

CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, June 12, 2025 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Commission, please sign the Attendance Roster located on the table in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, the P&Z Commission may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each

3. Citizens to be heard

CONSENT AGENDA

All of the following items are considered to be routine by the P&Z Commission, there will be no separate discussion on these items and will be enacted by one motion. Items may be removed by any Commissioner by making such request prior to a motion and vote.

4. Approval of the April 10, 2025 Planning and Zoning Commission Regular Meeting Minutes
Christina Picioccio, TRMC, City Secretary
5. Approval of the May 8, 2025 Planning and Zoning Commission Regular Meeting Minutes
Christina Picioccio, TRMC, City Secretary

WORKSHOP

6. Unified Development Code amendments regarding Signs (Part 2)
Jessica Relucio, ENV SP, City Planner

ADJOURNMENT

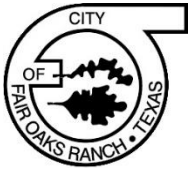
Signature of Agenda Approval: s/Carole Vanzant

Carole Vanzant, Assistant City Manager

I, Christina Picioccio, TRMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, June 9, 2025 and remained so posted continuously for at least 72 hours before said meeting was convened. A quorum of City Council and various boards, committees, and commissions may attend the Planning & Zoning Commission meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available.



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, April 10, 2025 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes and Vice-Chairperson David Horwath

Commissioners: Linda Tom and Shawna Verrett

Absent: Commissioners Eric Beilstein, Dale Pearson, and Lamberto "Bobby" Balli

With a quorum present, the meeting was called to order at 6:30 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was led by Commissioner Linda Tom.

CITIZENS and GUEST FORUM

3. Citizens to be heard – N/A

CONSENT AGENDA

4. **Approval of the March 13, 2025, Planning and Zoning Commission Regular Meeting Minutes**

MOTION: Made by Commissioner Tom, seconded by Vice Chairman Horwath, to approve the consent agenda.

VOTE: 4 - 0, Motion Passed.

WORKSHOP

5. **Unified Development Code amendments regarding Table 4.2 Use Table and Conditional Uses**

Lee Muñoz, P.E., CFM, Manager of Engineering Services, conducted a workshop on proposed amendments to the Unified Development Code (UDC). The Commission provided feedback on Table 4.2 and asked staff to define the term "domestic pet".

6. **Planning & Zoning Training**

Chairperson Barnes, with the consensus of the Commissioners present, postponed this training to the October meeting, to be scheduled after Council appointments are made and when all Commissioners can be present.

REQUESTS**7. Request for P&Z commission topic needing information/research.**

There were no requests made. Chairperson Barnes directed staff to remove this section from future agendas.

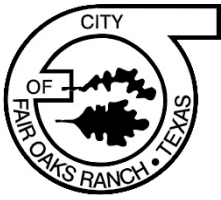
ADJOURNMENT

Chairperson Barnes adjourned the meeting at 7:25 PM.

Bobbe Barnes, Chairperson

ATTEST:

Christina Picioccio, TRMC
City Secretary



CITY OF FAIR OAKS RANCH

PLANNING AND ZONING COMMISSION MEETING

Thursday, May 8, 2025 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum

Present: Chairperson Bobbe Barnes

Commissioners: Linda Tom, Shawna Verrett, Dale Pearson,

Absent: Vice-Chairperson David Horwath and Commissioners Eric Beilstein and Lamberto "Bobby" Balli

With a quorum present, the meeting was called to order at 6:34 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was led by Commissioner Shawna Verrett.

Commissioner Lamberto "Bobby" Balli arrived at 6:36 PM.

CITIZENS and GUEST FORUM

3. Citizens to be heard – N/A

WORKSHOP

4. **Unified Development Code amendments regarding Trees and Signs (Part 1)**

Jessica Relucio, ENV SP, City Planner, conducted a workshop on proposed amendments to the Unified Development Code (UDC) regarding Trees and Signs (Part 1). The Commission discussed at length the proposed removal of the requirement for tree preservation plans for residential redevelopments. By consensus, the Commission requested the reinsertion of the redlined phrase "residential or" into Section 8.8, Tree and Habitat Protection, Subsection (2)(ii), so that it reads: "Redevelopment. Redevelopment of any residential or nonresidential property within the City limits...". The Commission expressed concurrence with the remainder of the recommended UDC amendments.

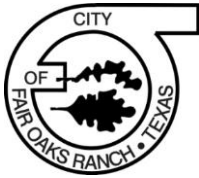
ADJOURNMENT

Prior to adjourning the meeting, Chairperson Barnes provided Commissioner Pearson with a certificate in honor of his serving seven years on the P&Z Commission. The meeting was adjourned at 7:31 PM.

Bobbe Barnes, Chairperson

ATEST:

Christina Picioccio, TRMC
City Secretary



PLANNING & ZONING COMMISSION WORKSHOP

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Unified Development Code amendments regarding Signs (Part 2)

DATE: June 12, 2025

DEPARTMENT: Public Works and Engineering Services

PRESENTED BY: Jessica Relucio, ENV SP, City Planner

INTRODUCTION/BACKGROUND:

As part of the Unified Development Code proposed amendments, Chapter 10 Signs is the final category to be reviewed by the Planning and Zoning Commission ("P&Z"). Part 1 of the review covered statutory updates which was performed at P&Z's May 8th meeting. The remaining review focuses on proposed amendments related to policy and administrative changes.

Detailed amendments are provided in **Exhibit A** with policy changes shown in **red** and administrative updates shown in **blue**. Following is a summary of proposed amendments, section by section:

Chapter 10 Signs (Edits throughout)

- Cleaned up references of Tables 10.1, 10.2, and 10.3 to the changed and combined table, Table 10.1
- Cleaned up text by removal of "Common" in "Master or Common Signage Plan" to "Master Signage Plan" to match with the code recommendation in Sec. 10.4 (1) d
- Changes in section numbers and titles are displayed below with cross outs

Section 10.1 Purpose, Applicability, and Effect

10.1 (2) b. Effect

- Removed regulation of Prohibited Signs
- Added Staff recommendation of a Variance Process

Section 10.2 Calculations

10.2 (1) a. Area of a Sign

- Added description on how to calculate a Monument Sign/Free Standing Sign

Section 10.3 General Requirements ~~Sign Permits~~

- 10.3 (1) b. Signs in ETJ
 - Changed the conditions for signage within the ETJ along FM-3351 instead of IH-10
 - Clarified "Other businesses" with "Businesses and Non-Single Family Residential Properties not located on FM-3351 used for non-single family residential uses..."

- Changed the zoning district for Businesses and Non-Single Family Residential Properties not located on FM-3351 used for non-single family residential uses from Mixed Use Village to Neighborhood Commercial
- Clarified “All other locations” with “Single Family Residential Properties used for single family residential uses...”
- 10.3 (2) e. Appeal of Denial of Sign Permit ~~Action on Master Common Signage Plan~~
 - Moved “Action on Master/Common Signage Plan” subsection to “Master Signage Plan” in Sec. 10.1 (1) d.
 - Removed notification of application rejection
 - Added an “Appeal of Denial of Sign Permit” to match with Chapter 3 of the UDC
- 10.3 (4) Sign Permits
 - Clarified signage approval criteria to match the proposed variance process
 - Moved the “Zoning Districts” subsection to Table 10.1
 - Moved “Sidewalk Signs” to 10.4 (4) e. “Types of Signs” with conditions
 - Moved “Canopies” to Table 10.1 and Sec. 10.4 (2) in Types of Signs
 - Clarified “Open Signs” subsection of small neon *open* signs allowed in storefronts in Mixed Use Village and Neighborhood Commercial districts and in the ETJ without a permit.
 - Recommendation for small neon “open” signs to be prohibited. (*Staff does not concur*)
 - Combined Tables 10.1, 10.2, and 10.3 to one, Table 10.1 in Sec. 10.10
- 10.3 (5) ~~Temporary Sign Permits~~
 - Moved “Temporary Sign Permits” section to Sec. 10.4 (3) Temporary of Temporary Signs
- 10.3 (6) ~~Signs in the Public Right of Way~~
 - Moved “Signs in the Public Right of Way” to Sec. 10.4 (3) Temporary of Temporary Signs
 - Moved “Banners” to Sec.10.4 (4) Others in Temporary Signs
 - Moved “Neighborhood Watch Signage” to Sec. 10.5 Exempt Signs
 - Moved “Other Signs Forfeited” to Sec. 10.4 (4)
- 10.3(5)(7) ~~Compliance, Materials, and Maintenance Design, Construction, and Maintenance~~
 - Cleaned up the subtitle
 - Clarified meaning of “Materials”
- 10.3 (8) ~~Master of Common Signage Plan~~
 - Moved “Master Signage Plan” section to Sec. 10.4 (e) Types of Signs
 - Removed Common Signage Plan of 25% increase in total sign area and lots having one sign every 100 feet of frontage if the lot has more than 300 feet frontage
- 10.3 (9) ~~Electronic Reader Boards~~
 - Moved Electronic Reader Board Signs (ERBS) section to Sec. 10.4 (1) Freestanding of Types of Signs

- Removed requirement to display public service announcements 25% of the time every 15 minutes
- Removed subjective text of approving ERBS permits

Section 10.4 Types of Signs

- Added section
- 10.4 (1) Freestanding
 - Added subsection “Freestanding”
 - Defined monument and added landscape standards
 - ERBS relocated to this section with the addition of standards for “Construction” and “Approval”
 - Added “Flags” subsection
 - Master Signage Plan relocated to this section with the addition of one sign permitted for every 600 feet of frontage, unless on the IH-10 then one sign is permitted every 1,000 feet of frontage
- 10.4 (2) Building Signs
 - Added sign regulations to abide by Internal Building Code (IBC)
 - Added window sign regulations not to exceed 25% of the window surface area
 - Added “Street Address” subsection
- 10.4 (3) Temporary
 - Added clarification of the type of signage, location, removal process, number of signs, and other maintenance standards
- 10.4 (4) Others
 - Added “Subdivision Signs” section with standards of size area, location, and number
 - Added “Kiosk Signs” section with standards of location, maintenance, and construction (*staff does not concur with “ladder” as the only type of kiosk*)

Section 10.4 10.5 Exempt Signs ~~Exempt, Prohibited and Nonconforming Signs~~

- Changed and moved real estate signage to Table 10.10
- Added clarification of “Vehicular Signs” with standards of maintenance
- Changes and moved sections referencing garage sales, construction sites, special events, model homes, and trespassing signage to Table 10.10
- Added and moved subdivision sign standards to 10.4 (4)
- Moved Political and Campaign sign standards to Sec. 10.6 Political Signs
- Removed repetitiveness of the water tower and storage device standards
- Clarified scholastic signage
- Added Building Marker/Historic Sign definition

Section 10.6 Prohibited Signs

- Removed obscene signs and off-premises signs
- Added pennants/small flags, electronic signs (except ERBS in Sec. 10.4), pole/pylon signs, roof signs, neon signs, changeable copy sign, auxiliary signs, home occupation signs,

portable signs, projecting signs, billboards, trailer signs, wall painted signs, and other including roof surface painted signs and illuminated signs (*staff does not concur with small flags, sidewalk/sandwich signs and certain neon signs*)

Section 10.7 Nonconforming Signs

- Changed compliance standards

Section ~~10.5~~ 10.8 Abandoned and Dilapidated Signs and Supporting Structures

- 10.8 (1)
 - Changed time limit of 30 days to 15 days to bring a sign into compliance
 - Simplified and merged text to the red added portion in this section
- 10.8 (2)
 - Removed for repetitiveness

Section ~~10.6~~ 10.9 Political Signs ~~Electioneering on City-Owned or Controlled Public Property~~

- Clarified and simplified to follow Texas statutes with the limit of 3 political signs per candidate, removal process, and locations at poll site
- Removed language about prohibiting the placement of signs in the right-of-way (*staff does not concur*)
- Removed language about attaching literature on public infrastructure on public property used as a polling location (*staff does not concur*)

Section 10.10 Sign Matrix

- Refer to the Table in Section 10.10 in **Exhibit A**

Next steps for adoption of UDC amendments include:

1. July 10 - Staff will present to the P&Z the final proposed amendments related to Setbacks, Screening, Street Frontage, Variance Process, CDA, Trees, Hill Country Aesthetics, Signs, Table 4.2, and Conditional Uses. P&Z to make a recommendation on advancing to the City Council for their review.
2. July 17 – Staff will present the final proposed amendments to the City Council and request public hearings to be held August 14 and 21, 2025.
3. August 14 – The P&Z will conduct a public hearing on the proposed amendments to receive public testimony and make a recommendation to the City Council on the amendments.
4. August 21 – The City Council will conduct a public hearing on the proposed amendments to receive public testimony and is the final authority on the amendments.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Supports Priorities 2.1.2 and 2.2.5 of the Strategic Action Plan to evaluate and update the Unified Development Code.
2. Complies with established processes and procedures for amending the Unified Development Code.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

Exhibit A

City of Fair Oaks Ranch Unified Development Code

Chapter 10	Signs	197
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Section 10.6 10.9	Electioneering on City Owned or Controlled Public Property Political Signs	224
Section 10.10	Sign Matrix	226

CHAPTER 10 SIGNS

Section 10.1 Purpose, Applicability and Effect

(1) Purpose

The purposes of regulating the placement and specifications of signs within the City's jurisdictional area are to do the following:

- a. Safety. Promote and protect the safety of persons and property by assuring that signs do not create traffic hazards or impair motorists' ability to see pedestrians, other vehicles, obstacles or read traffic signs;
- b. Aesthetics. Promote the aesthetics, safety, health, morals and general welfare, and the assurance of protection of adequate light and air by regulation of the position, displaying, erection, use and maintenance of signs;
- c. Information. Promote the efficient transfer of ~~general~~ public and commercial information through the use of signs; and
- d. Appearance and Economic Value. Enhance the overall appearance and economic value of the landscape and preserve the unique natural environment that distinguishes the City and surrounding area.

(2) Applicability and Effect

- a. Applicability. A sign may be erected, placed, established, painted, created, or maintained in the City ~~or ETJ~~ only in conformance with the standards, procedures, exemptions, and other requirements of the Section.
 - i. In addition to applicable City ordinance requirements, signage standards may be regulated through private deed restrictions and owners are strongly encouraged to review their deed restrictions before beginning a sign permit. The City does not enforce private deed restrictions or HOA regulations.
 - ii. Signs to be in a Master Signage Plan are not subject to these sign provisions but shall conform with the established sign standards adopted with the signage plan.
 - iii. This chapter does not regulate official traffic signs or other government signs located within the public right-of-way.
- b. Effect. The effect of this Section as more specifically to do the following:
 - i. Permit System. Establish a permit system to allow a variety of types of signs in Mixed Use Village, Neighborhood Commercial, Community Facilities and Logistics zones and a limited variety of signs in other zoning districts ~~or ETJ~~, subject to the standards and the permit procedures of this Chapter;
 - ii. ~~No Permit Required. Allow signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this Chapter, but without requirements for permits;~~
 - ii. Exempt Signs. Allow signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this Chapter;
 - iii. Temporary Signs. Provide for temporary signs ~~without commercial messages~~ in limited circumstances;
 - iv. ~~Prohibited Signs. Prohibit all signs not expressly permitted by this Chapter; and~~

City of Fair Oaks Ranch Unified Development Code

- v. Variance. Under unique circumstances, the variance process is as follows in Chapter 3 Section 3.9 (14) Relief from signage regulations.
- vi. Enforcement. Provide for the enforcement of the provisions of this Chapter.
- c. Penalties. See Chapter 12 Compliance and Enforcement of the UDC. Any person, firm, association of persons, corporation, or other organization violating any of the provisions of Chapter 10 will be guilty of an offense under this Chapter and will be subject to penalty as defined in Chapter 12, Compliance and Enforcement, of this UDC.

(3) Comprehensive Plan

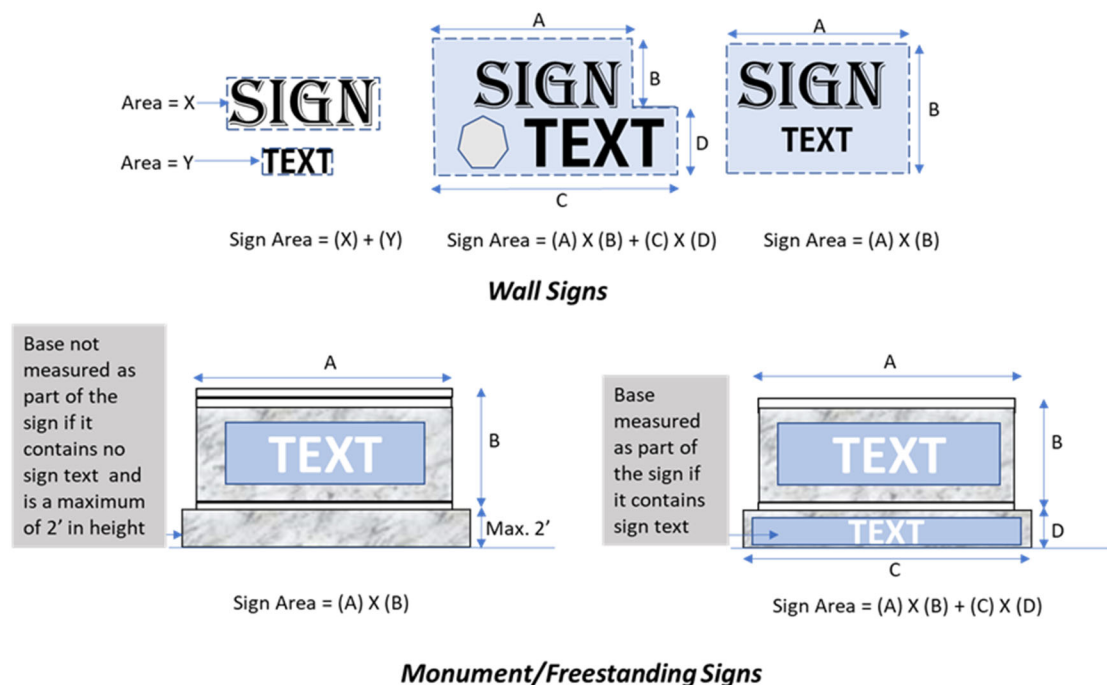
All signs constructed in the City or ETJ will be consistent with the policies and guidelines established in the most recent versions of the Fair Oaks Ranch Comprehensive Plan.

