



Memorandum

May 11, 2023

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR CHASE OAKS CHURCH FOR A
WALL MURAL (CASE #CUP2023-01)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a wall mural for Chase Oaks Church. The 10.6-acre site is located at 611 Stacy Road and is zoned for the (RE-1) One-acre Ranch Estate District with a CUP for a religious facility. Applicant: Greg Holmes, Pastor of Arts and Cultural Engagement for Chase Oaks Church.

Chase Oaks Church was first granted CUP approval in 2013 for the original design and construction of the campus. Revised CUPs were then granted in 2014 (revised site, landscape and façade plans) and 2016 (revised site and landscape plans to add more parking, and a revised sign package).

STATUS OF ISSUE:

Per ordinance, religious facilities that are located within a residential zoning district must obtain approval of a Conditional Use Permit prior to construction. Development plans, including the site and landscape plans, building design (façade) and signage are included with that CUP request. Signage is included because the Town of Fairview Code of Ordinance does not establish sign regulations for developments of this type in residential districts. The Code of Ordinance also defines murals as a sign type, therefore, in order to add a mural to the exterior of the building, a revised CUP must be requested.

The proposed mural will be approximately 25'x25' and be located on the east wall of the existing building.

Public Input

The town has notified 30 adjacent property owners within 500 feet of the subject property. To date, we have not received any correspondence.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Concept Plans



Chase Oaks Church

Mural Project for Chase Oaks Church, Sloan Creek Campus in Fairview

Purpose of the Sloan Creek Campus mural project

- **To beautify our Sloan Creek Campus and be a beautiful addition to the City of Fairview.** (The wall we are looking to address can be seen by west-bound traffic on Stacy.)
- **Celebrate the broader community that surrounds our campus.** This mural is not about Chase Oaks. We want for our city to be proud of this mural for the diverse population of our community to feel honored.

Sloan Creek Campus wall for mural



- Far left portion of exterior east facing wall that houses the church office and one of our KidsCo rooms. The wall faces the parking lot and would be visible to west-bound traffic on Stacy Rd.
 - The mural would span the entire height of the wall (25ft) and would be approximately 25ft wide.
 - Some of the far-left portions of the design would wrap around the corner slightly onto adjacent, south-facing wall.
 - Two of the shrubs that are now blocking a portion of the wall would be removed to provide visibility.

Proposed Design



As our artists have spent time with Chase Oaks Church and learned about the communities surrounding our Sloan Creek Campus, they have chosen three themes to inform their image:

- **Family** – So many people move out to this area to have a bit more room for their family. Children and family are huge priorities for just about everyone in our area. We want to celebrate that.
- **Diversity** – Our Sloan Creek Campus sits at the corner of Fairview, Allen, and McKinney. We want to celebrate the wonderful diversity that continues to develop on our side of town.
- **Nature** – Natural beauty is one of the wonderful features of Fairview. The abundance of green spaces and trees is something to be celebrated.

