

## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** October 5, 2023

**SUBJECT:** ZC23-0075 Public hearing and consideration of a request from Global Signs, Inc. for a revision to a planned development at 5100 Davis Boulevard, being 0.53 acres described as Lot 1R, Block 18, Clear View Addition.

**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Randy Broyles, Global Signs Inc is requesting to revise the existing RD-PD (Redevelopment Planned Development) on 0.53 acres located at 5100 Davis Boulevard.

### **GENERAL DESCRIPTION:**

The property under consideration is located at the northeast corner of Davis Boulevard and Standley Street, just north of the intersection of Maplewood Avenue. The 23,909-square-foot site is developed with a Chicken Express quick service restaurant with drive through service. The site is adjacent to single-family residences in the Clear View subdivision on the east side. Retail, service, and restaurant uses are located along Davis Boulevard in the vicinity of the site, and the property immediately north of the restaurant is vacant.

The property is currently zoned RD-PD (Redevelopment Planned Development). The zoning was approved by City Council on June 10, 2019 (Ordinance 3587) and establishes a base zoning district of C-1 (Commercial). The PD is intended to allow for a quick service restaurant.

The applicant is requesting an amendment to the development standards to allow a third wall sign on the building. The sign regulations allow wall signs on up to two building faces. While there are two signs installed on the south and west faces of the building, the adopted PD standards allow for the wall signs to be attached to a portion of the wall above the parapet and main roofline of the building. The location of these signs required special approval as part of the planned development. The applicant is requesting that a third sign be allowed on the north face of the building, with the sign attached in a similar location to the existing signs.



A review of developments in the city indicates that five businesses have received approval to install more than two wall signs on the building. A summary is below.

BUSINESS	LOCATION	APPROVAL TYPE	NUMBER OF SIGNS	DATE
Raising Cane's	5036 Rufe Snow Dr	Sign Review Board (SRB 2021-01)	Three (3) building faces	June 14, 2021
Chick-fil-A	6645 NE Loop 820	Special Use Permit (Ordinance 3787)	Four (4) building faces	May 8, 2023
Starbucks	6205 Davis Blvd	Special Development Plan (Ordinance 3788)	Four (4) building faces	May 8, 2023
Braum's	8364 Davis Blvd	Planned Development (Ordinance 3622)	Three (3) building faces	November 12, 2019
Brakes Plus	8612 Precinct Line Rd	Planned Development (Ordinance 3662)	Three (3) building faces	August 24, 2020

**LAND USE PLAN:** This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

**CURRENT ZONING:** The property is currently zoned RD-PD (Redevelopment Planned Development). The zoning was approved by City Council on June 10, 2019 (Ordinance 3587). The PD provides a base zoning district of C-1 (Commercial) and is intended to allow for a quick service restaurant with drive through service.

**PROPOSED ZONING:** The proposed zoning is an amendment to the RD-PD (Redevelopment Planned Development) standards. The proposed change is intended to allow wall signs on three faces of the building.

#### **SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Vacant
WEST	C-2 (Commercial)	Retail Commercial	Retail and service uses
SOUTH	C-2 (Commercial)	Retail Commercial	Retail and service uses
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family Residences



**PLAT STATUS:** The property is platted as Lot 1R, Block 18, Clear View Addition.

**CITY COUNCIL:** The City Council will consider this request at the October 9, 2023, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC23-0075.