Section 10.2 Calculations**(1) Calculation of Sign Sizes**

- a. Area of a Sign.

Wall Sign: The area of a sign will be calculated by means of the total square foot of the sign area the smallest square, circle, rectangle, triangle, or combination thereof, that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.

Monument Sign/Free Standing Sign: The area of a sign will be calculated based on the total square foot of the sign area including any supporting framework, ~~bracing, or decorative fence or wall~~ when ~~such such fence or wall framework otherwise~~ meets this Code ~~regulations~~ and is clearly incidental to the display ~~itself~~. If the base of the sign does not contain any text and does not exceed a maximum height of two feet (2'), the area of the base will not be included in the calculation of the sign area.



City of Fair Oaks Ranch Unified Development Code

Figure 10.1 – Sign Area Calculation

- b. Area of Multifaceted Signs. The sign area for a sign with more than one face will be calculated by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back-to-back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area will be calculated by the measurement of one of the faces.
- c. Height. The height of a sign will be calculated as the vertical distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade will be construed to be the finish grade at the lowest point the sign support intersects the ground. ~~of the following:~~
 - i. ~~Existing Grade. Existing grade prior to construction, or~~
 - ii. ~~Newly Established Grade. The newly established grade after construction, exclusive of any filling, berming, bounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height will be calculated on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the top of a curb or a public street or the grade of the land at the principal structure on the lot, whichever is lower. ; except that in the Interstate Corridor, height will be measured from the IH-10 Roadway surface.~~

(2) Calculation of Maximum Total Permitted Sign Area

The permitted ~~sum of the~~ area of ~~all each type individual~~ of sign ~~on a lot will shall~~ be calculated ~~by applying the formula contained in~~ as per Table 10.12, Section 10.10 Sign Matrix, “Maximum Total Sign Area per Lot by Zoning District,” to the Lot frontage, building frontage, or wall area, as appropriate, for the zoning district in which the lot is located. The allowable maximum ~~will shall~~ be the greatest of the areas calculated, per Matrix Table 10.1 ~~by the formula.~~ Lots fronting on two or more streets are allowed the permitted sign area for each street frontage, ~~with signs facing a maximum of two streets; however, the total sign area that is oriented toward a particular street may not exceed the portion of the lot’s total sign allocation that is derived from the lot, building, or wall area frontage on that street.~~

Section 10.3 General Requirements Sign Permits

(1) Permits Required

- a. Sign Requiring Permit. If a sign requiring a permit under the provision of this Chapter is to be placed, constructed, erected, or modified on a lot either within the City limits or the City’s extraterritorial jurisdiction (ETJ), the owner of the lot will obtain a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of Table 10.1 Sign Matrix and Section 10.3(4) below.
- b. Signs in ETJ. Signs located in the ETJ are to be regulated by the sign development standards applied to comparable uses of similar businesses (see Table 10.1 below) within the City limits under the following conditions:
 - i. Businesses and Non-Single Family Residential Properties on FM-3351 IH-10. Properties with frontage on FM-3351 IH-10 must comply with the sign regulations described in the Logistics Zoning District.

City of Fair Oaks Ranch Unified Development Code

- ii. ~~Other Businesses. Other Businesses and Non-Single Family Residential Properties not located on FM-3351 used for non-single family residential uses~~ in the ETJ must comply with sign regulations described in the ~~Mixed-Use Village and Neighborhood Commercial Zoning Districts.~~
- iii. ~~Other Locations. All other locations. Single Family Residential Properties used for single family residential uses~~ within the ETJ, must comply with sign regulations described in the Rural Residential Zoning Districts.
- c. Public Right-of-Way. No signs will be erected in the public right-of-way except in accordance with Section 10.3(6), below.
- d. Compliance. No sign permit of any kind will be issued for an existing or proposed sign unless such sign complies with the requirements of this Chapter (including those protecting existing signs) in every respect and with the Master ~~or Common~~ Signage Plan in effect for the property, if applicable.

(2) General Permit Procedures

The following procedures will govern the application for, and issuance of, all sign permits under this Chapter, and the submission and review of ~~Common Signage Plans and~~ Master Signage Plans:

- a. ~~Applications Permits.~~ All ~~applications for~~ sign permits of any kind and ~~for approval of including a~~ Master ~~or Common~~ Signage Plan will be submitted to the City Manager (or designee). See Chapter 3, Applications and Permits.
- b. Fees. Fee for a sign permit or for approval of a Master ~~or Common~~ Signage Plan will be submitted at the time of ~~the permit application submittal issuance of the permit~~. Fee amounts will be established by the City Council by ordinance.
- c. Completeness. The City Manager (or designee) will review all applications for sign permits or for a Master ~~or Common~~ Signage Plan for completeness. If the City Manager (or designee) finds that it is complete, the application will then be processed. If the City Manager (or designee) finds that it is incomplete, the City Manager (or designee) will, within such ten-day period, send to the applicant a notice of the specific ways in which the application is deficient, with appropriate references to the applicable sections of the Chapter.
- d. Action on Permit. After the submission of a complete application for a sign permit, the City Manager (or designee) will either:
 - i. Accept. Issue the sign permit, if the sign(s) that is/are the subject of the application conforms in every respect with the requirements of this Chapter and of the applicable Master ~~or Common~~ Signage Plan; or
 - ii. Reject. Reject the sign permit if the sign(s) that is/are the subject of the application fails in any way to conform to requirements of this Chapter and the applicable Master ~~or Common~~ Signage Plan. In case of a rejection, the City Manager (or designee) will specify in the notice of rejection the sections of the Chapter or applicable plan with which the sign (s) are inconsistent.
- ~~e. Action on Master/Common Signage Plan. On any application for approval of a Master or Common Signage Plan, the City Manager (or designee) will either:~~
 - ~~i. Approve. Approve the proposed plan if the sign(s) as shown on the plan and the plan itself conforms in every respect with requirements of this Section, or~~

City of Fair Oaks Ranch Unified Development Code

~~ii. Reject. Reject the proposed plan if the sign(s) as shown on the plan or the plan itself fails in any way to conform to the requirements of the Section. In case of a rejection, the City~~

~~Manager (or designee) will specify in the notice of rejection the sections of this Chapter with which the plan is inconsistent. The City Manager (or designee) will take action on or before the following dates as applicable:~~

~~1. Fourteen (14) days after the submission of a complete application for existing buildings; or~~

~~2. On the date of final action on any related application for building permit, site plan, or development plan for signs involving new construction.~~

e. Appeal of Denial of Sign Permit. Appeals of the City Manager (or designee) decision shall be in accordance of Chapter 3, and must be filed in the City Manager (or designee) in writing within 10 calendar days of that action.

(3) Permits to Construct or Modify Signs

Signs requiring a permit will be erected, installed, or created only in accordance with a duly issued and valid ~~sign construction~~ permit from the City Manager (or designee). Such permits will be issued only in accordance with the following requirements and procedures:

- a. Permit for New Sign or Sign Modification. An application for construction, creation, or installation of a new sign or for modification of an existing sign will be accompanied by detailed drawings to show the dimensions, design, structure, and location of each particular sign, to the extent that such details are not contained on a Master ~~or Common~~ Signage Plan then in effect for the lot. One application and permit may include multiple signs on the same lot. Changing one panel on a multi-tenant sign is not considered a modification.
- b. Inspection. The City Manager (or designee) will cause an inspection of the lot for which each permit for a new sign or for modification of an existing sign is issued during the sixth month period after the issuance of such permit or at such earlier date as the Owner may request.
 - i. Incomplete. If the construction is not substantially complete at the time of inspection, the permit will lapse and become void. Any incomplete structure will be deemed a dilapidated sign and will be subject to the provisions for removal under Section 10.4 below.
 - ii. Substantially Complete. If the construction is substantially complete but not in full compliance with this Chapter and applicable codes, the City Manager (or designee) will give the owner or applicant notice of the deficiencies and allow an additional thirty (30) days from the date of inspection for the deficiencies to be corrected.
 - 1) If the deficiencies are not corrected by such date, the permit will lapse and become void.
 - 2) If the construction is then complete and in compliance, the City Manager (or designee) will issue a Certificate of Sign Inspection.
 - iii. Complete. If the construction is complete and in full compliance with this Chapter and with the building, sign, and electrical codes, the City Manager (or designee) will issue a Certificate of Sign Inspection.

