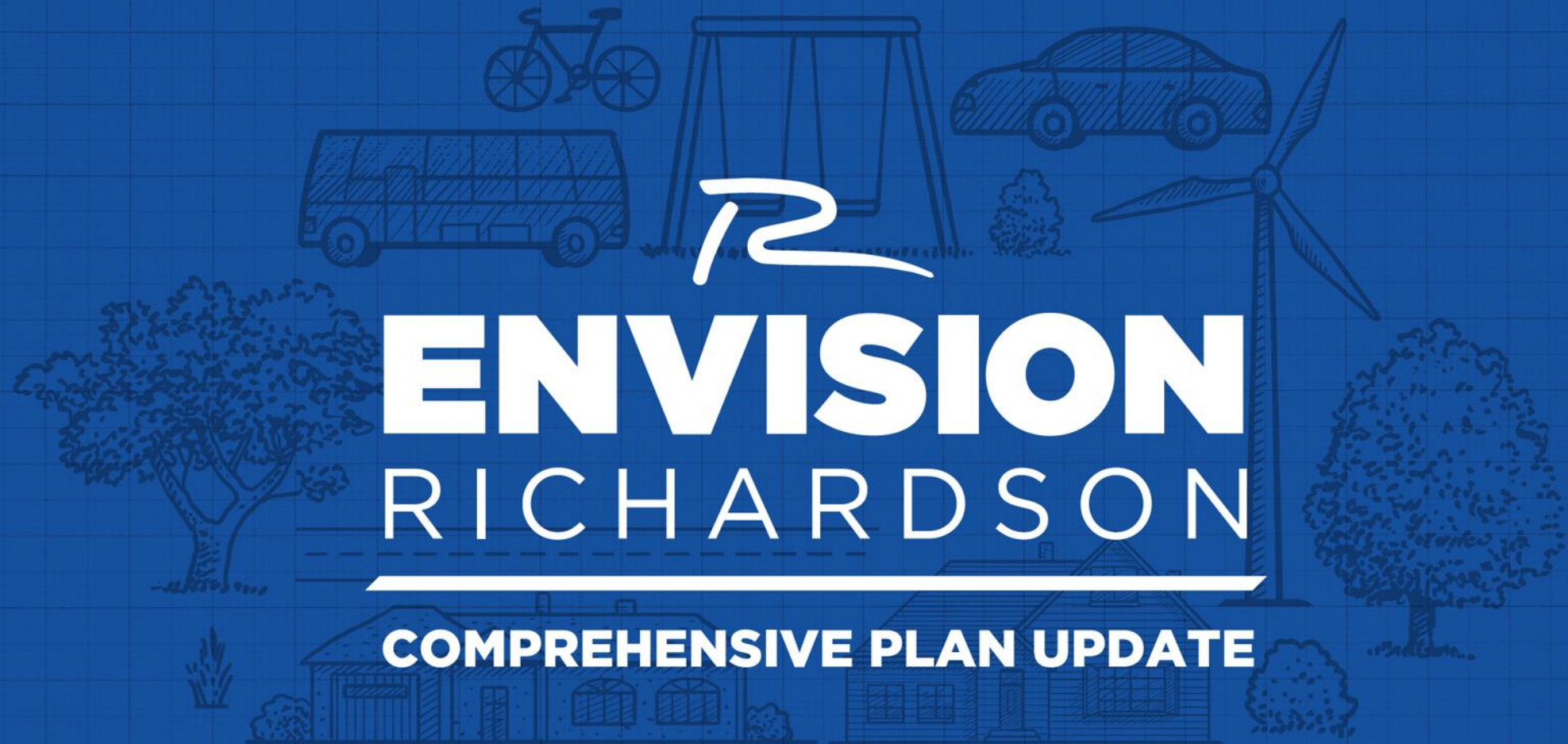


City Council Meeting Handouts

August 12, 2024

- I. Envision Richardson Comprehensive Plan Summit 3 Results & Plan Direction
- II. Zoning File 24-15
- III. Zoning File 24-16
- IV. Sign Control Case #24-01



ENVISION
RICHARDSON

COMPREHENSIVE PLAN UPDATE

JOINT CITY COUNCIL / CITY PLAN COMISSION WORK SESSION
August 12, 2024

Presentation Overview: What We Want to Accomplish

- Summary of Community Summit 3 Engagement Activities & Participation
- Community Summit 3 Results and Proposed Plan Direction
 - Land Use Direction
 - Visions for Reinvestment Areas
- Wrap-Up / Next Steps

Meeting Purpose

- Provide an overview to Council and CPC of Community Summit 3 activities
- Receive feedback from Council and CPC to inform final plan direction
- The final plan direction will be included in the Draft Comprehensive Plan Report in the fall

Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

Data Collection/Strategic Direction *(February 2023 to December 2023)*



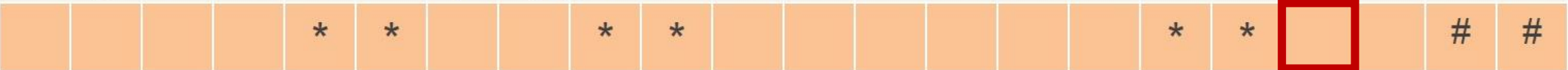
Plan Drafts and Recommendations *(January 2024 to August 2024)*



Implementation *(February 2024 to November 2024)*



Branding/Promotion/Community Engagement *(February 2023 to November 2024)*



* Community Summits
Public hearings

 We are here

Where We Are in the Process

Summary of Community Summit 3 Engagement Activities & Participation

Public Engagement Overview

- Community Summit 3 commenced on Friday, June 7th providing opportunities for online engagement through Sunday, July 7th
- There were approximately 1,070 individual touchpoints with Richardson stakeholders during this third engagement round, and a total of 3,570 to date.
- This was the third of three rounds of engagement opportunities conducted over the course of the project, each of which included:



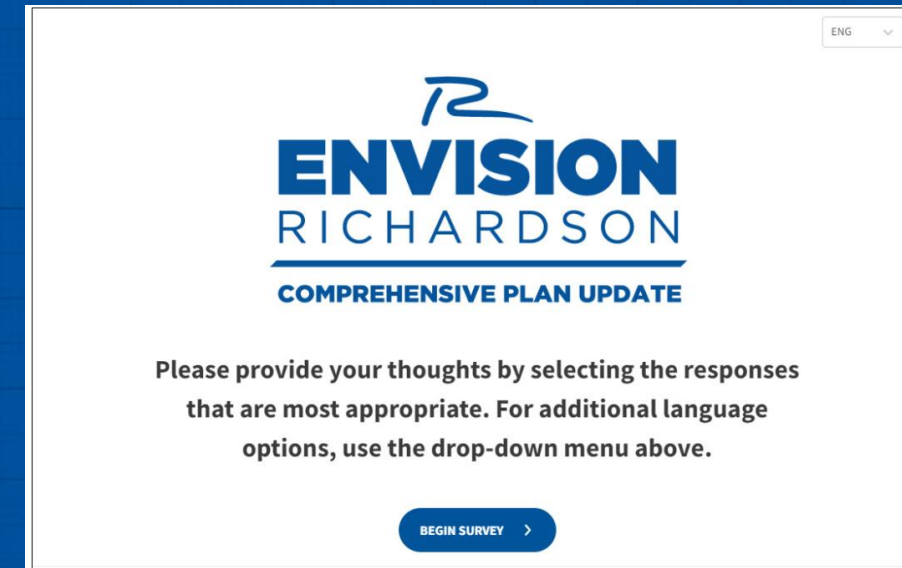
Online Presence

- EnvisionRichardson.com:
 - Provides a transparent and visual dashboard to learn about the initiative, review feedback received to date, and participate in ongoing dialogue
 - Facilitate feedback in nearly 100 languages
 - 18,545 unique visits through July 31, 2024



Virtual Engagement

- An online survey and interactive map was available for feedback from individuals remotely at their convenience
- Survey was fully completed by 288 individuals and partially completed by 352 additional persons, for a total of 640 survey results



