



PLANNING

To: Planning & Zoning Commission **Item No. 5**

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

Re: Specific Use Permit – Temporary Building for St. Martin Private School
Planning & Zoning Commission Meeting – June 20, 2023

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit for a new Temporary Building, on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)

Description of Agenda Item:

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

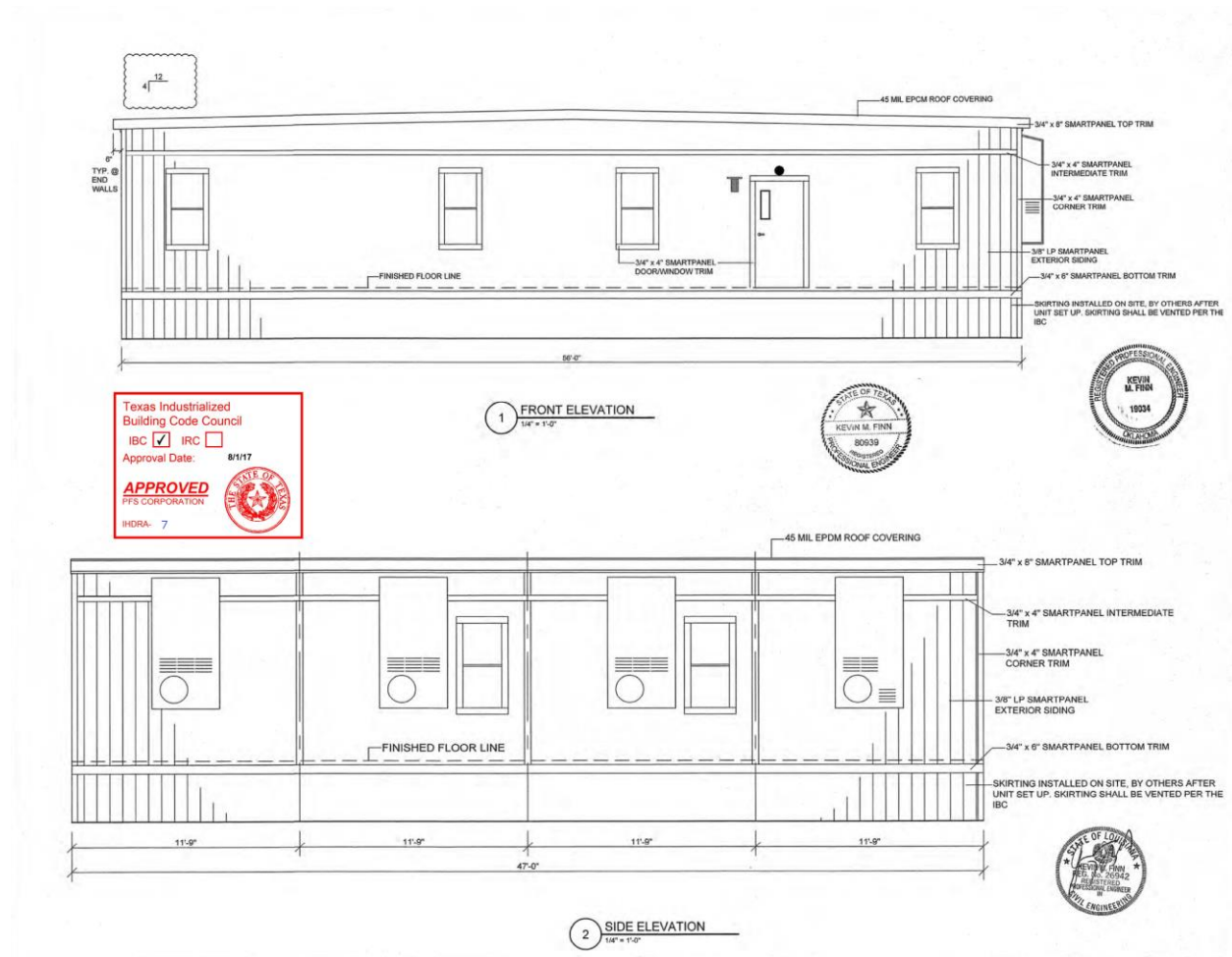
	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development - 40	House of Worship (St. Martin de Porres Catholic Church)	US-380 District
North	Planned Development - 40	Single Family Residential (Windsong Ranch)	Medium Density Residential
East	Planned Development - 40	Not Developed	US-380 District
South	Frisco	Frisco	Frisco
West	Planned Development - 91	Commercial (Cook Children's Medical Center)	US-380 District