City of Fair Oaks Ranch Unified Development Code

(4) Sign Permits

- a. Signs on Private Property. Signs will be allowed on private property in the City or its extraterritorial jurisdiction in accordance with, and only in accordance with, Table 10.1 ~~“Permitted Signs by Type and Zoning District.” Sign Matrix.~~
- b. Approvals. A sign indicated as “Permit Required” in a zoning district is allowed only with issuance of a permit approval. A sign that does not meet the criteria in ~~this code a zoning district~~ is not allowed under any circumstances ~~unless approved by variance.~~
- c. ~~Zoning Districts. The following zoning districts are identified for the purpose of these tables:~~
 - i. ~~Mixed Use Village,~~
 - ii. ~~Neighborhood Commercial,~~
 - iii. ~~Community Facilities~~
 - iv. ~~Logistics,~~
 - v. ~~Existing Residential,~~
 - vi. ~~Neighborhood Residential, and~~
 - vii. ~~Rural Residential~~
- d. Conditions. Although permitted under the previous paragraph and Table 10.1, a sign will be allowed only under the following conditions:
 - i. Sign Area. The area of the sign conforms to the maximum permitted sign area for the zoning district in which the lot is located as specified in Table 10.1.
 - ii. Size, Location, and Number. The size, location, and number of signs on the lot conforms to the requirements of Table 10.1. ~~Tables 10.1, 10.2, and 10.3. In residential districts, freestanding sign requirements apply to entire subdivision. Building sign requirements apply to residential buildings having accessory uses.~~
 - iii. ~~Sidewalk Signs. Sidewalk signs will only be allowed by permit in the Mixed Use Village and Neighborhood Commercial Districts and will adhere to the following conditions:~~
 - 1. ~~Sidewalk signs will not exceed four feet in height.~~
 - 2. ~~Sidewalk signs must be placed directly in front of the business for which the sign is advertising.~~
 - 3. ~~Sidewalk signs must be removed when the business is closed.~~
 - 4. ~~Sidewalk signs must allow for a minimum of four feet of clearance as per American Disabilities Act (ADA) standards.~~
 - 5. ~~Prior to issuance of a sidewalk sign permit, applicants must submit an executed indemnification form to the City.~~
 - iii. ~~Canopies. Canopies may be installed on building facades and will count toward the maximum allowable wall sign area if commercial messages are advertised and will adhere to the following conditions:~~
 - 1. ~~Commercial canopies will comply with all applicable ordinances, including building codes.~~
 - 2. ~~Sign permits will be required if a commercial message is advertised on a canopy.~~

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~~3. Canopies must maintain a minimum of eight (8) feet of clearance above the right ofway.~~

~~iv. Open Signs. Small neon “open” signs are allowed behind glass storefronts only in the Mixed Use Village and Neighborhood Commercial districts and in the ETJ and will not require a permit.~~

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Table 10.1

PERMITTED SIGNS BY TYPE AND ZONING DISTRICT								
P = Permit Required X = Prohibited								
Sign Type	Mixed Use Village (MUV)	Neighborhood Commercial (NC)	Community Facilities (CF)	Logistics LO	Existing Residential (R1-R4)	Neighborhood Residential (NR)	Rural Residential (RR)	Signs on IH-10 Frontage
Freestanding								
Monument	P	P	P	P	X	X	X	P
Pole	X	X	X	P	X	X	X	P
Other	P	P	P	P	X	X	X	P
Incidental	P	P	P	P	X	X	X	P
Building								
Building	P	P	P	P	P	P	P	P
Marker	P	P	P	P	X	X	X	P
Canopy	P	P	P	P	X	X	X	P
Incidental	P	P	P	P	X	X	X	P
Marquee	P	P	P	P	X	X	X	P
Projecting	P	P	P	P	X	X	X	P
Residential	X	X	X	X	P	P	P	X
Roof	X	X	X	X	X	X	X	X
Roof, Integral	X	X	X	X	X	X	X	X
Street Address	P	P	P	P	P	P	P	P
Suspended	P	P	P	P	X	X	X	P
Temporary	P	P	P	P	P	P	P	P
Wall	P	P	P	P	X	X	X	P
Window	P	P	P	P	X	X	X	P
Miscellaneous								
Flag	P	P	P	P	P	P	P	P
Portable	P	P	P	P	X	X	X	P
Sidewalk	P	P	X	X	X	X	X	P
Neon "Open"	P	P	X	X	X	X	X	P

P = "Permit required" in a zoning district is allowed only with issuance of a permit approval.

X = Does not meet either criteria in a zoning district is not allowed under any circumstances.

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Table 10.2

Maximum Total Sign Area per Lot by Zoning								
Sign Type	Mixed Use Village (MUV)	Neighborhood Commercial (NC)	Community Facilities (CF)	Logistics LO	Existing Residential (R1-R4)	Neighborhood Residential (NR)	Rural Residential (RR)	Signs on IH-10 Frontage
Maximum Area of Sign in Square Feet	30	20	20	200	20	20	20	400
Percentage of Ground Floor Area of Principal Building	N/A	N/A	N/A	2	N/A	N/A	N/A	10
Square Feet (SF) of Signage per Linear Foot (LF) of Street Frontage	2 SF per LF façade frontage (wall signs only)	2 SF per LF façade frontage (wall signs only)	N/A	N/A	N/A	N/A	N/A	6

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Table 10.3

Number, Dimensions and Location of Individual Signs by Zoning District								
Sign Type	Mixed Use Village (MUV)	Neighborhood Commercial (NC)	Community Facilities (CF)	Logistics LO	Existing Residential (R1-R4)	Neighborhood Residential (NR)	Rural Residential (RR)	Signs on IH-10 Frontage
Freestanding								
Area (SF)	30	20	20	72	20	20	20	200
Height (feet)	10	8	8	8	5	5	5	42
Setback (feet)	8	8	8	10	8	8	8	10
Number Permitted								
Per Lot	1 (per street frontage)	1 (per street frontage)	1 (per street frontage)	1 (per street frontage)	1 (per street frontage)	1 (per street frontage)	1 (per street frontage)	N/A
Per Feet of Street Frontage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1 (per 100)
Building								
Maximum Area (SF)	2 SF per 1 LF of frontage	2	2	N/A	2	2	2	N/A
Maximum Percent Wall Area	N/A	N/A	N/A	5	N/A	N/A	N/A	10
Sidewalk								
Height	4 feet	4 feet	N/A	N/A	N/A	N/A	N/A	N/A
Per Business	1	1	N/A	N/A	N/A	N/A	N/A	10

~~(5) Temporary Sign Permits (Private Property) a. Temporary Sign Permit. Temporary signs on private property will be allowed only upon the issuance of a temporary sign permit, which will be subject to the following requirements:~~

- ~~i. Term. A Temporary Sign permit will allow the use of a Temporary Sign for a specified 30-day period.~~
- ~~ii. Number. Only one Temporary Sign permit will be issued on the same Zone Lot during any consecutive 4-month period.~~
- ~~iii. Other Conditions. A Temporary Sign will be allowed only in accordance with Table 10.1 and subject to all of the requirements for Temporary Signs as noted therein.~~
- ~~iv. Grand Opening Signage. A permit for Grand Opening Signage is allowed one time only for new businesses. Grand opening signage permits shall be issued within 90 days of the date of opening and shall be limited to 45 days.~~
- ~~v. Closing or Going out of Business Signage. A permit for Closing Signage may only be issued one time for a business. Closing Signage permits shall be issued within 90 days of the date of closing and shall be limited to 45 days.~~

~~(6) Signs in the Public Right of Way~~

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- ~~a. No Signs in Public Right of Way. No signs will be allowed in the public right of way except for those specifically licensed or permitted by the City, state or a political subdivision of the State exercising jurisdiction where the sign is located.~~
- ~~b. Banners:~~
 - ~~i. Banner Permit. For banners hung across a State road or highway, the responsible party must obtain a Banner Permit from TxDOT and provide the City Manager (or designee) with proof of the Permit. Banners are not permitted across city streets.~~
 - ~~ii. Term. The permit applicant must submit a Banner Permit application to the City Manager (or designee) that includes the dates during which the banner is to be hung. A banner may be hung for no more than thirty (30) days.~~
 - ~~iii. Application Dates. The sign permit application must be submitted to the City Manager (or designee) at least five (5) working days before, but no more than ninety (90) days before the date requested for the banner to be hung.~~
 - ~~iv. Utility Poles. Banners to be erected over streets and attached to utility poles will be hung and removed by Pedernales Electric Cooperative (PEC) in Kendall County and by CPS Energy (CPS) in Bexar and Comal Counties.~~
 - ~~v. Removal. Once a banner has been removed, it must be picked up at City Hall by the party responsible for it within ten (10) working days. If the responsible party fails to pick up a removed banner within ten (10) days, the banner will be deemed abandoned and the City Manager (or designee) will dispose of it without accounting or liability to the owner for its damage or destruction.~~
 - ~~vi. Specifications for Banners:~~
 - ~~1. Banners must be made of mesh material to insure air flow;~~
 - ~~2. Banners must have two (2), three (3) foot ropes on each end to attach to PEC or CPS facilities;~~
 - ~~3. Banners will not exceed four (4) feet by thirty-six (36) feet; and~~
 - ~~4. All banners will be hung by PEC or CPS at an elevation that will leave an open span of a minimum of nineteen (19) feet above the roadway.~~
- ~~c. Neighborhood Watch Signage. Neighborhood watch signage, requested by an Association, i.e., the Fair Oaks Ranch Homeowners Association (FORHA) or other Home Owner Association (HOA), or other group of residents residing within a city subdivision desiring to install such signage for a neighborhood watch program within such city subdivision, will meet the following conditions:~~
 - ~~i. Approval for Signs in Right of Way. No signs will be placed within the right of way without prior approval from the City of such signage;~~