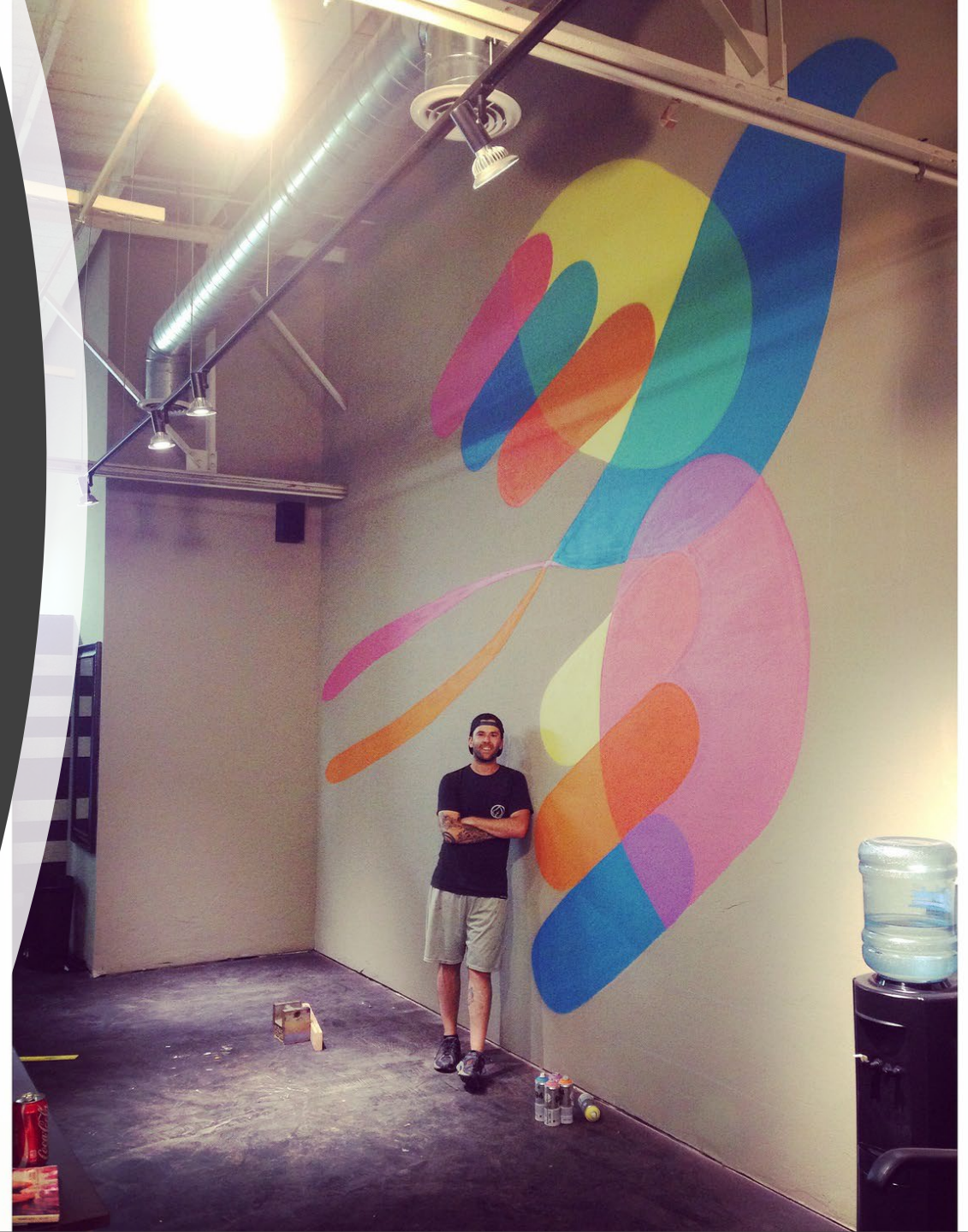


Selected artists – Dusty Gilpin, Carloz Barboza, and Lindsay Zodrow – working in collaboration

- Dusty Gilpin, Carlos Barboza, and Lindsay Zodrow are independent and successful artists who are also friends who have assisted each other in various projects. They have proposed to work in collaboration for the Chase Oaks project. They feel like the diversity of their styles will assist in the message of their overall piece. They are excited to work together and the strength of each of their portfolios can give us confidence that the final piece will be professional.
- The final slides in this deck are of a collaborative project between Dusty and Carlos. It's a good example of what they are able to do together.

Dusty Gilpin

- Dusty is the owner of “Okiedust” which is a sign and mural company in Oklahoma. He has a large portfolio.
- He’s a key connector of mural artists who have developed a working relationship of collaboration and mutual support.
- He’s artistic strengths are in the areas of design, typography, graphitti, color