Richardson Public Events

- Richardson events were utilized to provide information regarding Envision Richardson and how to participate.
- Events included:
 - Cottonwood Art Festival – May 4th – 5th
 - DART Bike to Work Day – May 10th
 - COR Bike Rodeo – May 11th
 - Wildflower Festival – May 17th – 19th
 - Unidos Summer Safety Kick-off – May 24th
 - Family 4th – July 4th



Meeting-in-a-Box Discussions

- Self-guided, small-group meetings were made available for facilitation by ambassadors or by individual organizations utilizing prepared Meeting-in-a-Box materials
- Meeting materials/questions were available in nearly 100 languages utilizing Google Translate on the project website
- Ambassadors and other volunteers facilitated six discussions involving 39 community members during Summit 3



Meeting-in-a-Box Outreach

- The following stakeholder groups were contacted and asked if they would hold a Meeting-in-a-Box session:
 - Richardson HOA Presidents
 - Comets for Better Transit
 - Leadership Richardson Alumni Association
 - Citizen Academy Alumni – Fire, Police, CARES
 - Dialogue Institute/Raindrop Foundation
 - Islamic Association of North Texas
 - Dallas Chinese Community Center
 - First United Methodist Church Richardson
 - Greenville Avenue Church of Christ
 - St. Joseph Catholic Church
 - Episcopal Church of the Epiphany
 - Congregation Beth Torah
 - Dallas Area Torah Association
 - Cavalry Pentecostal Church
 - Asian American Baptist Church
 - Richardson Rotary and Richardson East Rotary
 - Indian Association of North Texas
 - Mt. Pisgah Missionary Baptist Church

Community Summit – Pop-Ups

- Pop-up banners set up around the community to publicize Online/Virtual Engagement opportunities. Banners were hosted at the following locations:
 - City Hall Annex
 - Eisemann Center
 - Richardson IQHQ
 - University of Texas at Dallas
 - Dallas Chinese Community Center
 - Network of Community Ministries
 - Dialogue Institute
 - First United Methodist Church
 - Islamic Association of North Texas
 - St. Joseph Catholic Church
 - Episcopal Church of the Epiphany
 - Chamber of Commerce events



Community Summit – Other Promotional Efforts

- Envision Richardson email updates
- City of Richardson publications and social media
- Posters and rack cards at City of Richardson facilities
- Email/Newsletters/Flyers from schools, places of worship, and cultural organizations
- Yard signs at medians, parks, trails, and DART stations
- HOA Presidents emails
- Neighborhood Leadership Workshop presentation and input session
- Leadership and Citizen Alumni Association newsletters
- Chamber newsletters

Marketing Materials

- 70 yard signs
 - City parks
 - Trails
 - DART stations
 - Public rights-of-way
- 1,500 rack cards
 - Public events
 - City facilities
 - Staff presentations
 - Community organizations
 - Ambassadors




ENVISION
RICHARDSON
COMPREHENSIVE PLAN UPDATE

YOU'RE INVITED TO
**COMMUNITY
SUMMIT 3**

Open House 1

TUESDAY, JUNE 11, 2024
6:30 PM – 8:30 PM
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BLVD.

Open House 2

SATURDAY, JUNE 22, 2024
10:00 AM – NOON
HEIGHTS
RECREATION CENTER
711 W. ARAPAHO RD.

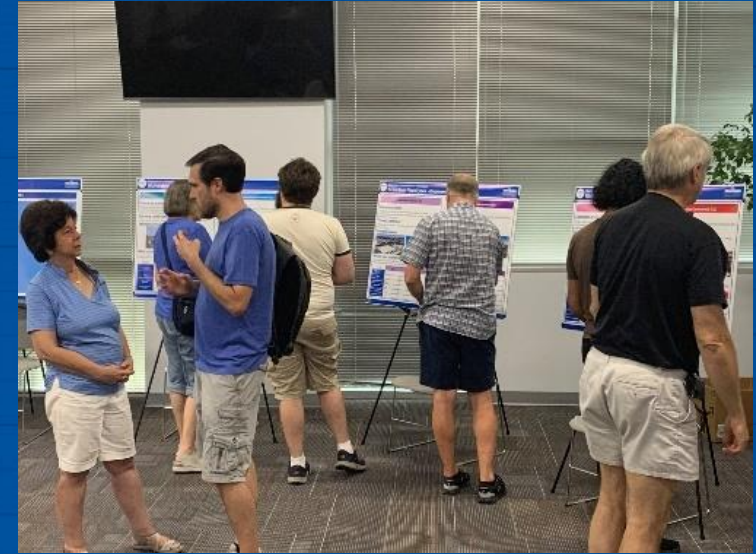
Online Survey

OPEN FRIDAY, JUNE 7
TO SUNDAY, JULY 7
ENVISIONRICHARDSON.COM

WEBSITE & SURVEY AVAILABLE IN:
English | Español | Tiếng Việt | العربية | 中文 | Türkçe | + more