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- ii. ~~Necessary Signage Materials. The applicant making the request will provide for or pay in lieu of, prior to installation, the necessary signage materials for installation, to include but not limited to the sign face, pole, clamps, material for the sign foundation, and so forth, excluding any labor costs. Such materials will be in conformance with the City's design criteria. The City will install all signage at major entrances and intersections of the subdivisions not to exceed five (5) signs. Any additional requests will be determined by the City Manager (or designee);~~ iii. ~~Height and Location Approved by the City. The height, location or co-location of neighborhood watch signs placed within such right-of-way will be determined by the City;~~ iv. ~~Face of Sign Approved by City. The face of the neighborhood watch sign including, but not limited to, sign colors, symbols, shape and form will be determined by the City Manager (or designee) or his / her designee. Such signage will recognize any city, state or nationally recognized standards for such neighborhood watch signs and subsequent updates;~~
- v. ~~New Developments. For new development within the city limits or ETJ, the developer will purchase and dedicate to the City all necessary neighborhood watch signage including all necessary materials as set forth herein or pay fees in lieu for five (5) signs; and~~
- d. ~~Other Signs Forfeited. Any sign installed or placed on public property, except in conformance with the requirements of this Section, will be forfeited to the public and subject to confiscation without accounting or liability to the owner for its damage or destruction. In addition to other remedies hereunder, the City will have the right to recover from the owner or person placing such a sign on public property the full costs of removal and disposal of such sign.~~

(5) ~~(7)~~ Design, Construction Compliance, Materials, and Maintenance

All signs will be designed, constructed, and maintained in accordance with the following standards:

- a. ~~Compliance. All signs will comply with applicable provisions of this Code, and the adopted versions of the City of Fair Oaks Ranch adopted building regulations ~~Building Codes, and the National Electrical Code~~ at all times.~~
- b. ~~Materials. All monument signs, including the base, must be designed and constructed to substantially appear as a solid mass, such as a cylinder, block, rectangle, or square, from ground level to the highest portion of the sign excluding the base. All monument signs, including the base, must be made of masonry (brick, stone, or concrete), metal, routed wood planks or beam. Except for Banners, Flags, Temporary Signs, and Window Signs conforming in all respects with the requirements of this Chapter, all signs will be constructed of permanent materials and will be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.~~
- c. ~~Maintenance. All signs will be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Code, at all times.~~

~~(8) Master or Common Signage Plan~~

- a. ~~Master Signage Plan (MSP):~~

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- ~~i. Multi-Tenant Master Sign Plan. For any Multi-tenant Center on which the owner proposes to erect one or more signs requiring a permit, the Owner will submit to the City Manager (or designee), a MSP containing the following:

 1. An accurate plot plan of the lot(s) at a minimum 1"=20' scale, or as approved by the City;
 2. The location of buildings, parking lots, driveways, landscaped areas on such lot and any other information as required by the City;
 3. Calculation of the maximum total sign area, the maximum area for individual signs, the maximum height of signs and the maximum number of freestanding signs allowed on the lot under this Chapter;
 4. An accurate indication on the MSP of the proposed location of each present and future sign of any type, whether requiring a permit or not, except that incidental window signs need not be shown;
 5. An accurate depiction of the sign structure and materials, specifying standards for consistency among all signs on the lot(s) affected by the MSP with regard to color scheme, lettering or graphic style, lighting, location of each sign on the buildings, materials, and sign proportions; and,
 6. If the signage in the MSP meets all requirements of this Chapter, without deviation, then a 20% increase in the maximum sign area will be allowed for each sign.~~
- ~~ii. Multi Lot Development. A multi lot development is one containing two or more contiguous and adjacent lots (disregarding intervening streets and alleys) that may or may not be under common ownership that contain more than one building (not including any accessory building). The Owner(s) of such multi lot development may file a MSP. For the purpose of this paragraph, if the signage in the MSP meets the full intent of the section, then a 20 percent increase in the maximum sign area will be allowed for each sign.~~
- ~~b. Common Signage Plan (CSP). If the owner of two or more contiguous (disregarding intervening streets and alleys) lots or the owner of a single lot with more than one building (not including any accessory building) files with the City Manager (or designee) for such lots a CSP meeting the requirements of this Chapter without deviation, a 25 percent increase in the maximum total sign area will be allowed for each included lot. This bonus will be allocated within each lot as the owner(s) elects. Provisions for CSP include the following:

 - ~~i. Information. The CSP will contain all of the information required for a MSP and will also specify standards for consistency among all signs on the lots affected by the CSP with regard to the following:

 1. Color scheme;
 2. Lettering or graphic style;
 3. Lighting;
 4. Location of each sign on the building;
 5. Material; and
 6. Sign Proportions.~~
 - ~~ii. Limit on Number of Freestanding Signs under CSP. The CSP, for all lots with multiple uses or multiple users, will limit the number of Freestanding Signs to a total of one for each street on which the lots included in the plan have frontage and will provide for shared or common usage of such signs. Lots having more than 300 feet of street frontage on a single street may~~~~

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~~have one sign per 100 feet of frontage. For example a lot with 350 feet of frontage may have up to 3 signs but a lot with 200 feet of frontage may only have 1 sign.~~

~~General Provisions for Master or Common Signage Plans:~~

- ~~i. Existing Signs Not Conforming to Common Signage Plan. If any new or amended CSP is filed for a property on which existing signs are located, it will include a schedule for bringing all signs into compliance with this Chapter, within three years from the date of approval of the plan or amended plan.~~
- ~~ii. Other Restrictions. MSPs and CSPs may contain such other restrictions as the Owners of the lots may reasonably determine.~~
 - ~~d. —Consent. The MSP or CSP will be established by all Owners or their authorized agents in such form as the City Manager (or designee) may require.~~
 - ~~e. —Procedures:~~
 - ~~i. Submittal. A MSP or CSP will be included in any Development Plan, Site Plan, Planned Unit Development Plan, or other official plan required by the City for the proposed development and will be processed simultaneously. The City Manager (or designee) may review the Plan and approve it provided it meets all requirements of this Chapter; otherwise, he / she may approve it with conditions; or may deny the Plan.~~
 - ~~i. Amendment. A MSP or CSP may be amended by filing a new Plan that conforms with all requirements of this Chapter.~~
 - ~~iii. Binding Effect. After approval of the MSP or CSP, no sign will be erected, placed, painted or maintained, except in compliance with such Plan, and such Plan may be enforced in the same way as any provision of the Chapter. In case of any conflict between the provisions of such a Plan and any other requirement of this Chapter, this Chapter will control.~~

(9) Electronic Reader Boards

- ~~a. —Standards. Standards applicable to all electronic reader board signs (ERBSs) include the following:~~
 - ~~i. —Location: ERBSs will be located as follows:~~
 - ~~1. At least three hundred fifty (350) feet away from a property with any residential zoning designation.~~
 - ~~2. Only in locations as provided in subsections (b) and (c), below;~~
 - ~~3. On a street frontage designated as highway, parkway or arterial.~~
 - ~~ii. Design. ERBSs will be designed as follows:~~
 - ~~1. A freestanding sign;~~
 - ~~2. To auto-dim / brighten to no brighter than 5,000 NITs during daylight hours and no brighter than 500 NITs during night hours;~~
 - ~~3. To provide a minimum display time for each static image of at least six (6) seconds;~~
 - ~~4. Will not display a solid white background;~~
 - ~~5. Will present a static display with no animation, virtual movement, flashing or multimedia / video;~~
 - ~~6. Will not utilize special effect transitions between each static display; and~~
 - ~~7. Will display community public service announcements at least twenty-five (25) percent of the time in any given fifteen (15) minute period.~~

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- iii. ~~Construction. ERBSs will be constructed such that the ERBS does not face, shine, or reflect light in any manner or angle into a property with any residential zoning designation or use.~~
- b. ~~Approval. An ERBS meeting all the criteria above may be approved by the City Manager (or designee) based on the following criteria:~~
 - i. ~~That the EBRS is designed as a monument sign and does not exceed twelve (12) square feet per sign face;~~
 - ii. ~~The appropriateness and design of the ERBS and associated sign structure;~~
 - iii. ~~The potential for interference with the enjoyment of the use of surrounding properties and compatibility with land uses;~~
 - iv. ~~The zoning district and the adjoining zoning districts of the property for which the ERBS is sought;~~
 - v. ~~Whether the request is harmonious with the public interest; and~~
 - vi. ~~Consistency with the purposes of this Code.~~
- c. ~~Off-Premise Sign Conversion to ERBS. Under no circumstance may an off-premise sign be converted to an EBRS.~~
- d. ~~Total EBRS Area. For the purposes of calculating total sign area in Section 10.3(1), the area of an EBRS will count four (4) times against the maximum total permitted sign area for a lot. For example, a five (5) square foot electronic reader board would be treated as twenty (20) square feet for the purposes of calculating the total sign area on a lot.~~

Section 10.4 Types of Signs

All types of signs shall meet the requirements contained in Section 10.1 Sign Matrix, in addition to the applicable requirements listed below.

(1) Freestanding

- a. Monument. A sign which is mounted on a base at least as wide as the sign. The opening between the base and the sign must be no greater than two inches.
 - i. Landscaping around the base of the sign shall be required in an amount equal to or greater than 50 percent of the area of such monument sign. The landscaping shall be planted and maintained to be lower than the bottom height of the sign and shall be in addition to any other landscape requirements. Landscape bed(s) shall extend a minimum of three (3) feet from any portion of the base of the sign structure.
- b. Electronic Reader Board (ERBS). A sign, display or device that exhibits its message, words, letters, numbers, images, symbols, or copy by programmable mechanical or electronic process including, but not limited to LED electronic signs and static electronic displays.