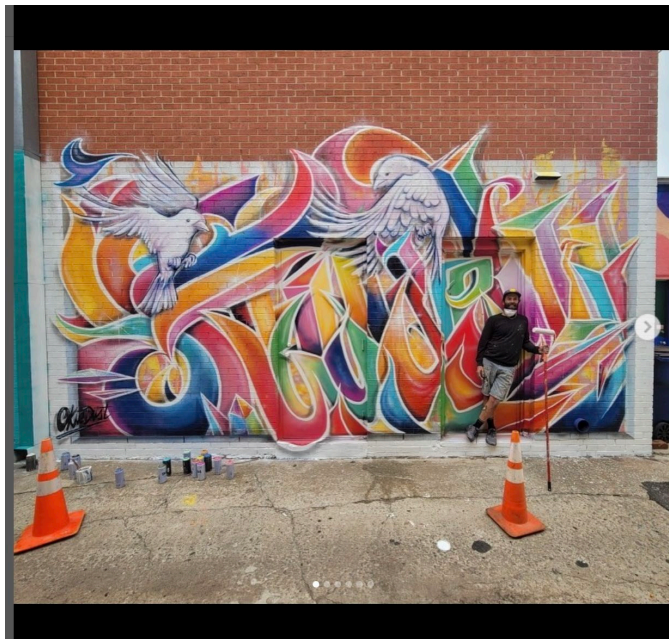
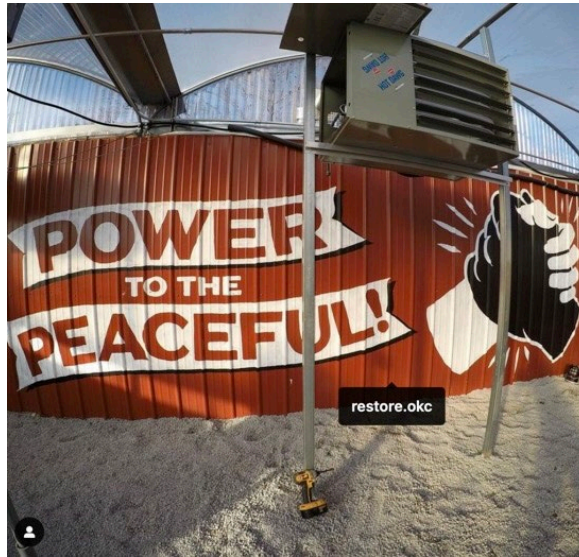




Dusty Gilpin cont.



Dusty Gilpin cont.



Dusty Gilpin cont.

Carlos Barboza

- Carlos is a successful mural artist that specializes in realistic portraits.
- Carlos' work is gaining national attention. He is being sought after for major projects all over the country.
- Carlos' portrait work is some of the best that can be seen anywhere





Carlos Barboza cont.



Carlos Barboza cont.

Lindsay Zodrow

- Lindsay is owner of YoBro an independent sign and mural company.
- She has an illustration style, and she specializes in typography, patterns, and florals.
- She will add a refreshingly young and feminine touch in collaboration with Dusty and Carlos





Lindsay Zodrow cont.

