



MINUTES OF THE WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS HELD ON TUESDAY, FEBRUARY 28, 2023, AT 5:30 P.M., AT THE MEADOWS PLACE CITY HALL, 1 TROYAN DRIVE, MEADOWS PLACE, TEXAS 77477.

A. Call to order and announce a quorum is present.

The meeting was called to order by Mayor, Charles D. Jessup IV, at 5:30 p.m. with the following present.

Mayor, Charles D. Jessup, IV
Kurt Kopczynski, Alderman

Rick J. Staigle, Alderman
Kelle Mills, Alderman

Nick Haby, City Administrator

Aldermen David Mertins and Tia Baker were not present.

Courtney Rutherford, City Secretary, was not present.

Megan Mikutis, City Attorney, was also in attendance.

The following staff were also in attendance: Communications Director, Cameron Miller.

B. Discussion regarding the City of Meadows Place current sign ordinance.

Mayor Jessup introduced the item and then called on Mr. Haby. Mr. Haby stated that a few months Council directed staff to ask the City Attorney to review the city's current sign ordinance. In reviewing the ordinance, the Attorney determined that about 75% of the ordinance needs to be addressed. After the review he then asked Ms. Mikutis to put together a presentation that breaks down what is and is not allowed when regulating signs.

Ms. Mikutis stated that she performed a policy audit of the current sign ordinance and then presented her review to Council and staff. She looked for outdated provisions that need to be brought up to current law and standards, clarity, and legislation organization. She stated her presentation would focus on four (4) key things:

- Current Restrictions – What you can't do.
- General Permissible Regulations – What you can do.
- Areas of Opportunity – What you might think about doing.
- Request for Feedback Questions, Comments – What you would like to do.

She first addressed what you can't do. The biggest restriction on regulation is that you cannot regulate content-based signs.

- Communicative content which can be based on subject matter, i.e., political.
- Function on purpose, i.e., implicitly content based.

- Preference on type of speech over another, i.e., commercial over non-commercial
- Over or under inclusive standards;
- Time, place, or manner.

She then explained what permissible regulations are:

- Size, except for political signs unless the sign is billboard like proportions.
- Location
- Non-lighting and Lighting
- Aesthetics and building materials.
- Placement on private versus public property
- Place on commercial and residential property
- On-premises and off-premises commercial advertising
- Electronic billboards
- Time, Place and Manner
- Flags, banners, bunting, and balloons

She concluded her presentation with three key points of opportunity:

- Update – Meet City needs without frequent amendments in the future.
- Organization – Remove duplications.
- Function – Address administrative needs and policy making abilities.
- Definitions – Pull out key words and improve definitions section.

She also stated that Council may want to remove the sign from the Planning and Zoning section.

Mayor Jessup stated that he would like for Council to first decide if they want to remove it from the Planning and Zoning section and he is inclined to moving out of Planning and Zoning and go straight to Council. There was brief discussion regarding the location of the sign ordinance. Ms. Mikutis stated that usually a sign ordinance stands on own. Council discussed that moving it from zoning would speed up the process for modifications. Ms. Mikutis confirmed that Council can moving this from the zoning ordinance without involvement of the Planning and Zoning Commission. Council agreed to direct legal to prepare an ordinance to remove this section from the Planning and Zoning section of the ordinance.

Ms. Mikutis stated that the next step would be to decide what the city wants to do with existing signs. State law allows one of two options, grandfather them or create a sign board. This sign board consist of certain number of members from the community with specific qualifications which can be very cumbersome. Council discussed grandfathered signs and the requirements to bring up to current code if in need of repair or replacement.

Council briefly discussed regulation of commercial signs versus residential and electronic signs.

Council asked Ms. Mikutis to find a current sign ordinance that Council can review and work from to create a new sign ordinance. She stated that she will pull some samples and work with administrative staff to get input as to what we want to include in the administrative section.

Council and staff then reviewed current sign ordinance with legal. They agreed that they would like the revised ordinance to be clearer for enforcement.

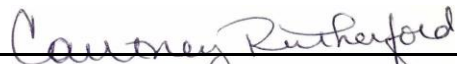
The final direction from Council was to have legal clean up the current ordinance to current standards and bring regulation ideas for electronic signs for consideration. Council agreed to have another workshop in a couple of months to review proposed changes from legal.

C. Adjourn

There being no further business to discuss the meeting adjourned at 6:24 p.m.

These minutes were approved by City Council on March 28, 2023.

ATTEST:



Courtney Rutherford, City Secretary



Charles D. Jessup IV, Mayor