Figure 10.2 Monument Sign

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- i. Standards. Standards applicable to all electronic reader board signs (ERBSs) include the following:
 - ii. Location: ERBSs will be located as follows:
 - 1) At least three hundred fifty (350) feet away from a property with any residential zoning designation.
 - 2) Only in locations as provided in this section.
 - 3) On a street frontage designated as highway, parkway or arterial.
 - iii. Design. ERBSs will be designed as follows:
 - 1) A freestanding sign;
 - 2) To auto-dim / brighten to no brighter than 5,000 NITs during daylight hours and no brighter than 500 NITs during night hours;
 - 3) To provide a minimum display time for each static image of at least six (6) seconds;
 - 4) Will not display a solid white background;
 - 5) Will present a static display with no animation, virtual movement, flashing or multimedia / video;
 - 6) Will not utilize special effect transitions between each static display.
 - iv. Construction. ERBSs will be constructed such that the ERBS does not face, shine, or reflect light in any manner or angle into a property with any residential zoning designation or use.
 - v. Approval. An ERBS meeting all the criteria above may be approved by the City Manager (or designee) based on the following criteria:
 - 1) That the ERBS is designed as a monument sign and does not exceed twelve (12) square feet per sign face;
 - 2) The zoning district and the adjoining zoning districts of the property for which the ERBS is sought; and
 - 3) Consistency with the purposes of this Code.
 - vi. Off-Premises Sign Conversion to ERBS. Under no circumstance may an off-premises sign be converted to an EBRs.
 - vii. Total ERBS Area. See Table 10.1. ~~For the purposes of calculating total sign area in Section 10.2, the area of an ERBS will count four (4) times against the maximum total permitted sign area for a lot. For example, a five (5) square foot electronic reader board would be treated as twenty (20) square feet for the purposes of calculating the total sign area on a lot.~~
- c. Flag. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other noncommercial entity.
Flags. In addition to the requirements set forth in Table 10.1, the following regulations are also applicable.

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- i. The protocol set forth in United States Code, Title 36, Chapter 9, Patriotic Customs, the pertinent portions of which are contained in the book Our Flag, published by the Joint Committee on Printing, United States Congress shall be followed.
 - ii. Display of Texas flag shall follow Chapter 3100 of the Texas Government Code.
- d. Master Signage Plan (MSP)
Master Signage Plan includes Multi-Tenant Sign or Multi-User Sign.



Figure 10.3 Flag

- i. Multi-Tenant. Multi-tenant sign is a sign that advertises multiple tenants located in one building.
If the signage in the MSP meets all requirements of this Chapter, without deviation, then a 20% increase in the maximum sign area will be allowed for each sign.
- ii. Multi-User sign on a Multi-Lot Development. A multi-lot development or an integrated business development is one containing two or more contiguous and adjacent lots (disregarding intervening streets and alleys) that may or may not be under common ownership and that contain more than one building (not including any accessory building). The Owner(s) of such multi-lot development may file a Multi-user sign.
If the signage in the MSP meets all requirements of this Chapter, without deviation, then a 20% increase in the maximum sign area will be allowed for each sign.

For any Multi-user or Multi-tenant center on which the owner proposes to erect one or more signs requiring a permit, the Owner will submit to the City Manager (or designee), an MSP containing the following:

- 1) An accurate plot plan of the lot(s) at a minimum 1" = 20' scale, or as approved by the City;
- 2) The location of buildings, parking lots, driveways, landscaped areas on such lot and any other information as required by the city;
- 3) Calculation of the maximum total sign area, the maximum area for individual signs, the maximum height of signs and the maximum number of freestanding signs allowed on the lot under this Chapter;
- 4) An accurate indication on the MSP of the proposed location of each present and future sign of any type, whether requiring a permit or not, except that incidental window signs need not be shown;
- 5) An accurate depiction of the sign structure and materials, specifying standards for consistency among all signs on the lot(s) affected by the MSP with regard to color scheme,

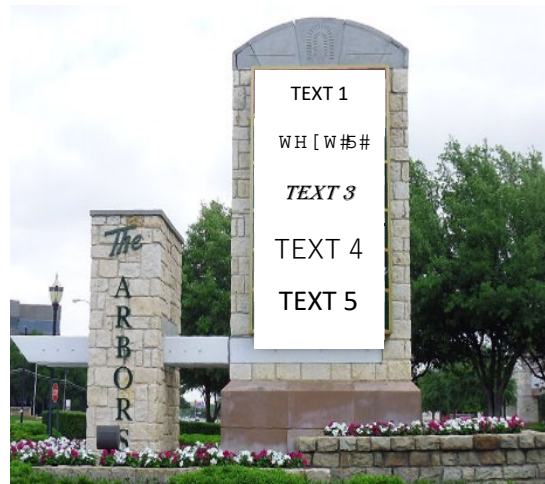


Figure 10.4 Example of a Multi-User/Multi-Tenant Sign

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lettering or graphic style, lighting, location of each sign on the buildings, materials, and sign proportions; and,

- 6) The number of multi-user signs on one (1) site is limited to one (1) per six hundred (600) linear feet of street frontage unless said frontage is on IH-10, in which case the limit per property or development is one (1) multi-tenant sign per one thousand (1,000) linear feet of street frontage. The cumulative street frontage shall be calculated for corner lots.
 - 7) No other free standing sign shall be permitted for individual businesses for development that construct a Multi-user.
- iii. General Provisions for Master Signage Plans:
- 1) Existing Signs Not Conforming to Master Signage Plan. If any new or amended MSP is filed for a property on which existing signs are located, it will include a schedule for bringing all signs into compliance with this Chapter, within 1,095 days~~three years~~ from the date of approval of the plan or amended plan.
 - 2) Other Restrictions. MSPs may contain such other restrictions as the Owners of the lots may reasonably determine.
 - 3) Consent. The MSP will be established by all Owners or their authorized agents in such form as the City Manager (or designee) may require.
 - 4) Submittal. An MSP may be filed separately or will be included in any Development Plan, Site Plan, Planned Unit Development Plan, or other official plan required by the City for the proposed development and will be processed simultaneously. In the event that an MSP is not processed simultaneously or as part of the Development Plan, Site Plan, Planned Unit Development Plan, or other official plan, it may be submitted separately at a later date, subsequent to the approval of the above mentioned governing plans. The City Manager (or designee) may review the MSP and approve it provided it meets all requirements of this Chapter and the requirements of the approved Development Plan, Site Plan, Planned Unit Development Plan, or other official plan as applicable;
 - 5) Amendment. An MSP may be amended by filing a new Plan that conforms with all requirements of this Chapter.
 - 6) Binding Effect. After approval of the MSP no sign will be erected, placed, painted, or maintained, except in compliance with such Plan, and such Plan may be enforced in the same way as any provision of the Chapter. In case of any conflict between the provisions of such a Plan and any other requirement of this Chapter, this Chapter will control.
- e. Informational Sign. A sign, generally informational, that has a purpose secondary to the use of the property on which it is located, for example "no parking," "enter," "exit," "loading only," "telephone", and other similar directives.

(2) Building Signs

- a. Wall Signs. A sign fixed directly on the exterior wall of a building. Wall (facade) signs must abide by IBC standards and criteria such as the minimum wind load. See table 10.1 for additional requirements.
- b. Window Signs. Window signs shall not exceed twenty-five percent of the window surface area. See Table 10.1 for additional requirements.
- c. Canopy/Awning with Advertising. See Table 10.1 for additional requirements. Canopies may be installed on building facades and only the text/logo will count toward the maximum allowable wall sign area and will adhere to the following conditions:

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- i. Canopies will comply with all applicable ordinances, including building codes.
- ii. Sign permits will be required.
- iii. Canopies must maintain a minimum of eight (8) feet of clearance above the right-of- way.
- d. Incidental. Incidental signs are allowed in all zones and are exempt. See Table 10.1 for additional requirements.
- e. Street Address. Street Address sign shall not be illuminated or lighted. See Table 10.1 for additional requirements.
- f. Suspended Signs. See Table 10.1 for additional requirements.

(3) Temporary

Temporary signs on private property will be subject to the following requirements:

- a. A Temporary Sign permit will allow the use of a Temporary Sign for a duration and manner specified in Table 10.1.
- b. Type of temporary signage. Refer to Section 10.6 Prohibited Signs.
 - i. Building. Temporary building signs shall not be placed higher than the building's eave, top of wall, or parapet. See Table 10.1 for additional requirements.
 - ii. Other Signs. See Table 10.1 for applicable standards.
- c. Location
 - i. May be placed only on private property and with the consent of the owner of the property.
 - ii. Shall not obstruct the vehicle sight distance area at intersections and driveways. Signage less than 3 feet in height can be within 10 feet on each side of a driveway and 10 feet from the back of sidewalk or 15 feet from existing curb or edge of pavement. Greater than 3 feet in height shall be at least 10 feet from each side of a driveway and 10 feet from the back of a sidewalk or 15 feet from existing curb or edge of pavement.
- d. Removal
 - i. A sign authorized for placement under this section shall be removed by the applicant within 3 days of the completion of the event.
 - ii. A sign not removed in compliance with paragraph (i) of this subsection is subject to removal and disposal by the City Manager (or designee)
- e. Number
 - i. No more than one banner may be displayed at any one time at the establishment of the event.
- f. Other
 - i. Grand opening and business' going out of business/ closing is allowed one time. These permits shall be issued within 90 days of the date of the opening and shall be limited to 45 days.
 - ii. Signs will always be maintained in good structural condition.
 - iii. Permit must be issued before the temporary sign or banner is displayed.
 - iv. Permit must be kept on site available to be viewed by any city personnel at any time.

