



## PLANNING

**To:** Mayor and Town Council

**From:** David Soto, Planning Manager

**Through:** Harlan Jefferson, Town Manager  
Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services

**Re:** Town Council Meeting – June 28, 2022

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**Agenda Item:**

Conduct a public hearing and consider and act upon a request for a Specific Use Permit (SUP) for a Day Care Center (Grace Chapel), on 5.4± acres, located on the southeast corner of FM 1385 and Denton Way. The property is zoned Agricultural (A). (S22-0005).

**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Agricultural	Undeveloped	Low Density Residential
<b>North</b>	Agricultural	Undeveloped	Low Density Residential
<b>East</b>	Agricultural	Undeveloped	Low Density Residential
<b>South</b>	Agricultural	Undeveloped	Low Density Residential
<b>West</b>	City of Aubrey	City of Aubrey	City of Aubrey

**Requested Zoning** – The purpose of this request is to allow for a day care for Grace Chapel. The church is requesting a SUP to allow for the use upon development of the subject tract. Exhibit B shows the proposed layout, which consists of a one-story, 19,403 square-foot building. The depicted number of off-street parking spaces and outdoor play area meet the minimum standards of the Zoning Ordinance.

Exhibit C is a conceptual landscape plan, which depicts the location of required landscaping. The landscaping meets the minimum standards of the Town's Zoning Ordinance.

Exhibit D shows a conceptual rendering depicting the architectural look and style of the building. The conceptual design meets the non-residential design and development standards of the Zoning Ordinance.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request, as follows:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

Staff believes the applicant has satisfied the noted criteria and recommends approval of the request.

Future Land Use Plan – The Future Land Use Plan recommends Low Density Residential. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to Denton Way, a 60-foot, 2-lane divided thoroughfare, which connects to FM 1385 to the west and Fishtrap Road to the south. This request conforms to the Thoroughfare Plan.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Exhibits A-D

**Planning & Zoning Commission Recommendation:**

At their June 7, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 7-0.

**Town Staff Recommendation:**

Staff recommends approval of the request for a Specific Use Permit (SUP) for a Day Care Center (Grace Chapel), on 5.4± acres, located on the southeast corner of FM 1385 and Denton Way. (S22-0005) subject to the following:

1. Town Council approval of a Development Agreement, including, but not limited to, architectural building materials.

**Proposed Motion:**

I move to approve the request for a Specific Use Permit (SUP) for a Day Care Center (Grace Chapel), on 5.4± acres, located on the southeast corner of FM 1385 and Denton Way. (S22-0005) subject to the following:

1. Town Council approval of a Development Agreement, including, but not limited to, architectural building materials.