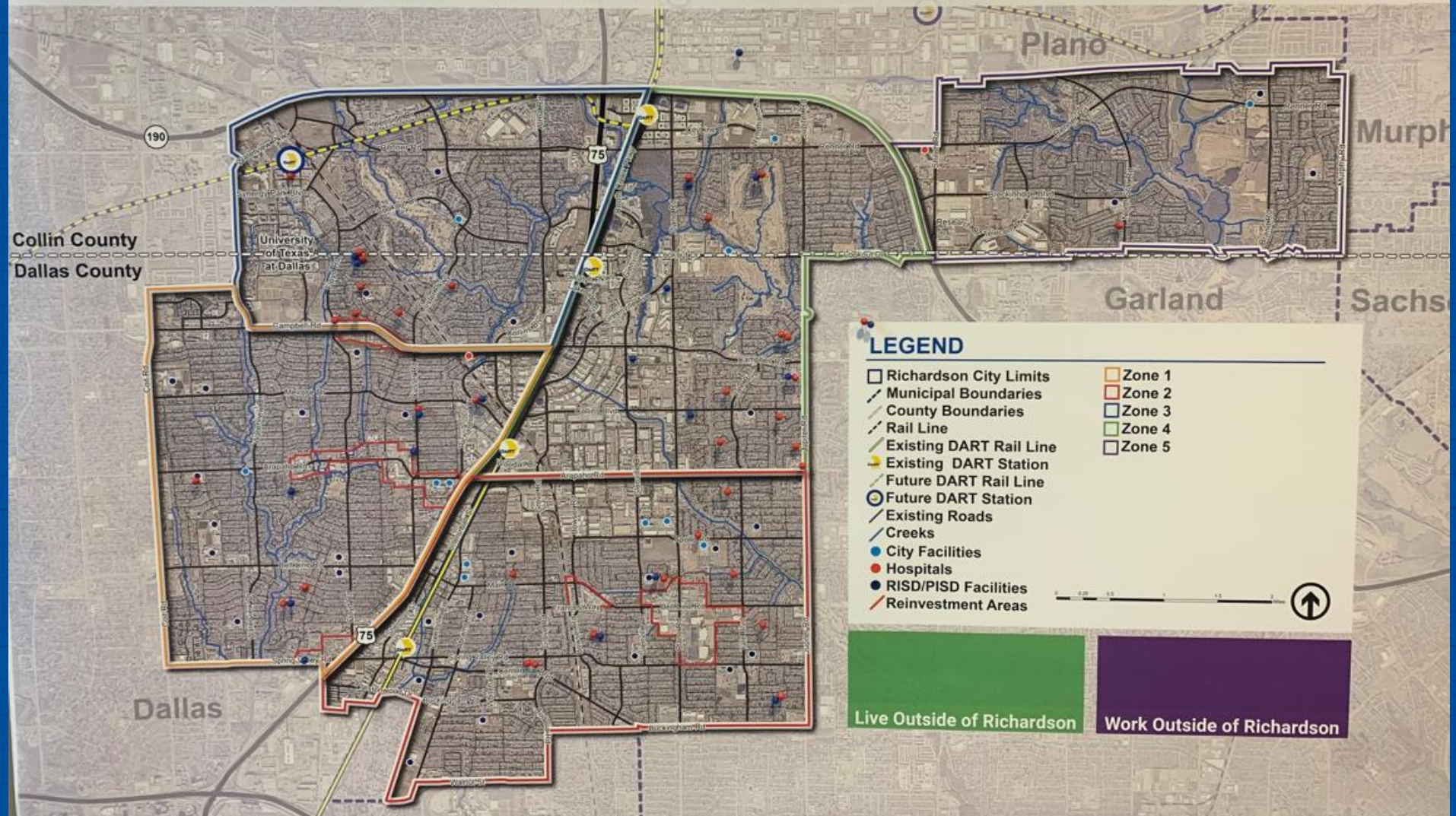
Community Open Houses

- Two Open Houses attended by approximately 90 people:
 - Tuesday, June 11th, 6:30 – 8:30 pm
Richardson City Hall, 2360 Campbell Creek Blvd.
 - Saturday, June 22nd, 10:00 am – 12:00 noon
Heights Recreation Center, 711 W. Arapaho Rd.
- Six stations covering the following topics:
 - Secondary Land Uses for the Richardson PlaceTypes
 - Future Land Use Map
 - Mobility
 - Missing Middle Housing
 - Natural Environment
 - Reinvestment Areas

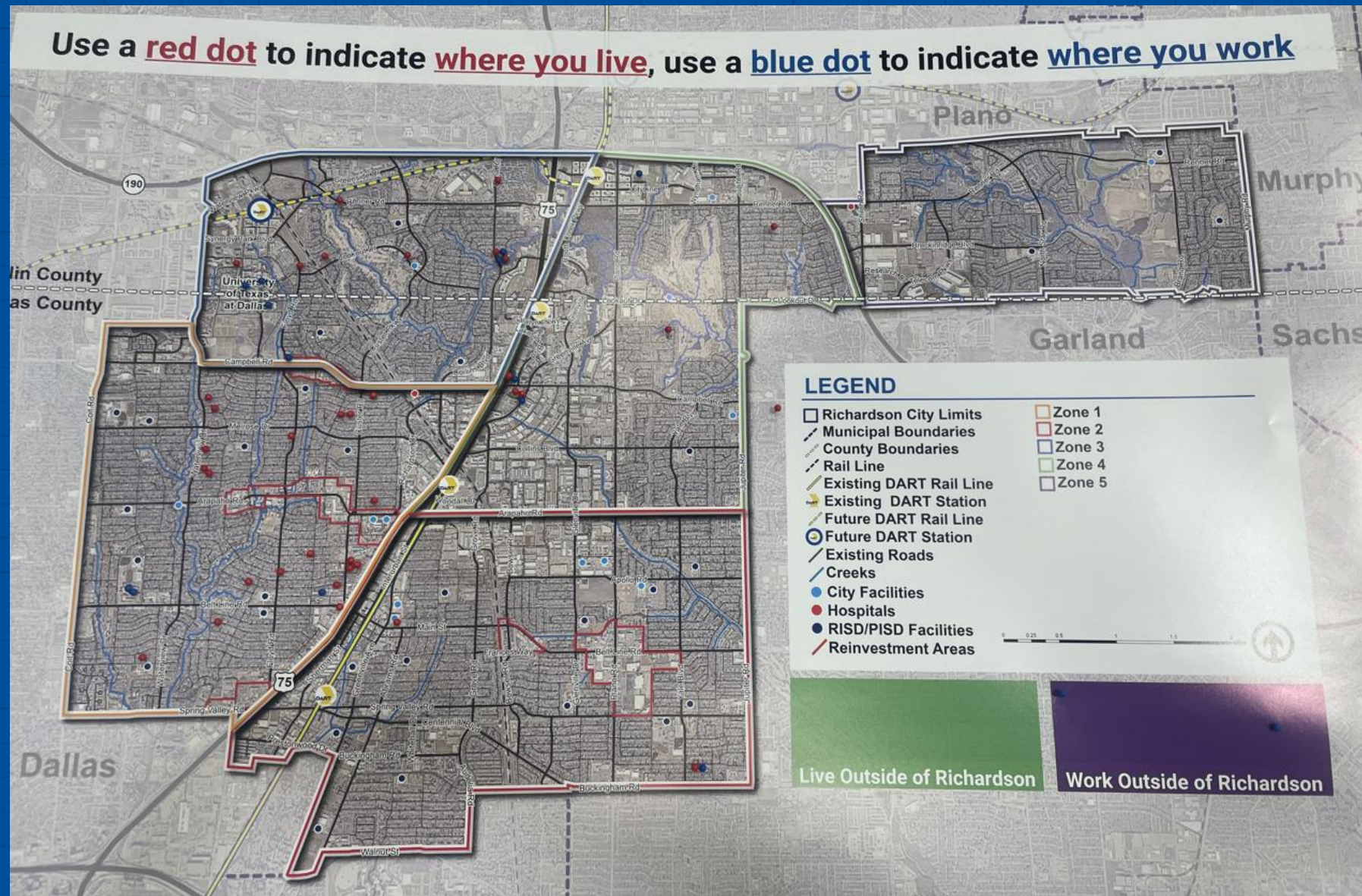


Community Open House 1 – Attendees

Use a **red dot** to indicate **where you live**, use a **blue dot** to indicate **where you work**



Community Open House 2 – Attendees

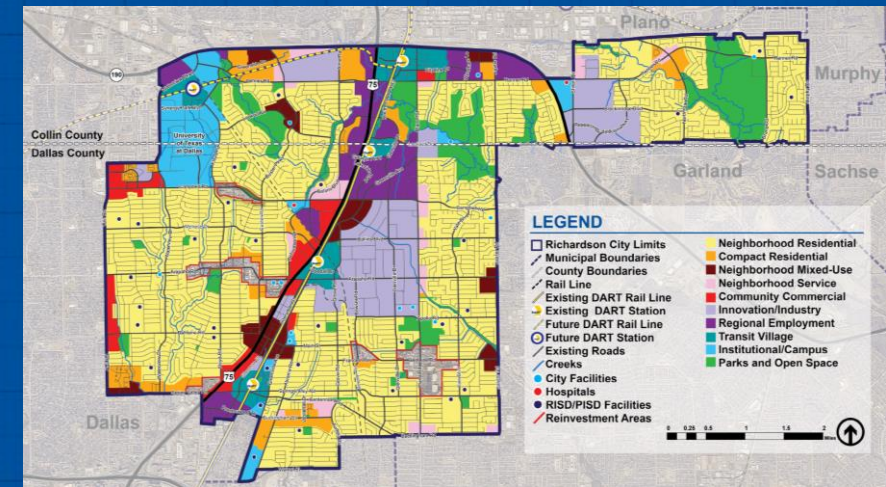


Community Summit 3 Results and Proposed Plan Direction

Land Use Direction

Future Land Use Map Direction

- More than 1,400 individual comments were received on the Future Lane Use Map
- No major changes are anticipated to the previously presented Future Land Use Map
- The consultant team is still evaluating potential changes to specific properties in response to the feedback
- Any changes will be incorporated into the Proposed Future Land Use Map for Council and CPC review in early fall



Primary Land Uses

- Through feedback in Summits 1 and 2, consensus has been achieved regarding primary uses within each PlaceType
- In the upcoming results slides, primary uses are indicated with a grey box with a letter “P”

Neighborhood Mixed-Use (NMU)

Character & Intent

Low-rise residential with some ground-floor retail space. Could also be mixed or multiple land uses within a single development.

Primary Land Uses

Single-Family Attached, Multi-Family, Mixed-Use Buildings

Example Imagery



PlaceTypes Recap

Residential PlaceTypes

Neighborhood Residential



Compact Residential



Neighborhood Mixed-Use



PlaceType Description

Predominantly single-family detached homes. In some communities, may contain small retail, office, and personal service businesses.

May include cottage homes, townhomes, duplexes, and low-rise apartments. May also include limited retail, office, and personal service to support the neighborhood.

Low-rise residential with some ground-floor retail space. Could also be mixed or multiple land uses within a single development.

