



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager
David Hoover, Director of Development Services.

Re: SUP Temporary Buildings

Town Council Meeting – July 11, 2023

Agenda Item:

Conduct a public hearing and consider and act upon a request by St. Martin de Porres Catholic Church for a Specific Use Permit (SUP) for Temporary Buildings on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009) (DS)

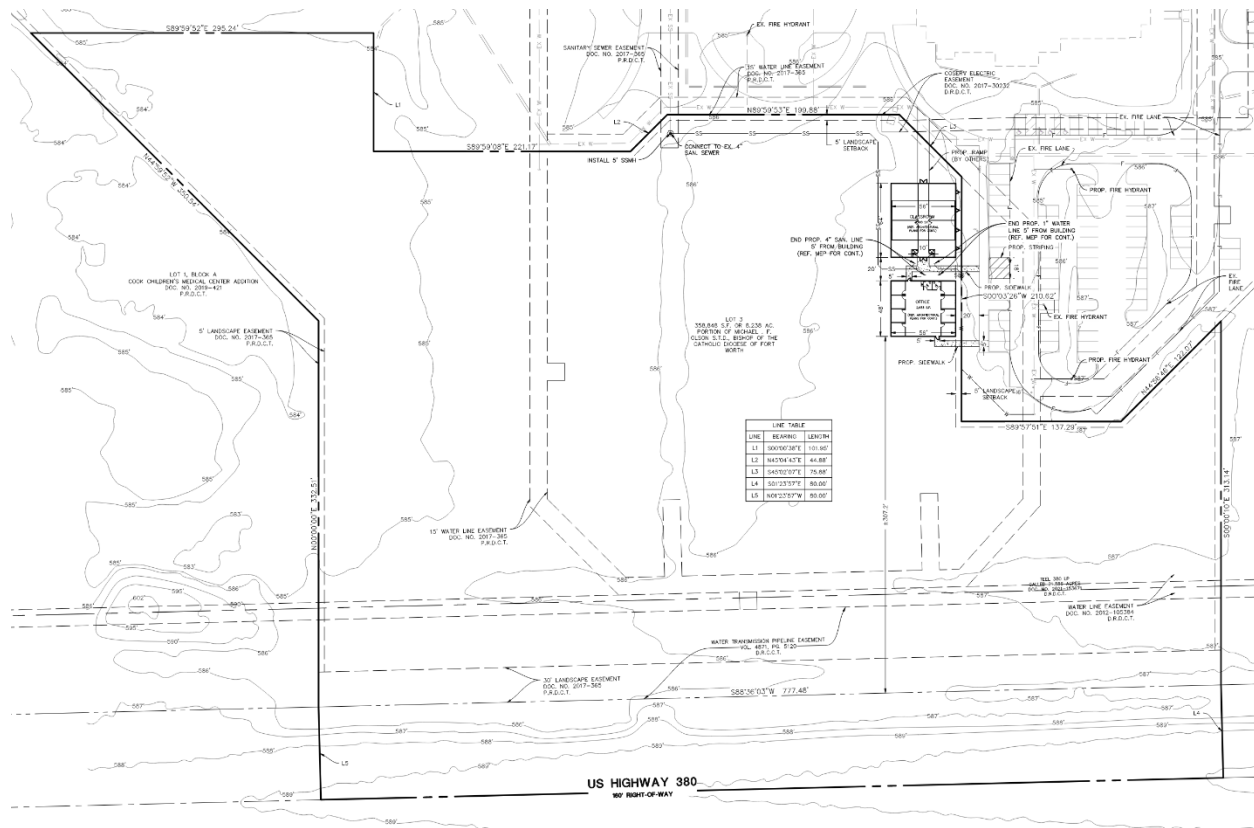
Description of Agenda Item:

