuing complete with curb and gutters, drainage, and utilities. The proposed structures meet all the setback requirements set forth on this site. The site plan will allow for the queuing of 300 vehicles within the school property.
- Proposed is a phased facility from pre-kinder thru 8<sup>th</sup> grade classrooms and offices. Phase I will consist of a flexible model with a contemporary layout allowing for growth. Phase II will be added for future 9<sup>th</sup> to 12<sup>th</sup> grade establishments. The school grounds will also include 2 full size soccer fields. The campus will have 200 parking spaces available to faculty and visitors. Accommodations have been addressed to fulfill and comply with the minimum number of paved, off-street parking spaces for this project.
- A master landscaping plan shall be applied to all green spaces to comply with the subdivision ordinance Ch. 98 Subdivision – Landscaping regulations; and a Lighting plan will be reviewed as to not affect nearby neighborhoods.
- The developer will install a perimeter opaque fence as privacy for the entire site and will include a security gate at all entrances. This buffer will comply with the separation required between commercial and residential properties.
- The school officials have agreed to undertake off-site sidewalk improvements and have agreed to undertake Mile 2 Road and N. Steward Road intersection improvements.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan as submitted.

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**RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

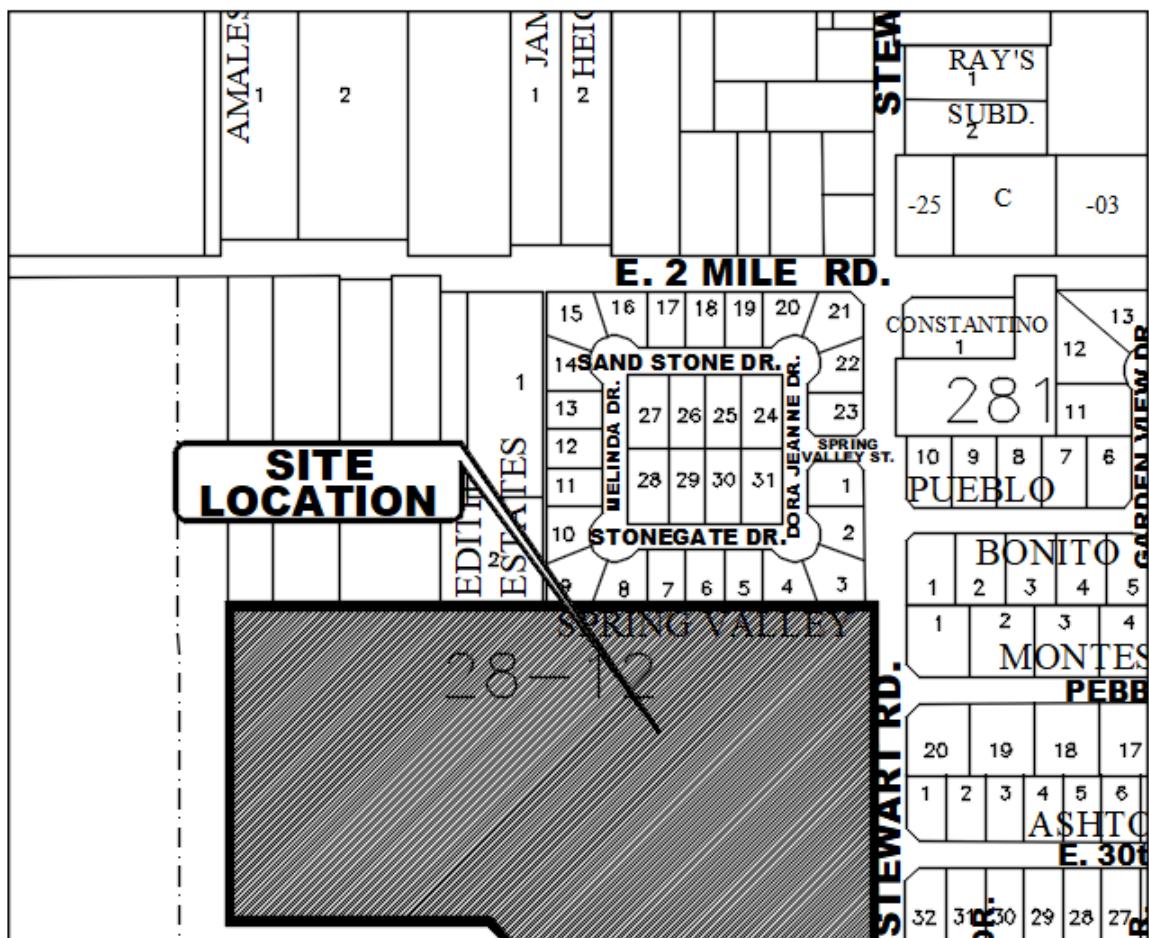
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

