

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**Public Hearing: Text Amendments to the Code of Ordinances
Chapter 12, “Zoning”, Article 12-29-4
Provisions For Business Zoning Districts**

P&Z HEARING DATE: October 17, 2024
C.C. PUBLIC HEARING DATE November 12, 2024

STAFF REP.: Matthew Steer, AICP, Development Services Administrator

PURPOSE: PUBLIC HEARING: Consider text change amendments to the Code of Ordinances, Chapter 12, Article 12-29-4 (Provisions for Business Zoning Districts) to allow signs, excluding pole signs, built prior to 1990 to be rebuilt in the same location with the same height and width, provided they are architecturally compatible with the main structure on site.

HISTORY: This ordinance was the result of Retail Roundtable held with retail developers to discuss the future trends in retail.

DISCUSSION: This is a minor text amendment to the *Zoning Ordinance* to allow signs, excluding pole signs, built prior to 1990 to be rebuilt in the same location with the same height and width, provided they are architecturally compatible with the main structure on site.

During the Retail Roundtable, it was the consensus that the current non-conforming signage was most likely never going to be removed and brought into conformance, unless destroyed by a natural disaster. Because these signs were built prior to the current ordinance, they are typically larger in size and greater in height than what the current ordinance permits and are considered legal non-conforming. If they could be rebuilt to the same height and width that they are currently, then the owners of the centers would consider rebuilding these signs to be more architecturally compatible with the centers and would be more uniform with the existing signage along the city roads. Staff is recommending the following verbiage be introduced into the nonconforming signage section: If the freestanding sign was built prior to 1990, and if the sign is not considered a pole sign, then the sign can be rebuilt in the same location with the same height and width, provided it is architecturally compatible with the main structure on site.

The redlined ordinance changes are attached for your review.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of the *Zoning Ordinance* text amendments.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Ordinance Changes (redlined)