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

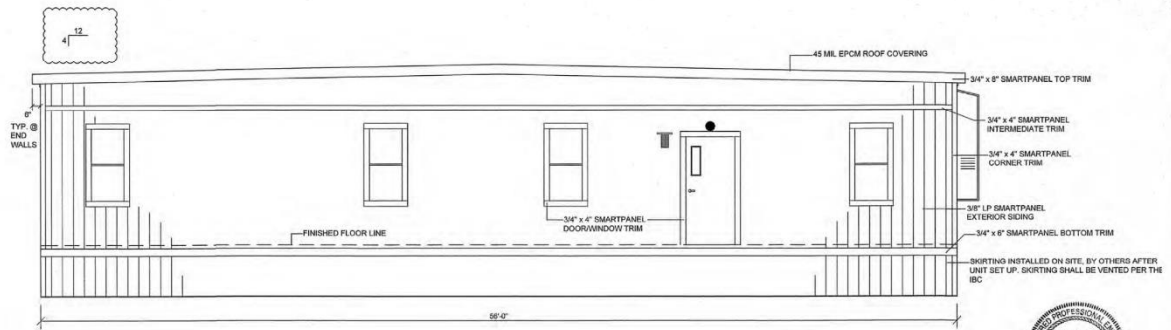
	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development - 40 & Specific Use Permit 15	House of Worship (St. Martin de Porres Catholic Church) / Private Day Care	US-380 District
North	Planned Development - 40	Single Family Residential (Windsong Ranch)	Medium Density Residential
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 day care 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. This request is to allow the use of temporary buildings on the subject property, the applicant will submit a site plan for consideration. A site plan for temporary buildings is active for three years with approval from Planning & Zoning Commission. Once the three years has expired, the applicant will have to submit another request for consideration from Planning & Zoning for a one-year extension.

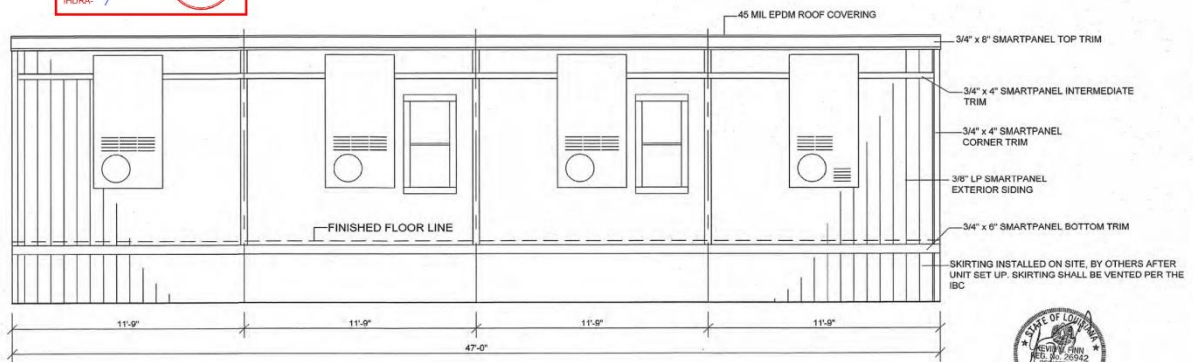
(Below is a picture of the site plan.)



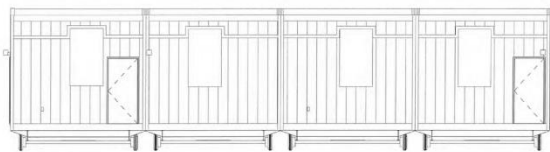
(Below are pictures of the building's façade.)



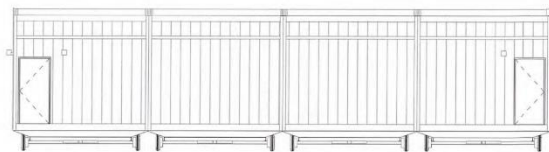
1 FRONT ELEVATION
1/4" = 1'-0"



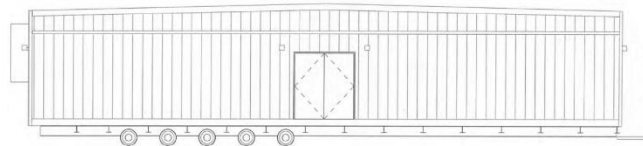
2 SIDE ELEVATION
1/4" = 1'-0"



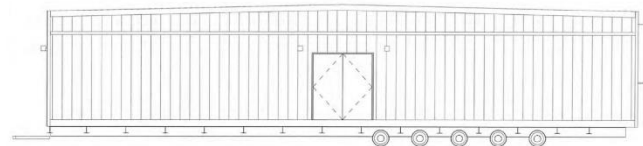
2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



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

Planning & Zoning Recommendation:

At their June 20, 2023, meeting, the Planning & Zoning Commission recommended the Town Council approved the request, with a vote 7-0

Commissioners questioned the length of time the temporary building would be at the site, the timing of Site Plan versus the Specific Use Permit timing.

Town Staff Recommendation:

Town staff recommends approval of the Specific Use Permit (SUP) request by St. Martin de Porres Catholic Church for Temporary Buildings on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)

Proposed Motion:

I move to approve/deny a request or a Specific Use Permit (SUP) by St. Martin de Porres Catholic Church for Temporary Buildings on 8.2± acres, located north of US-380, west of South Teel Parkway. (ZONE-23-0009)