(4) Others

- a. Subdivision Signs. A permanent sign that is a maximum of one hundred and twenty (120) square feet in area per sign may be installed on private property at a street entrance to the subdivision, subject to the following:

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- i. Material and location of the sign shall be indicated on the construction plans for the subdivision;
- ii. Type of construction shall match the character of the neighborhood;
- iii. The location of the sign shall be shown as "Reserve" on the Final Subdivision Plat or Final Development Plat; and,
- iv. Not more than two (2) such signs shall be permitted per street entrance to the subdivision.
- v. See Table 10.1 for additional requirements.



Figure 10.5 Examples of a Subdivision Entrance Sign

- b. Other Signs Forfeited. All reasonable efforts will be made to notify the property owner of a sign in violation of this article for their voluntary removal in a timely fashion. If a property owner cannot be located or refuses to remove a sign in violation of this article, the City may remove such sign and bill the property owner for reasonable recovery of time and costs associated with sign removal and disposal.
- c. Kiosk Signs. Non illuminated Kiosk signs shall be used for directional signage to new residential developments, municipal facilities and parks, public and other venues selected by the City, on private property or city right-of-way, subject to the following:
 - i. The site plan must be submitted to the City for review and approval. The location of all kiosk signs must be approved by the department of transportation and/or public works prior to installation.
 - ii. Minimum spacing between two sign structures shall be at least 100 feet, excluding signs located across a street from each other.
 - iii. Shall not obstruct the use of sidewalks and walkways, and visibility triangles designated for vehicles, pedestrians, or traffic-control signs.
 - iv. All kiosk signs shall be ladder type with individual sign panels of uniform height and background color.
 - v. The maximum dimensions shall be eight (8) feet in height and four (4) feet in width.
 - vi. Other signs, pennants, flags or other devices for visual attention or other appurtenances shall not be placed on the directional kiosk signs.



Figure 10.6 Example of a Kiosk Ladder Sign

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d. Banners in the Public ROW.

No signs will be allowed in the public right-of-way except for those specifically licensed or permitted by the city, state, or a political subdivision of the State exercising jurisdiction where the sign is located, except as follows:

- i. Banner Permit. For banners hung across a state road or highway, the responsible party must obtain a Banner Permit from TxDOT and provide the City Manager (or designee) with proof of the Permit. Banners are not permitted across city streets.
- ii. Term. The permit applicant must submit a ~~Temporary Sign Banner~~ Permit application to the City Manager (or designee) that includes the dates during which the banner is to be hung. A banner may be hung for no more than thirty (30) days.
- iii. Application Dates. The sign permit application must be submitted to the City Manager (or designee) at least five (5) working days before, but no more than ninety (90) days before the date requested for the banner to be hung.
- iv. Utility Poles. Banners to be erected over streets and attached to utility poles will be hung and removed by Pedernales Electric Cooperative (PEC) in Kendall County and by CPS Energy (CPS) in Bexar and Comal Counties.
- v. Removal. ~~Once a banner has been removed, it must be picked up at City Hall by the party responsible for it within ten (10) working days. If the responsible party fails to pick up a removed banner within ten (10) after 3 days, the banner will be deemed abandoned and the City Manager (or designee) will dispose of it and applicant will be cited without accounting or liability to the owner for its damage or destruction.~~
- vi. Specifications for Banners:
 - 1) Banners must be made of mesh material to insure air flow;
 - 2) Banners must have two (2), three (3) foot ropes on each end to attach to PEC or CPS facilities;
 - 3) Banners will not exceed four (4) feet by thirty-six (36) feet; and
 - 4) All banners will be hung at an elevation that will leave an open span of a minimum of nineteen (19) feet above the roadway.

Section 10.4 Exempt, Prohibited and Nonconforming Signs

Section 10.5 Exempt Signs

The following signs will also be exempt from regulations under this Chapter:

- a. Public notice or warning signs, signs on Private Property. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance, or sign placed by the landowner such as No Trespassing, No Hunting, and No Fishing Signs;
- b. Informational sign for public notifications. Informational sign used by the City for the primary purpose of public notifications;
- ~~c. Temporary real estate signs not exceeding six square feet in area and three feet in height in residential zoning districts and not exceeding 64 square feet in area and 12 feet in height in other zoning districts that advertise the property on which the sign is located for sale or lease. These signs must be removed within seven days after the property is sold or leased;~~

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- c. Works of art. Works of art that do not include a commercial message. Determination on if the art has a commercial message or not will be made by the City Manager (or designee). See Table 10.1 Sign Matrix for requirements;
- d. Holiday lights and decorations. Lights and decorations installed on a temporary basis in recognition of religious, state, or national holiday or holiday season with no commercial message;
- e. Traffic control signs on private property. Traffic control signs on private property, such as stop, yield, and similar signs, the face of which meet Department of Transportation standards ~~and that contain no commercial message;~~
- f. Vehicular Signs. Vehicles used solely as signs are not permitted. Signage is allowed on a truck, bus, car, trailers, or other motorized vehicle provided all the following criteria are met:
 - i. Primary purpose of such vehicle or equipment is not the display of signs;
 - ii. Signs are painted upon or attached directly to an integral part of the vehicle or equipment;
 - iii. Vehicle / equipment is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of the business to which such signs relate;
 - iv. During periods of inactivity exceeding 5 working days such vehicle / equipment are not so parked or placed that the signs thereon are displayed to the public:
 - 1) Vehicles and equipment engaged in the active construction projects and on-premises storage of equipment and vehicles offered to the general public for rent or cars will not be subjected to this condition.
- ~~g. Temporary signs advertising a “garage sale” not exceeding six square feet in area. These signs may not be posted earlier than three days before the sale and must be removed within one day after the sale;~~
- ~~h. Temporary signs placed on construction sites identifying the contractor, engineer, architect, or developer and not exceeding 64 square feet in area for all entities identified. These signs may not be erected prior to approval of a site plan and must be removed within seven days after the completion of the project;~~
- ~~i. Permanent subdivision identification signs approved by the City Council as part of the platting process;~~
- ~~j. Temporary signs for special events such as charitable, church, or community activities. These signs may not be posted earlier than three weeks before and must be removed within one day after the event;~~
- ~~k. Model home signs not exceeding 32 square feet in area and 5 feet in height;~~
- ~~l. No Trespassing, No Hunting, and No Fishing Signs placed by the Landowner;~~
- m. Vehicles used solely as signs. Signage is allowed on a truck, bus, car or other motorized vehicle provided all the following criteria are met:
 - i. Primary purpose of such vehicle or equipment is not the display of signs;
 - ii. Signs are painted upon or attached directly to an integral part of the vehicle or equipment;

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~~iii. Vehicle / equipment is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of the business to which such signs relate;~~

~~iv. Vehicles and equipment are not used primarily as static displays advertising a product or service, not utilized as storage, shelter, or distribution points for commercial products or services for the general public; and~~

~~v. During periods of inactivity exceeding 5 working days such vehicle / equipment are not so parked or placed that the signs thereon are displayed to the public;~~

~~1. Vehicles and equipment engaged in the active construction projects and on-premises storage of equipment and vehicles offered to the general public for rent or cars will not be subjected to this condition.~~

~~2. This section will not affect the use of wagons, old boats, and the like, which are integrated into the theme of an overall landscape plan.~~

~~n. Political and Campaign signs that meet the following criteria:~~

~~i. On private property, signs pertaining to candidates for public office, measures or issues on primary, general or special election ballots are permitted in all zoning districts and must comply with state law pertaining to political and campaign signs;~~

~~ii. Are not on any portion of the public right-of-way located between a street or sidewalk and a property line fence (i.e. residential lot backup to an arterial street);~~

~~iii. — The person, party or parties responsible for the distribution and display of such signs are individually and jointly responsible for their removal;~~

~~f. Water tower or a water storage device (including but not limited to elevated tanks and ground storage) constructed after adoption of this Chapter may display signage (including but not limited to the name of the water corporation, logo or name of the City and water corporation.~~

~~g. Scholastic signs. Scholastic signs such as universities, schools, and other organizations are regulated by deed restrictions and HOA guidelines. Owners are strongly encouraged to review their deed restrictions before installing such signs. The City does not enforce private deed restrictions or HOA regulations.~~

~~h. Building marker/historic sign. Commemorative plaques and historical markers mounted on the face of a building or erected on a site as a free-standing monument sign when placed or approved by a governmental entity, historical society, religious organization, or other nonprofit entity to commemorate a person, event, or other matter of historical interest are exempt. See Table 10.1 for additional requirements.~~

~~i. Neighborhood Watch Signage. Neighborhood watch signage located in right of the way, requested by an Association, i.e., the Fair Oaks Ranch Homeowners Association (FORHA) or other Homeowner Association (HOA), or other group of residents residing within a subdivision desiring to install such signage for a neighborhood watch program within such city subdivision, will meet the following conditions:~~

~~i. Approval for Signs in Right-of-Way. No signs will be placed within the right-of-way without prior approval from the City of such signage;~~

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- ii. Necessary Signage Materials. The applicant making the request will provide for or pay in lieu of, prior to installation, the necessary signage materials for installation, to include but not limited to the sign face, pole, clamps, material for the sign foundation, and so forth, excluding any labor costs. Such materials will be in conformance with the City's design criteria. The ~~City~~ applicant will install all signage at major entrances and intersections of the subdivisions not to exceed five (5) signs. Any additional requests will be determined by the City Manager (or designee);
- iii. Height and Location Approved by the City. The height, location or co-location of neighborhood watch signs placed within such right-of-way will be determined by the city;
- iv. Face of Sign Approved by City. The face of the neighborhood watch sign including, but not limited to, sign colors, symbols, shape, and form will be determined by the City Manager (or designee) or his / her designee. Such signage will recognize any city, state or nationally recognized standards for such neighborhood watch signs and subsequent updates;
- vi. New Developments. For new developments within the City limits or ETJ, the developer will purchase and dedicate to the City all necessary neighborhood watch signage including all necessary materials as set forth herein or pay fees in lieu of five (5) signs.