Primary Uses

- Single-Family Detached

- Single-Family Detached
- Single-Family Attached
- Multifamily

- Single-Family Attached
- Multi-family
- Mixed-Use Buildings



Secondary Uses

- Office
- Open Space
- Public/Institutional Facilities
- Retail/Restaurant
- Single-Family Attached



- Entertainment/Recreation
- Mixed-Use Buildings
- Office
- Open Space
- Public/Institutional Facilities
- Retail/Restaurant

- Entertainment/Recreation
- Hotel
- Office
- Open Space
- Public/Institutional Facilities
- Retail/Restaurant

PlaceTypes – Preliminary Use Recommendations

Retail PlaceTypes		
	Neighborhood Service 	Community Commercial 
PlaceType Description	Unlike larger shopping centers that may attract regional customers, this PlaceType primarily provides services for the surrounding neighborhoods.	Characterized by large-scale developments that attract regional traffic for shopping and retail needs.
Primary Uses	<ul style="list-style-type: none"> • Retail/Restaurant • Office • Entertainment/Recreation 	<ul style="list-style-type: none"> • Commercial • Retail/Restaurant • Office • Entertainment • Recreation • Hotels
Secondary Uses	<ul style="list-style-type: none"> • Drive-Through Restaurant • Mixed-Use Buildings • Multi-Family • Open Space • Public/ Institutional Facilities • Single-Family Attached • Utility 	<ul style="list-style-type: none"> • Drive-Through Restaurant • Entertainment/Recreation • Mixed-Use Buildings • Multi-Family • Open Space • Public/ Institutional Facilities • Single-Family Attached • Utility

PlaceTypes – Preliminary Use Recommendations

Employment PlaceTypes		
	Innovation/ Industry 	Regional Employment 
PlaceType Description	Characterized by low- to medium-density offices as well as manufacturing and distribution facilities, and research and development activities.	Focuses on regional employment and includes mid- to high-rise office buildings containing one or more businesses.
Primary Uses	<ul style="list-style-type: none"> • Office • Light Industrial • Manufacturing and Distribution • Research and Development 	<ul style="list-style-type: none"> • Office
Secondary Uses	<ul style="list-style-type: none"> • Entertainment/Recreation • Hotel • Mixed-Use Buildings • Multi-Family • Open Space • Public/Institutional Facilities • Retail/Restaurant • Utilities 	<ul style="list-style-type: none"> • Drive-Through Restaurant • Entertainment/Recreation • Hotel • Mixed-Use Buildings • Multi-Family • Open Space • Public/Institutional Facilities • Retail/Restaurant • Utilities

PlaceTypes – Preliminary Use Recommendations

Quality-Of-Life PlaceTypes

Transit Village



Institutional/ Campus



Parks & Open Space



PlaceType Description

Development intensity ranges from medium to high based on proximity to the transit station, the adjacent roadway infrastructure, and surrounding land uses.

Includes a variety of land uses, such as hospitals, government facilities, colleges, and universities.

Includes both recreation and leisure space, such as community parks, neighborhood parks, lakes, streams, and trails.

Primary Uses

- Office
- Multi-Family
- Retail/Restaurant
- Mixed-Use Buildings
- Transportation

- Office
- Public/Institutional Facilities

- Public/Private Open Space



Secondary Uses

- **Entertainment/Recreation**
- **Hotel**
- **Open Space**
- **Public/Institutional Facilities**
- **Single-Family Attached**
- **Utilities**




- **Entertainment/Recreation**
- **Hotel**
- **Mixed-Use Buildings**
- **Multi-Family**
- **Open Space**
- **Public/Institutional Facilities**
- **Retail/Restaurant**

- **Public/Institutional Facilities**
- **Utilities**

Secondary Land Uses

- This activity focused on gathering feedback on the preferred secondary land uses for each PlaceType
- The secondary land use options utilized in the activity were selected based on input gathered during Community Summit 2 and Council feedback at the April Work Session
- Participants were asked to select whether they Agreed, were Neutral, or Disagreed with the proposed secondary land uses for each PlaceType
- The following slide summarizes the consultant teams recommendations regarding secondary land uses based upon analysis of multiple rounds of community feedback, and our professional judgement
 -  **Recommended** to be included as a secondary land use in the associated PlaceType
 -  Secondary land uses for which the consultant team would like additional feedback from Council and CPC

Secondary Land Uses – Direction

	Neighborhood Residential	Compact Residential	Neighborhood Mixed-Use	Neighborhood Service	Community Commercial	Innovation/Industrial	Regional Employment	Transit Village	Institutional/Campus
Secondary Land Uses	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation
Office		✓	✓	P	P	P	P	P	P
Retail/Restaurant	✓	✓	✓	P	P	✓	✓	P	✓
Public/Institutional Facilities (e.g. school)	✓	✓	✓	✓	✓	✓	✓		P
Single-Family Attached (e.g. townhome)	✓	P	P	✓				✓	
Entertainment/Recreation		✓	✓	P	P	✓	✓	✓	✓
Mixed-Use Buildings		✓	P	✓	✓	✓	✓	P	✓
Drive-Through Restaurant				✓	✓		✓		
Hotel			✓		P	✓	✓	✓	✓
Multi-Family		P	P	✓	✓		✓	P	✓

Secondary Land Uses – Discussion

Office Uses in Neighborhood Residential PlaceType

- Should smaller, service-oriented office uses (i.e. doctors, dentists, insurance agents, realtors) be allowed as a secondary use in this PlaceType?



Richardson Canyon Creek

Secondary Land Uses – Discussion

Single-Family Attached Uses in Community Commercial PlaceType

- Should these types of residential uses be allowed as potential buffers between the commercial centers and surrounding single-family residential neighborhoods?



Richardson CityLine

Secondary Land Uses – Discussion

Multi-Family Uses in Innovation/Industrial PlaceType

- Should flexibility be maintained to allow living and working within these areas, and potentially to help catalyze reinvestment activities?



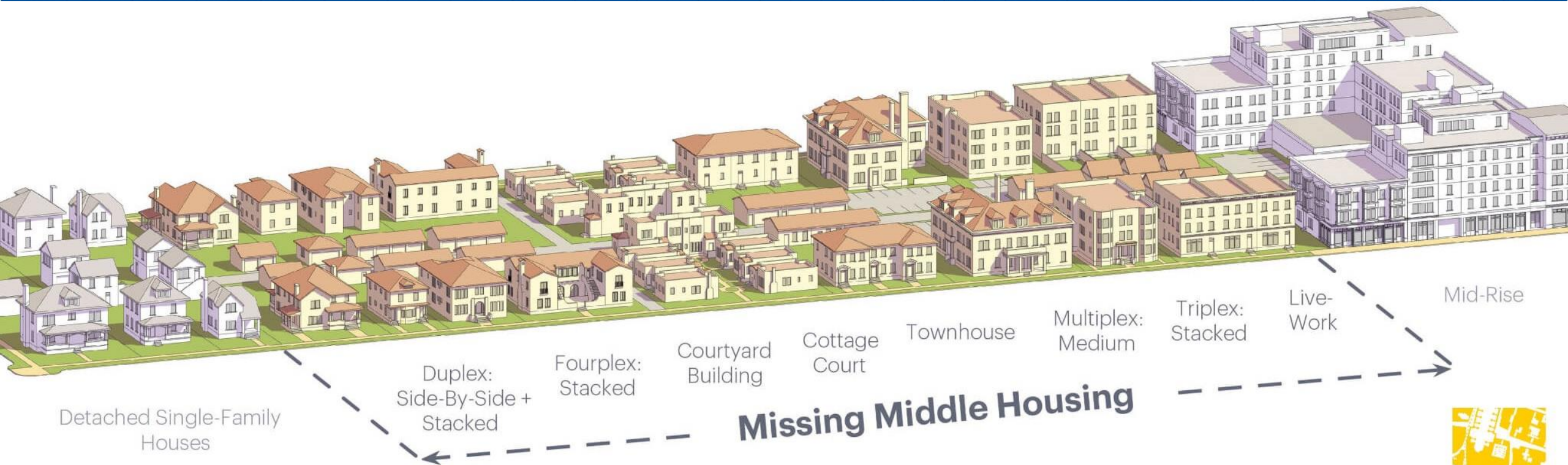
Dallas Design District

Missing Middle Housing

- This activity focused on gathering feedback on the preferred Missing Middle Housing options for each PlaceType
- Participants were asked to select whether they Agreed, were Neutral, or Disagreed with the proposed Missing Middle Housing options to be included in each PlaceType
- The Missing Middle Housing options utilized in the activity were selected based on input gathered during Community Summit 2, Council feedback at the April Work Session and feedback at the April Neighborhood Leadership Workshop

Reminder – What is Missing Middle Housing?

- ✓ House-scale buildings
- ✓ Multiple units
- ✓ Walkable neighborhoods
- ✓ Varied price points
- ✓ Built incrementally
- ✓ Infill opportunities



Neighborhood Leadership Workshop

- Educational session and discussion held with neighborhood leaders at the Spring workshop on April 16, 2024
- One hundred (100) representatives from thirty-three (33) neighborhoods
- Activities
 - Visual preference survey
 - Group discussion on Missing Middle Housing in Richardson



Neighborhood Leadership Workshop

- Visual Preference Survey
 - General support for most Missing Middle Housing types with variation on housing design
- Group discussion on Missing Middle Housing in Richardson

High support for Missing Middle Housing as a component of Richardson's housing strategy

Table consensus support = 92%

Individual support = 79%

Much less support for Missing Middle Housing in their own neighborhoods

Table consensus support = 38%

Individual support = 24%

- Input received provided additional direction for preparation of Community Summit 3 feedback activities

Missing Middle Housing

- The following slide summarizes the consultant teams recommendations regarding Missing Middle Housing based upon analysis of multiple rounds of community feedback, and our professional judgement



Recommended to be included as a Missing Middle Housing option in the associated PlaceType



Not recommended to be included as a Missing Middle Housing option in the associated PlaceType



Missing Middle Housing options for which the consultant team would like additional feedback from Council and CPC (community feedback was generally split)

Missing Middle Housing – Direction

	Neighborhood Residential	Compact Residential	Neighborhood Mixed-Use	Neighborhood Service	Community Commercial	Innovation/Industrial	Regional Employment	Transit Village	Institutional/Campus
Housing Type	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation	Recommendation
ADU	✓								
Bungalow Courts	✓	✓	✗						
Courtyard Housing	✗	✗	✗			✓			✓
Duplex	✓		✗						
Fourplex		✓	🗨️	✗	✗	✗	✗	✗	✓
Live-Work			✓	✓	✓	✓	✓	✓	✓
Multiplex		🗨️	✓	✗	🗨️	🗨️	🗨️	✓	✓
Townhomes	🗨️	✓	✓	🗨️	🗨️			✓	

Missing Middle Housing – Discussion

Fourplex Housing in Neighborhood Mixed-Use PlaceType



Fourplex

A detached structure (2- to 2.5-story) with four dwelling units, two on the ground floor and two above, with shared or individual entries from the street.

Missing Middle Housing – Discussion

Multiplex Housing in Compact Residential, Community Commercial, Innovation/Industry, and Regional Employment PlaceTypes



Multiplex

A detached structure (2- to 2.5-story) that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street.

Missing Middle Housing – Discussion

Townhomes in Neighborhood Residential, Neighborhood Service, and Community Commercial Place Types



Townhome

A small- to medium-sized attached structure (2- to 3-story) that consists of several multi-story dwelling units placed side-by-side, each located on an individual lot.

Visions for Reinvestment Areas

Visions for Reinvestment Areas

- Participants were asked to provide their feedback on the draft vision statements for each of the five reinvestment areas
- They were given the option to express their level of agreement by selecting one of three responses: agree, neutral, or disagree
- **The community supported the vision statements for each Reinvestment Area (generally 74% or higher)**



West Campbell

Vision Statement

The West Campbell area is envisioned as a mix of low-intensity residential and nonresidential uses. Retail, office, and service uses could support nearby neighborhoods as well as people outside the immediate area.

Sample Comments

- Not allowing high or mid-density (townhome, bungalow court) is a missed opportunity.
- K1 Speed needs to be turned into a food/gathering hall with Farmer's Marketing, outdoor concerts similar to Harvest Hall.
- Should be walkable & compact / a lot of trees and wide sidewalks. Low/no parking minimums.



Agree	Neutral	Disagree
75%	13%	12%

West Arapaho

Vision Statement

West Arapaho area is envisioned as an extension of the existing neighborhoods, with a mix of low-intensity uses that could transition to higher intensities near US 75. These uses could include residential options, neighborhood-serving retail, office, and service activities, and supporting parks/open space.

Sample Comments

- This area could use a face life for sure, but neighborhood mixed-use is wrong - keep neighborhood services but maybe with murals & food truck park .
- It's a ten-minute bike ride from UTD, should be able to serve students with more housing and retail.



Agree	Neutral	Disagree
76%	13%	11%

Belt Line/Plano

Vision Statement

The Belt Line/Plano area is envisioned as a mixed-use environment with neighborhood-serving retail, office, and service uses. New low-intensity residential uses and new commercial uses that would serve more than the surrounding neighborhoods are also part of the vision.

Sample Comments

- More high intensity housing allowed - not luxury.
- Development there could easily serve more than just the surrounding neighborhood. It could also provide taller, denser housing that's better protected from street noise without wasting land for buffer space.



Agree	Neutral	Disagree
73%	17%	10%

West Spring Valley

Vision Statement

The West Spring Valley area is envisioned as a mix of higher-intensity commercial uses, neighborhood-serving retail, office, and service uses, and various low-intensity housing types.

Sample Comments

- More establishments to support the neighborhood that's walkable from the neighborhood. Old 75 was a great start and I look forward to what Truck Yard may bring to replace it.
- We need mixed-use, walkable areas everywhere! And abolish minimum parking mandates! And build separated bike lanes! No more highways and roads! We need better public transport!



Agree	Neutral	Disagree
71%	18%	11%

Belt Line/Bowser

Vision Statement

The Belt Line/Bowser area is envisioned as a mix of low-intensity housing types along with retail, office, and service activities.

Sample Comments

- People live here now. Revitalize without displacement. We need housing for ALL income levels. Change zoning and incentivize mixed-income housing.
- Love to see this area redone with small businesses as an extension of the Main Street area.
- The existing strip shopping area and plant nursery are both assets to the region and immediate neighborhoods, and the existing multifamily housing should not be replaced by something less affordable.



Agree	Neutral	Disagree
69%	21%	10%

Reinvestment Areas – Preliminary Recommendations

- The feedback on the Reinvestment Area Vision Statements was very supportive (fewer than 12% of respondents disagreed with the current vision statements)
- The consultant team recommends proceeding with the vision statements as presented in Summit 3 and to continue to add details based upon the feedback received
- Does Council and CPC support this preliminary recommendation from the consultant team?