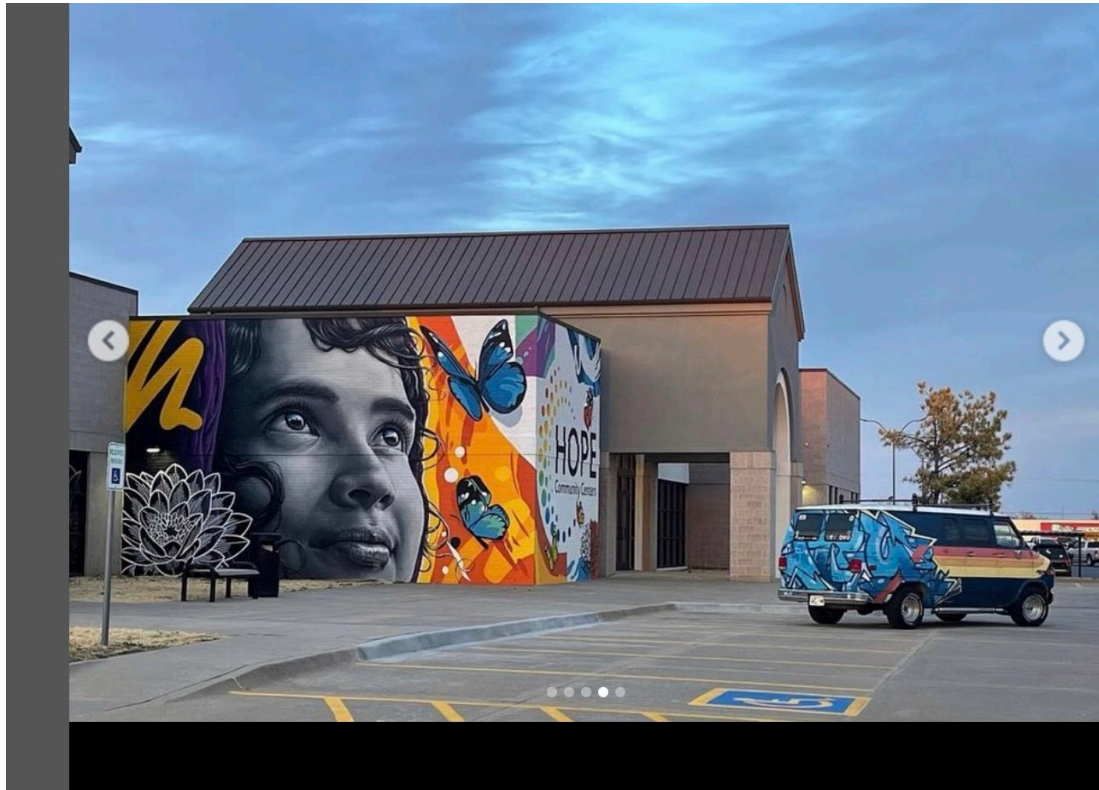


Lindsay Zodrow cont.

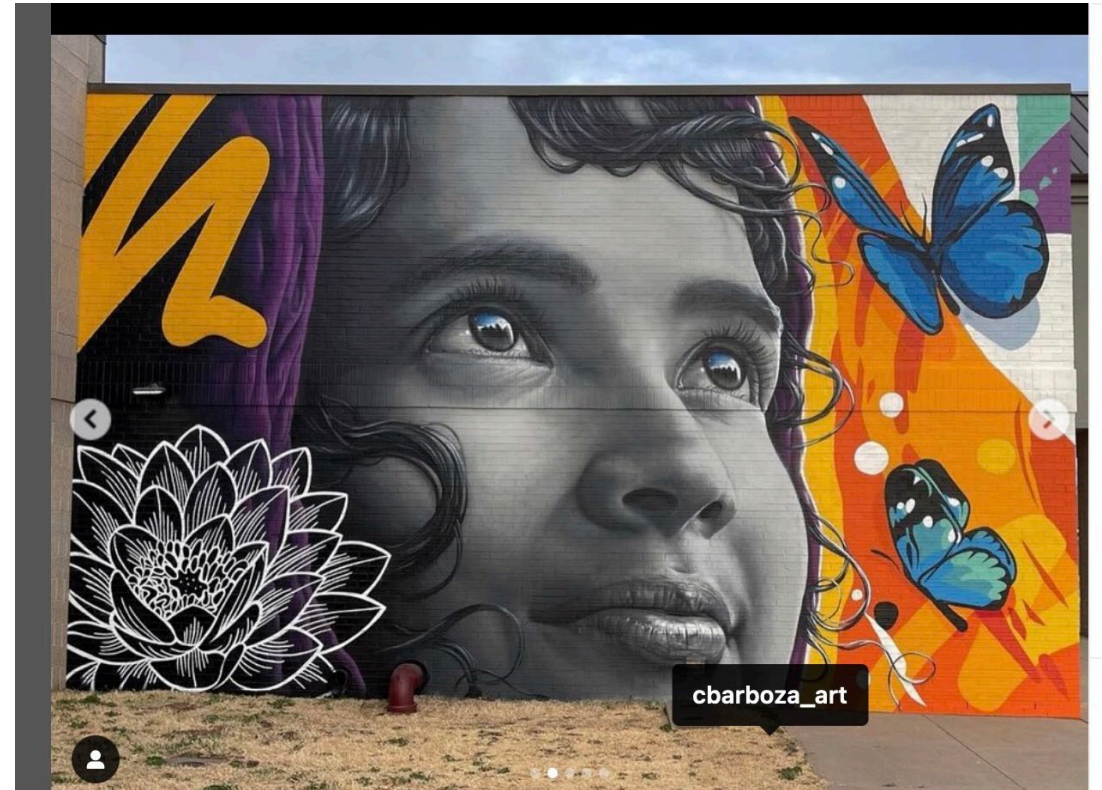
Working in collaboration

- As an example of collaborative work, the image to the right was a partnership between Dusty and Carlos. The portrait work along with strong color, design, and typography allow Carlos and Dusty's strengths to show through.





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MARI



212 lil

Additional views of the
Hope Community
Centers mural