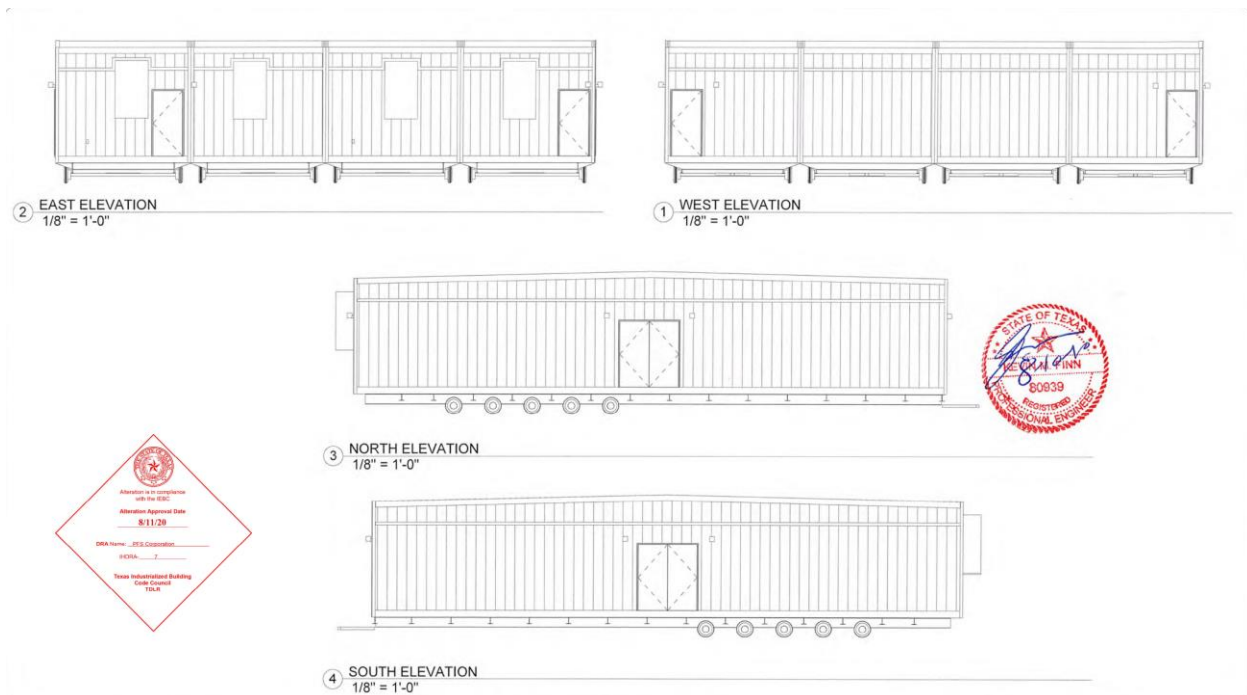
Requested Zoning – The purpose of this request is to allow construction of a new 3,584 square foot consist of 2 Temporary Buildings. St. Martin de Porres Catholic Church is requesting to have a temporary building for a private school while they are in the process of planning for their future campus masterplan. A Specific Use Permit is required for temporary buildings utilized for private purposes.

Site plan for Lot 3, 35.848 ± AC, showing proposed and existing water lines, fire hydrants, and landscaping. The plan includes a line table with bearings and lengths for various segments. Key features include a 15' water line easement, a 12' water line easement, and a 12' landscape setback. The plan also shows existing and proposed fire hydrants, a fire lane, and a fire hydrant connection to an existing water line. The site is bounded by US Highway 380 to the north and a 100' right-of-way to the south. The plan includes a line table with bearings and lengths for various segments.

LINE	BEARING	LENGTH
L1	S00°10'58"E	101.80'
L2	N48°50'47"E	44.80'
L3	S45°02'07"E	75.80'
L4	S01°23'17"E	80.00'
L5	N01°23'57"W	80.00'

(Below are pictures of the building's façade.)





The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of a SUP request.

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 criteria and recommends approval of the request.

Future Land Use Plan – The Future Land Use Plan recommends US-380 District.

Thoroughfare Plan – This property currently has direct access to South Teel Parkway.

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 as required by the Zoning Ordinance and state law. To date, staff has not received a reply form in opposition.

Attached Documents:

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Letter of Intent

Town Staff Recommendation:

Town staff recommends approval of the Specific Use Permit request for a new Temporary Building, on 8.2± acres, located north of US-380, west of South Teel Parkway.