Wrap-Up / Next Steps

Wrap-Up / Next Steps

- The complete summary of Community Summit 3 feedback is available at EnvisionRichardson.com
- The consultant team will take the feedback received from the Council and Commission tonight, make any revisions needed to the specific plan elements, and continue developing the draft report and implementation strategies
- Council and the CPC will be briefed on October 21, 2024 and the consultant team will answer any remaining questions
- The plan is scheduled for final adoption in December



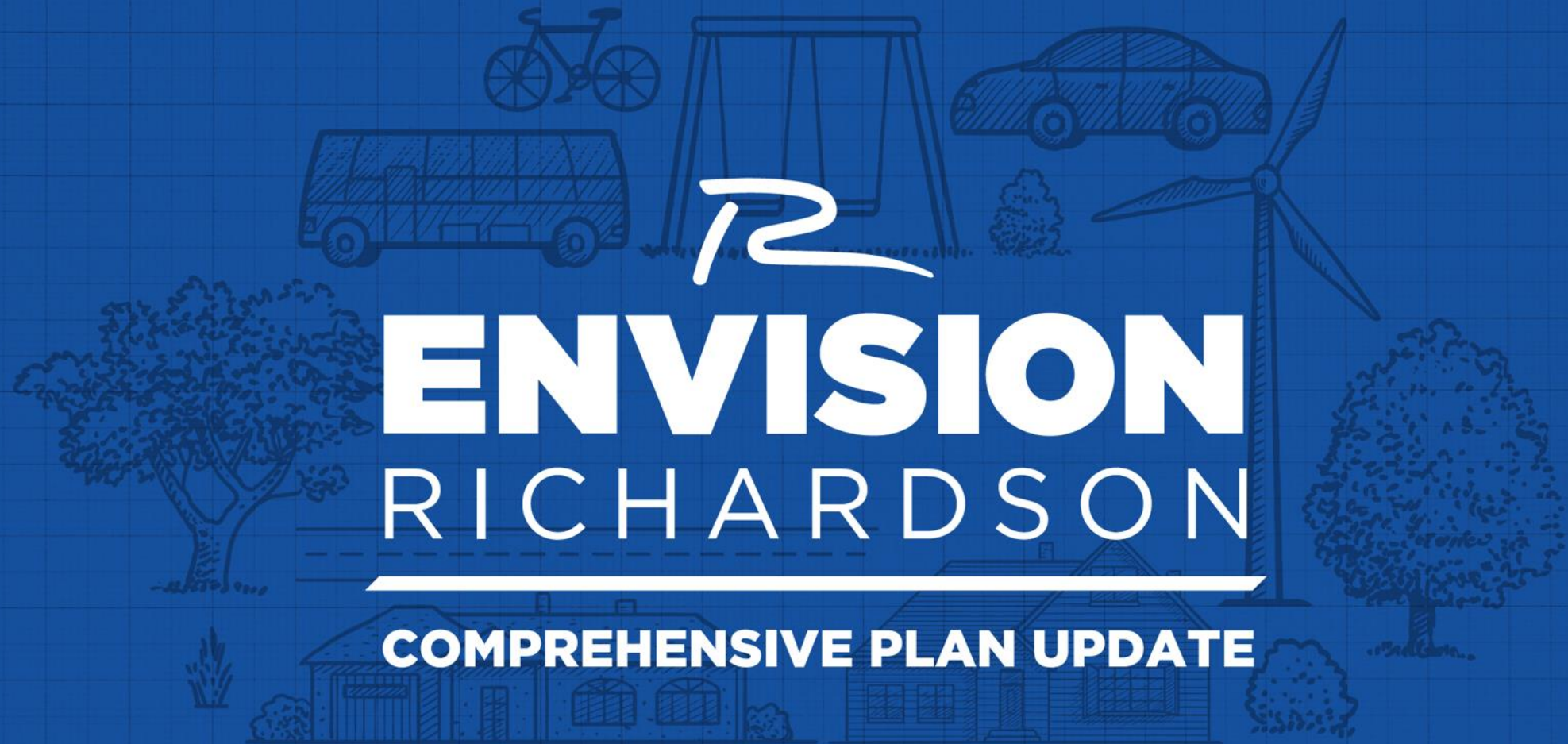
EnvisionRichardson.com

Tentative Schedule

- Early October – Draft Plan available for public review
- October 21, 2024 – Joint City Council and City Plan Commission Work Session and Public Hearing
- October 29, 2024 – City Plan Commission Public Hearing
- November 11, 2024 – City Council Public Hearing
- December 2024 – City Council Adoption



EnvisionRichardson.com



ENVISION
RICHARDSON

COMPREHENSIVE PLAN UPDATE

JOINT CITY COUNCIL / CITY PLAN COMISSION WORK SESSION
August 12, 2024

ZONING FILE 24-15

SPECIAL PERMIT – GOOD SHEPHERD

1006 HAMPSHIRE LANE

August 12, 2024

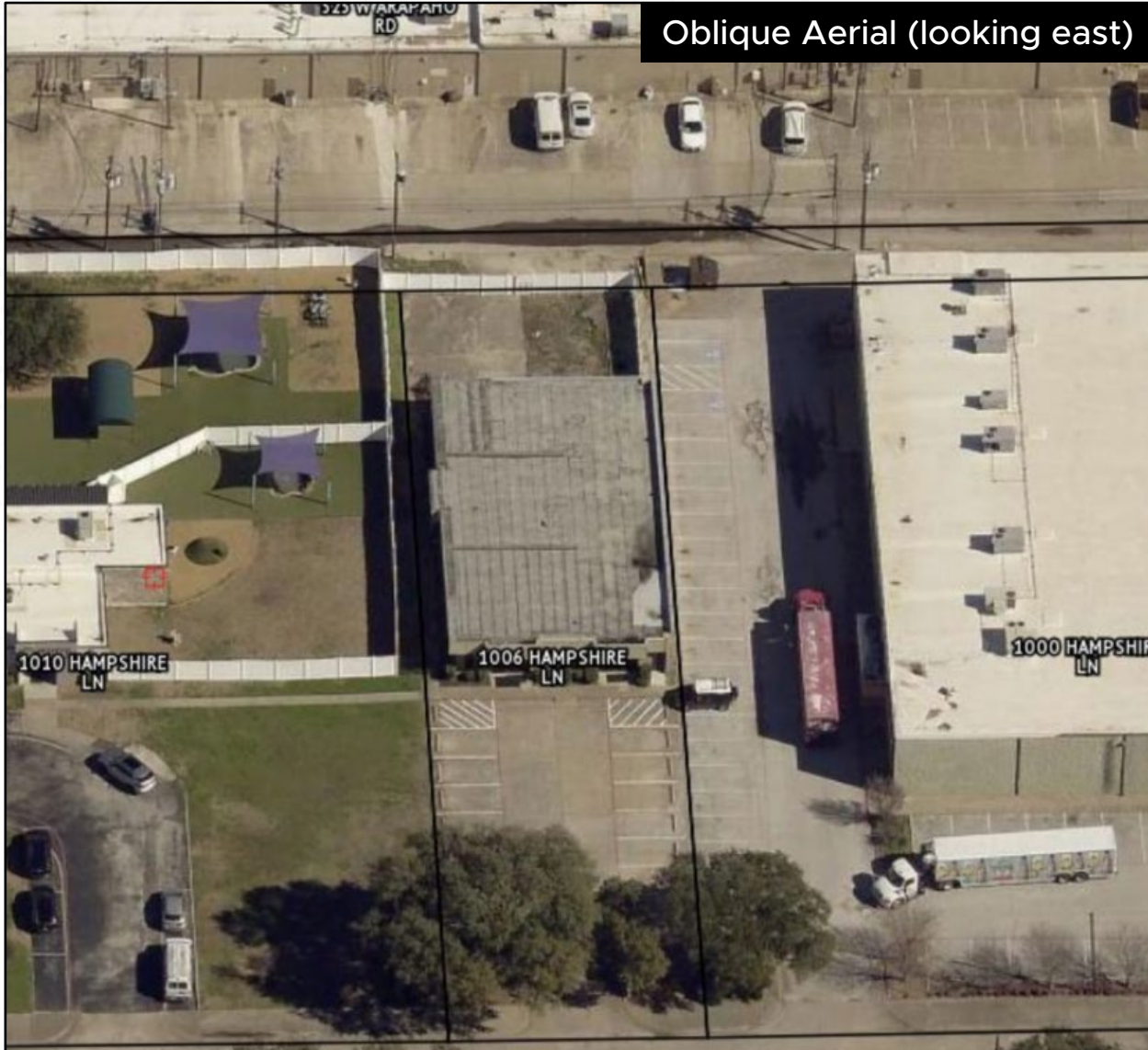
1006 Hampshire Ln

- Location: south of Arapaho Road, on the east side of Hampshire Lane
- Current Zoning: C-M Commercial
- Request: Special Permit for a childcare center



SITE PHOTOS

Oblique Aerial (looking east)



