



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, May 19, 2022

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

PRESENT: Chairman, Edmund Haas; Commissioner, Cindy Bishop; Commissioner, Freddie Guerra; Commissioner, Ed Maurer; and Commissioner, Jim Walker

ABSENT: Vice Chair, Glenn Portman; and Commissioner, Sue Blankenship

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Vandana Sayegh, Administrative Technician; and Kami McGee, Board Secretary.

Notice was given that the Planning and Zoning Commission of the City of Coppel, Texas, met on Thursday, May 19, 2022, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., held at Town Center, 255 Parkway Boulevard, Coppel, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Coppel reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of this meeting was to consider the following items:

Regular Session (Open to the Public)

1. Call To Order.

Chairman Haas called the meeting to order at 6:01 p.m.

2. Work Session (Open to the Public)**3. Discussion regarding agenda items.**

Staff briefed the Commission on the cases listed on the agenda and answered questions.

4. Discussion regarding the Six Questions.

Staff showed a video of Patrick Lencioni presenting the importance of the six questions. Chairman Haas facilitated discussion of the commission.

Regular Session (Open to the Public)**5. Citizens' Appearance.**

Chairman Haas advised no one signed up to speak at Citizens' Appearance.

6. Consider approval of the April 21, 2022, Planning and Zoning meeting minutes.

A motion was made by Commissioner Walker, seconded by Commissioner Bishop, to approve the minutes of the April 21, 2022, Planning and Zoning meeting. The motion passed unanimously, (5-0).

7. PUBLIC HEARING:

Consider approval of amending the Code of Ordinances, Chapter 12, Article 29 (Sign Regulations), Section 12-29-1 (Definitions), to amend 12-29-4 (Provisions for business zoning districts) and to add 12-29-7 (Digital Signs) to define and allow for pylon signage adjacent to SH 121 and IH 635; and to allow public and private schools to use changeable letters on their monument signs; and to change "gasoline" to "fuel"; and to add 12-29-7 (Digital Signs) to allow for the relocation and digital conversion of two off-premise sign structures; and provide for regulations and definitions.

STAFF REP.: Matt Steer

Matt Steer, Development Services Administrator, presented the case with exhibits and stated that staff is recommending approval of the sign ordinance text amendments to include:

1. Changeable letters on monument signs for schools.
2. Pylon signage on highway frontage for Conceptual Planned Developments in the Highway Commercial District.
3. Digital off-premise sign replacements on IH 635 and the DART ROW.

Chairman Haas opened the Public Hearing and advised that no one wished to speak. Chairman Haas closed the Public Hearing.

Greg Morris, Clear Channel Outdoor, was present to answer questions of the

Commission and stated that they would follow the TXDOT requirements and agreed to include a stone veneer in the design of the pole for the new replacement billboards.

A motion was made by Commissioner Maurer, seconded by Commissioner Walker, to approve the sign ordinance text amendments. The motion passed unanimously, (5-0).

8. Update on City Council Items.

Chairman Haas stated that the Commission was updated on City Council items during Work Session.

9. Adjournment.

There being no further business before the Planning & Zoning Commission, Chairman Haas adjourned the meeting at 7:28 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary