



PLANNING

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager

Re: St. Martin de Porres Temporary Buildings

Town Council Meeting – August 11, 2026

Strategic Visioning Priority: Ensure the Town's Commercial Corridors are Ready for Development

Agenda Item:

Consider and act upon a request for the utilization of two existing temporary buildings for church administration purposes through August of 2028 at St. Martin de Porres, Block A, Lot 2R, on 39.8± acres, located on the north side of University Drive, 1350± feet west of Teel Parkway.

Future Land Use Plan:

Not Applicable.

Comprehensive Plan:

The property is designated as US 380 District.

Zoning:

The property is zoned Planned Development-40 (Mixed Use).

Description of Agenda Item:

On August 8, 2023, a Specific Use Permit (SUP) was approved to allow two temporary buildings on the St. Martin de Porres property for the use of a Private School. A condition was placed on the SUP that limited the SUP to two years with an optional one-year renewal.

Upon completion of the two-year period, the owner informed the Planning Division that the temporary buildings were no longer needed for the Private School. However, they were to be repurposed for the use of the church administration offices. At that time, the Zoning Ordinance stated that temporary buildings are permitted by right for houses of worship and a permit may be issued for an initial period of three years.

The applicant provided a plan showing the location of a future administration building that would alleviate the need for the temporary buildings. The owner was permitted to utilize the temporary

buildings from August of 2025 through August 2026, with the provision that Town Council would be informed of the intent to utilize the buildings for two additional years while funds are raised for the administration building.

Thoroughfare Plan:

The property has access from Teel Parkway and Windsong Parkway.

Parks Master Plan:

Not applicable.

Legal Obligations and Review:

Not applicable.

Attached Documents:

1. Location Map
2. Concept Plan
3. Letter from the Applicant

Town Staff Recommendation:

Staff recommends approval to for the utilization of two existing temporary buildings for church administration purposes through August of 2028 at St. Martin de Porres, Block A, Lot 2R, on 39.8± acres, located on the north side of University Drive, 1350± feet west of Teel Parkway.

Proposed Motion:

I move to approve/deny a request for the utilization of two existing temporary buildings for church administration purposes through August of 2028 at St. Martin de Porres, Block A, Lot 2R, on 39.8± acres, located on the north side of University Drive, 1350± feet west of Teel Parkway