West Building Elevation

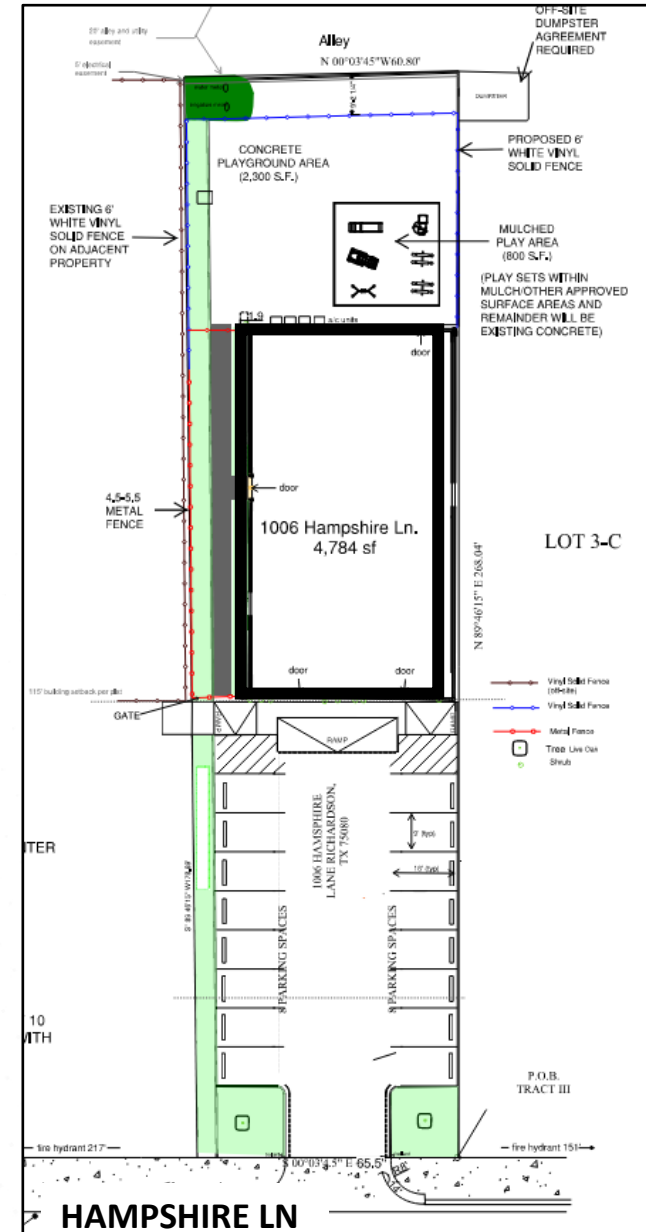


SITE PHOTOS



CONCEPT PLAN

- Site Area: 0.4 ac
- Building Area: 4,784 sf
- Number of children: 80 max.
- Hours of operation: M-F 6:30 am – 6:30 pm
- Parking Spaces Required (1/300): 16
- Parking Spaces Provided Onsite: 16
Offsite: 10
Total: 26



ZF 24-15 CITY PLAN COMMISSION ACTION

City Plan Commission (CPC) Action – July 16, 2024

- No correspondence received on subject request.
- CPC voted 5-0 to recommend APPROVAL of the request as presented.

ZF 24-15 REQUEST SUMMARY

City Council Action

- City Council may approve the request as presented, approve with conditions or amended conditions, or deny the request.
 1. Childcare center limited to the area of the building as depicted on the concept plan, attached as Exhibit “B”.
 2. Special Permit limited to Good Shepherd of North Texas.
 3. A building permit for the property shall be obtained from the City in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
 4. A shared dumpster and parking agreement with the owner of 1000 Hampshire Lane required prior to the issuance of a Certificate of Occupancy.
 5. Limited to a maximum enrollment of eighty (80) children.

ZONING FILE 24-16

SPECIAL PERMIT

CLAY COOLEY VW

August 12, 2024

BACKGROUND

Interurban Sub-district Vision:

- An edgy, mixed-use district built upon the existing bones of the district, focusing on adaptive reuse of existing buildings and targeted infill development.
- New infill development also desired provided done in a manner that furthers the vision.
- Exterior building materials should promote design creativity and unify the eclectic style envisioned for the Sub-district.
- Streetscape improvements may vary from minimal to more enhanced improvements where feasible.

2016: Main Street/Central Expressway Form-Based Code adopted.

2022: Special Development Plan approved for Clay Cooley VW Dealership to accommodate modified development standards (Motor Vehicle Sales, New – allowed by-right in Interurban Sub-district).



- Location: Between Bishop Avenue and N. Interurban Street, and Jackson Street and Davis Street
- Current Zoning: Main Street/Central Expressway Form-Based Code – Interurban Sub-district
- Request: Special Permits for:
 1. Motor Vehicle Storage Lot
 2. Motor Vehicle Body Shop
 3. Motor Vehicle Repair Shop (Minor)



SITE PHOTOS



DEVELOPMENT 1
SEC Davis Street & Bishop Avenue

SITE PHOTOS



DEVELOPMENT 2
SWC Davis Street & Interurban Street

SITE PHOTOS



DEVELOPMENT 3
NWC Bishop Avenue & Jackson Street

CONCEPT PLAN

Development 1 - Motor Vehicle Storage Lot

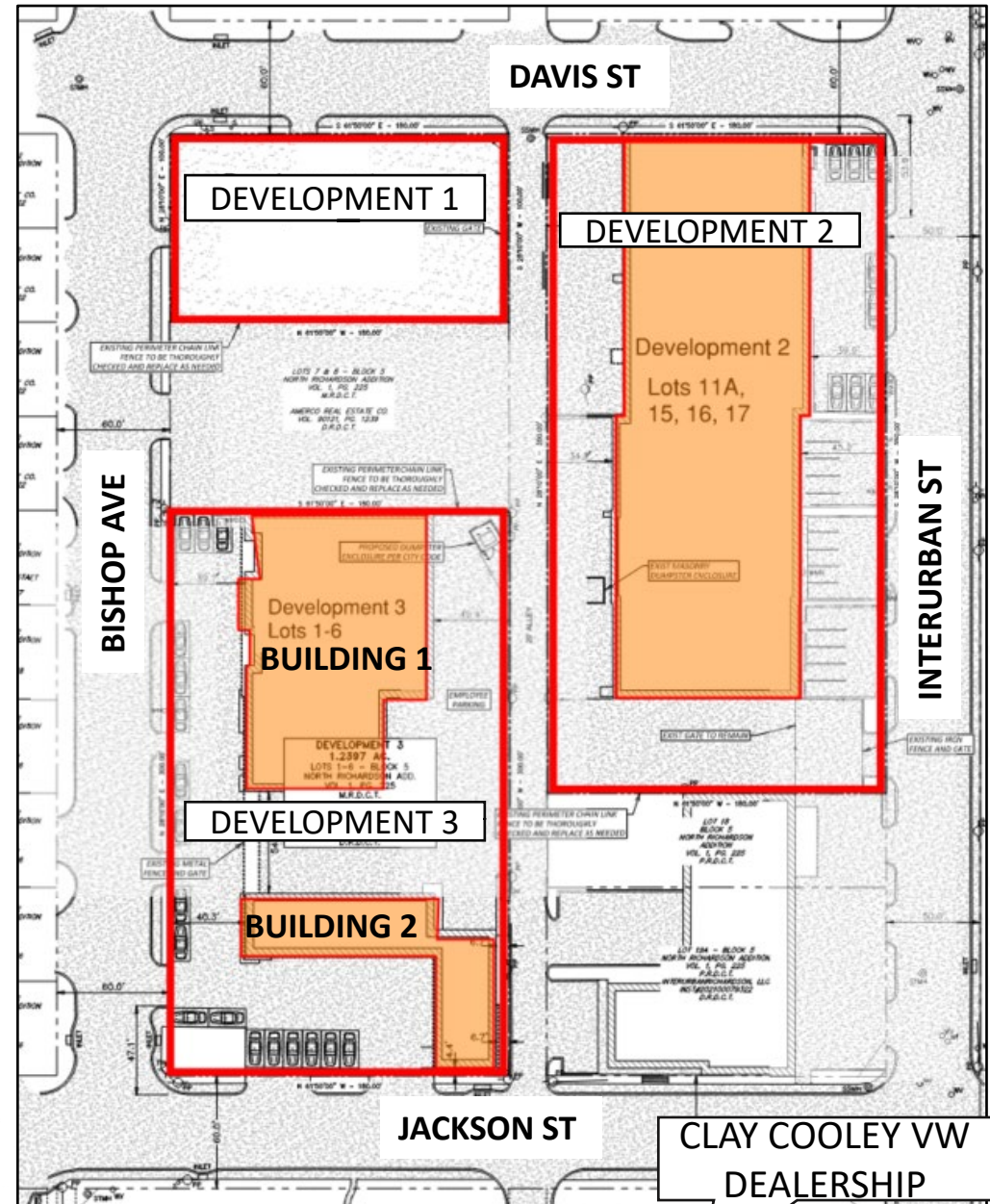
- Motor Vehicle Storage Lot - 18,000 sf (Special Permit)