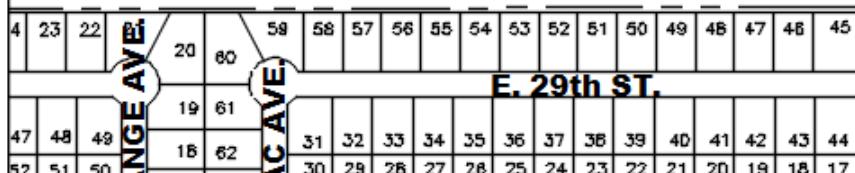
\_\_\_\_\_ NAYS

\_\_\_\_\_ DISENTING \_\_\_\_\_

## SITE LOCATION



SSION LATERAL 27-12



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

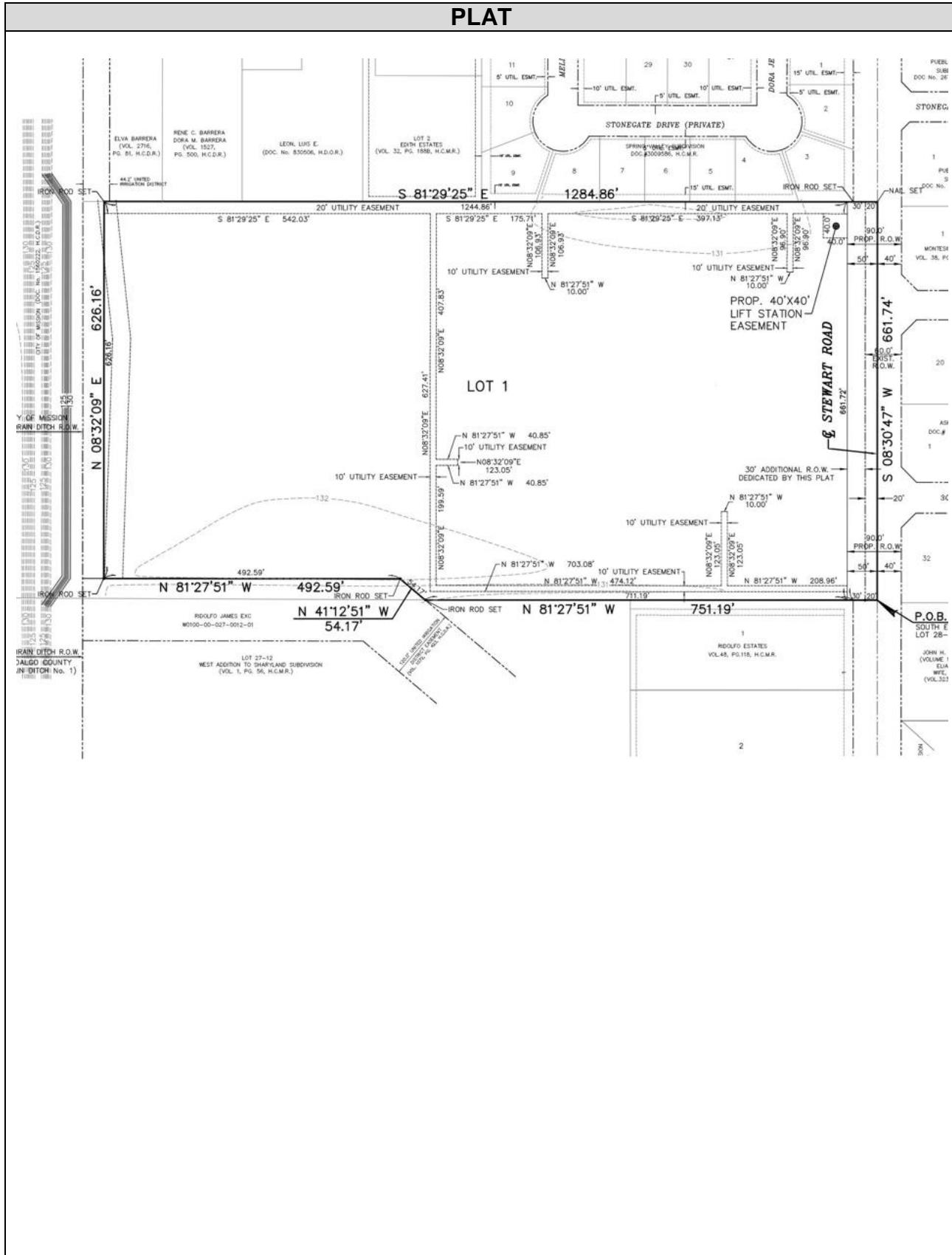
1201 E. 3rd Street  
MISSION, TX 78572

PH: (956) 580-6672  
FAX: (956) 580-6680

No.

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**PLAT**



## AERIAL PHOTO



## **SITE PLAN**



## PHASE I - CONSTRUCTION



## RENDERS



## OFF-SITE IMPROVEMENTS

