

Planning Commission Work Session
Minutes - March 23, 2026

1. Call to Order: Chairman Mehserle called the meeting to order at 5:30 pm.
2. Roll Call: Chairman Mehserle, Commissioners Guidry, Hayes, Ross, Shelton, Story, and Wharton were present.

Staff: Joe Duffy – Community Development Director and Emily Carson – Community Planner

3. Citizens with Input – None
4. Old Business
 - a. Continued discussion of proposed text amendment for non-residential district sign standards

Mr. Duffy reviewed revisions from previous discussions and noted the City does not anticipate an abundance of requests for unified building identifying signage applied to multi-tenant buildings. Discussion ensued with questions on potential requests for larger signs and multiple frontages; Mr. Duffy advised sizes are determined by the size tables and multiple frontages are deferred back to the tenant space. On conclusion it was suggested to clarify frontage limits and size requirements with the proposed text amendment.

- b. Interstate Corridor Overlay District (IC) - Sign Standards, Table 6-9-2

Mr. Duffy presented the proposed amendment, which seeks to establish height guidelines for the Interstate Corridor Overlay District, which are not currently provided in the Land Management Ordinance. Discussion ensued, with a question asked if the proposal would allow for billboards; Ms. Carson advised it does not. The recommended 100 foot height for monopole signs in the IC allows for those parcels abutting I-75 to effectively advertise, and may be more business-friendly for IC district businesses seeking to reach interstate highway travelers, in keeping with the intent of the established overlay district.

- c. Vape Shops

Mr. Duffy presented the proposed amendment evolving further from past discussions; question arose on THC dispensaries; Mr. Duffy advised it can be addressed separately as a distinct topic. Question on definition of a smoke shop; it was advised it is defined by the Law Insider subscription service's definition. It was agreed upon that lowering the percentage of vape products a business sells from 50% as drafted to 30%, to qualify as a definable "vape shop" would be preferred.

5. New Business
 - a. Proposed text amendment for Commercial Air Tours – Ms. Carson reviewed the proposed amendment; which is proposed to be added in the definitions and the standards under commercial use and the zoning district allowed in.
6. Chairman Item(s) – None

7. Other Business – Ms. Carson reviewed as noted below
 - a. Review items for April 13, 2026, informational/public hearings – Ms. Carson reviewed the applications.
 - b. Update on City Council zoning decisions
8. Adjournment: there being no further business to come before the Commission, the meeting was adjourned at 7:12 pm.