Development 2 - Motor Vehicle Body Shop

- Total Building Area - 29,868 sf
 - File Storage - 27,000 sf
 - Body Shop Bays - 2,868 sf (Special Permit)

Development 3 - Motor Vehicle Repair (Minor)

- Total Building Area - 19,259 sf
- Building 1 - 13,550 sf
 - Auto-body Parts Storage - 9,800 sf
 - Office - 3,750 sf
- Building 2 – Motor Vehicle Detailing Shop - 5,709 sf (Special Permit)



ZF 24-16 CITY PLAN COMMISSION ACTION

City Plan Commission (CPC) Action – July 16, 2024

- No correspondence received on subject request.
- CPC voted 5-0 to recommend APPROVAL of the request as presented.

ZF 24-16 REQUEST SUMMARY

City Council may approve the request as presented, approve with conditions or amended conditions, or deny the request.

1. Development 1 - Special Permit shall be granted for a Motor Vehicle Storage Lot limited to the area shown on the Concept Plan, marked as Exhibit “B”, subject to the following conditions:
 - a) Special Permit limited to Clay Cooley VW.
 - b) A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance.
 - c) Access to the Property shall be limited to and from the alley located on the east side of the site.

ZF 24-16 REQUEST SUMMARY

2. Development 2 - A Special Permit shall be granted for a Motor Vehicle Body Shop limited to the area shown on the Concept Plan, marked as Exhibit “B” subject to the following conditions:
 - a) Special Permit limited to Clay Cooley VW.
 - b) A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance.

3. Development 3 - A Special Permit shall be granted for a Motor Vehicle Repair Shop (Minor) limited to the area shown on the Concept Plan, marked as Exhibit “B”, subject to the following conditions:
 - a) Special Permit limited to Clay Cooley VW.
 - b) A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

**SIGN CONTROL
BOARD CASE #24-01
Clay Cooley Volkswagen
300 N. Central Expy.**

August 12, 2024

OVERVIEW SCB CASE #24-01

- July 10, 2024, the SCB met to consider Case #24-01 for Clay Cooley Volkswagen located at 300 N. Central Expy and approved the variance request 3-0
- July 22, 2024, the SCB meeting minutes were presented for Council's consideration. Council provided feedback, requesting SCB #24-01 be called up for full consideration at a future City Council meeting

APPLICABLE ORDINANCE AND REQUEST

- **Chapter 18, Article III, Section 18-96(23)(B)(3)(i);**
 - Size: Pole signs are limited to 20 feet in height
- **Requested Variance**
 - Allow for a 39' 7" tall pole sign
- **Applicant's Reason for Request**
 - Due to the speeds on the freeway; the existing sign is not very visible to North or South bound traffic
 - Want to increase visibility when exiting the freeway
 - Height is consistent with sign type standard

PROPERTY MAP



Zoning 250 feet from sign:
Subject Property - Planned Development
Surrounding Properties - Planned Development



EXISTING POLE SIGN



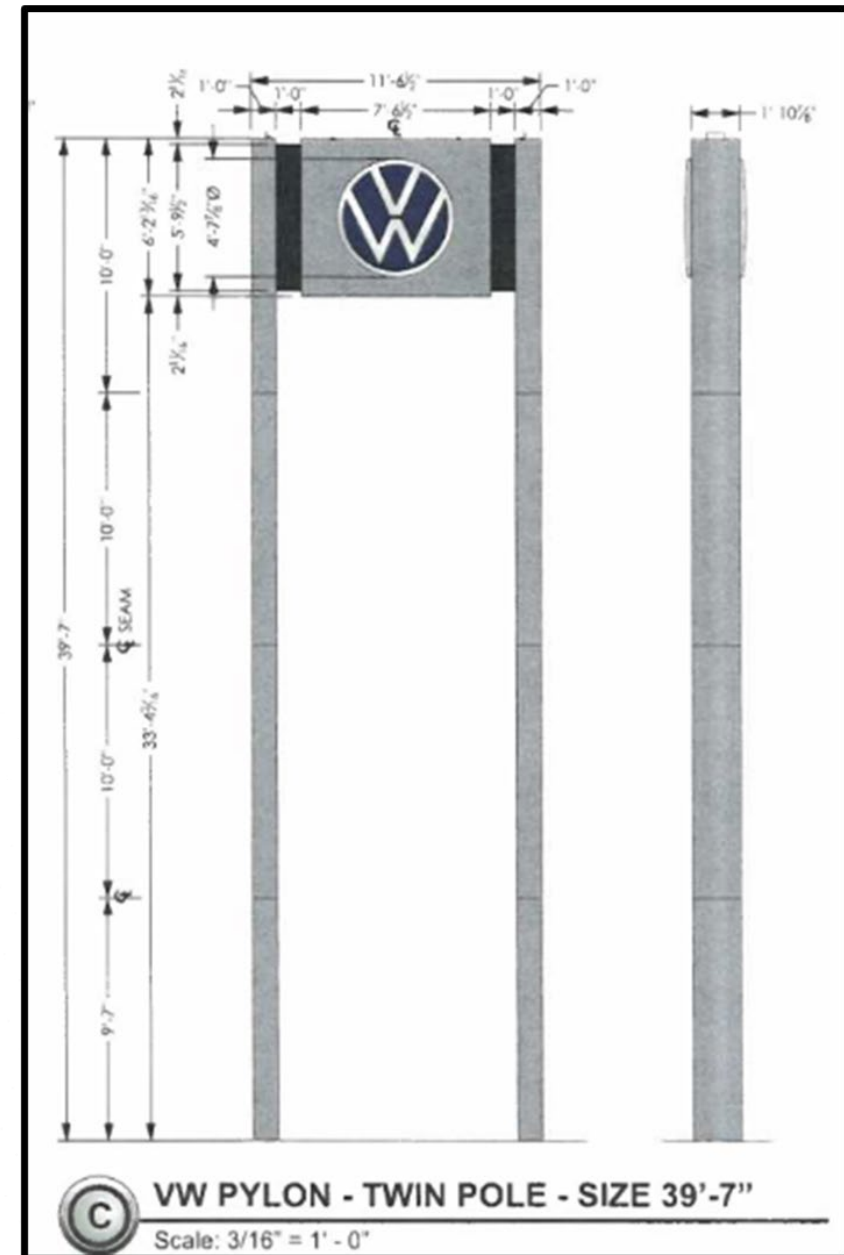
NORTHBOUND VIEW



SOUTHBOUND VIEW

PROPOSED SIGN

- Pole Sign
- 39'7" in overall height.
- Signage – 47 sf in area.
- Material
 - Aluminum fabricated cabinet
 - Color scheme consistent with building
- Illuminated Cabinet (LED lighting)



CITY COUNCIL ACTION OPTIONS

- Approve the July 10, 2024, Sign Control Board Minutes and SCB Case #24-01 as presented, approve with conditions or deny the variance request.
- If approval is granted the following language should be included in the motion:
 - Variance is granted with respect to the sign for which the application for variance was made
 - If the sign is removed the variance does not allow a new sign for the same variance height, a new application and variance request is required for any proposed sign that exceeds the allowable height under the City Sign Regulations