Section 10.6 ~~(2)~~ Prohibited Signs

All signs not expressly permitted under this Section or exempt from regulation hereunder in accordance with this Section are prohibited in the City or its ETJ. Such signs include, but are not limited to:

- a. Beacons
- b. Illuminated Signs
- c. ~~Obscene Signs,~~
- c. Inflatable signs and Tethered Balloon
- d. Moving Signs, Pennants, Small Flags
- e. ~~Off-Premise Signs (except City-owned Directional Signs)'~~
- f. Snipe Signs - utility poles etc.
- g. Animated Signs
- h. Electronic Signs and ERBS, except as provided in Section 10.4.
- i. Human or hand-held signs not otherwise exempt.
- g. Vehicles used solely as signs. When the intent is to use a vehicle as a substitute for a stationary sign instead of being used as vehicle or when a sign is erected in the bed of a truck or on the roof, except as provided in Section 10.6. w. below.
- h. Pole/Pylon Signs
- i. Roof Signs
- j. Neon Signs
- k. Changeable Copy Sign
- l. Auxiliary Signs
- m. Home Occupation Signs-Building and/or Freestanding
- n. Portable Signs
- o. Projecting Signs
- p. Billboards, as defined in this UDC
- q. Trailer Sign
- r. Wall Painted Signs

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- s. Sidewalk/Sandwich Signs
- t. Other Signs:
 - i. Painted on any roof surface or installed so that it faces contiguous residential property;
 - ii. That are placed upon a building or structure in a manner which would disfigure, damage, or conceal any significant architectural feature or detail of the building;
 - iii. Illuminated signs, unless specially permitted in this chapter.

This section will not affect the use of wagons, old boats, and the like, which are integrated into the theme of an overall landscape plan.

Section 10.7 (3) Nonconforming Signs

Nonconforming Signs will be brought into compliance with this Chapter in accordance with the following:

- a. Signs lawfully in existence on the date the provisions of this Ordinance are adopted that do not conform to the provisions of this Ordinance, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed, or maintained, will be regarded as a legal nonconforming signs.
- b. Signs which were nonconforming to the prior ordinance and which do not conform to this Ordinance must be removed immediately.
- c. Signs erected on a property prior to its annexation and not in compliance with this Code will be considered nonconforming signs until such time as they are brought into compliance in accordance with this Chapter.
- d. All Nonconforming Signs that were erected in violation of the ordinances of the City in existence at the time the sign was permitted or should have been permitted, and which violation was or has not been cured, will, upon written notice, be required to be brought into compliance with this Chapter or removed within a reasonable time frame specified by the City Manager (or designee), but not to exceed 30 days from the date of Notice.
- e. Nonconforming Signs that do not comply with the City Building Codes will be subject to enforcement under the Building Codes, as well as this section. Repairs or modifications required under the City Building Codes will not entitle the owner of the nonconforming sign to compensation under this Chapter.
- f. All Nonconforming Signs will be subject to the following provisions:
 - i. Change of Use. Whenever a land use changes, any nonconforming sign must be modified ~~so~~ as to be in full compliance with these sign regulations.
 - ii. Destroyed or Damaged Signs. Any Nonconforming Sign that has been destroyed or damaged to the extent that the cost of repairing the sign is more than 60 percent of the cost of erecting a new sign of the same type at the same location will be removed or will be brought into compliance with this Chapter within six months from receipt of an order from the City Manager (or designee), without compensation being paid by the City to the Owner.
 - iii. Relocation. No Nonconforming Sign will be required to be relocated or removed unless such Nonconforming Sign is more than 60 percent destroyed or damaged as provided in this section. Any water storage device displaying signage existing at the date of this adoption is considered non-conforming and precluded from restoring any type of signage upon repainting of the water storage device.

Section 10.8 ~~10.5~~ Abandoned and Dilapidated Signs and Supporting Structures

(1) Compliance

- a. Owner Responsibility. On any premise on which there is displayed or maintained an Abandoned Sign or Dilapidated Sign or abandoned or dilapidated supporting structure, the Owner will remove the sign or dilapidated supporting structure within fifteen (15) days after receiving notice from the City; or secure any required permits and make any repairs necessary to bring the sign into compliance with this Ordinance. ~~comply with the following requirements:~~
 - ii. ~~Remove the sign within thirty (30) days after receiving written notice from the City Manager (or designee) or the adoption of this Chapter, whichever is later;~~
 - iii. ~~Remove, or comply with the provisions of this Section, any abandoned or dilapidated supporting structure within thirty (30) days after receiving written notice from the City Manager (or designee);~~
 - iv. ~~Remove, or comply with the provisions of this Section, any abandoned supporting structure that does not have a can, frame, or similar part of the supporting structure that would hold the sign or to which the sign would be attached;~~
 - v. ~~Will make any modifications, alterations or changes to an abandoned sign or supporting structure in full compliance with the requirements of this Chapter.~~
- b. Violations. Any dilapidated sign or dilapidated supporting structure not in compliance with this Section is an unlawful sign and may be removed by the City in compliance with Chapter ~~11, Infrastructure and Public Improvements Compliance and Enforcement~~, and the owner may be prosecuted or be enjoined from continuing such violation.
- c. Compliance. If a sign, which conforms to the regulations of this Chapter, is abandoned, the owner, user, and persons who benefit from the sign and the owner, operator, and tenants of the property on which the sign is located will remove it, paint out or cover the message portion of the sign, put a blank face on the sign, or otherwise bring it into compliance with this Chapter so as to leave the message portion and supporting structure neat and unobtrusive in appearance, within 90 days after receiving written notice from the City Manager (or designee).

~~(2) Use, Display, Maintenance, or Permitting of an Alteration of any Abandoned Sign or Supporting Structure.~~

- a. ~~The following are required for the use, display, maintenance, or permitting of an alteration of any abandoned sign or supporting structure regardless of when the sign was abandoned:~~
 - i. ~~Like material. Only the same, like, or better quality material as that being replaced will be used as a face on or in the abandoned sign. The face of the supporting structure must be one that the supporting structure is designed to support.~~
 - ii. ~~Covered Messages:~~
 - 1) ~~Abandoned signs may be painted in order to "blank" the face; however, the paint must completely cover the sign face or message portion of the structure. The covered, painted over message must not show through the paint.~~
 - 2) ~~Covered sign faces must be of a material or substance that renders the resulting sign face completely blank, opaque, and resistant to deterioration. It is a violation of the Chapter to allow a covered message to bleed or show through the paint or covering.~~
 - 3) ~~Routed, embossed, or raised messages or sign copy must not be visible to the ordinary observer, if the face or message is blanked.~~

(2 3) No Person will alter an abandoned sign or supporting structure without first obtaining a permit to do so from the City Manager (or designee).

Section 10.6 Political Signs Electioneering on City-Owned or Controlled Public Property

(1) Purpose

The purpose of this Section is to provide reasonable regulations for electioneering on City-owned or controlled public property ~~when such property is used as an election polling place~~. These regulations are intended to mitigate safety concerns, prevent damage to public property, and ensure that such property is sufficiently available for patrons who use the facilities other than for election purposes.

(2) Definitions

~~a. The following words, terms, and phrases, when used in this Section, have the meanings ascribed to them as follows:~~

~~b. Electioneering means the posting, use, or distribution of political signs or literature.~~

~~Polling place means a city-owned or controlled public property that is being used as an election polling place.~~

~~c. Voting period means the period each day beginning the hour the polls are open for voting and ending when the polls close or the last voter has voted, whichever is later.~~

(2) Permits

No permit will be required under this Section for on-premises signs. Any sign listed in this Section will be erected and maintained in a safe condition in conformance with all other requirements of this Chapter.

3) Regulations and Exceptions

- a. Election Signs. All election signs must comply with State law Sec. 259.003 of Chapter 259, Title 15 and City regulations.
- b. Electioneering. Electioneering means the posting, use, or distribution of political signs or literature. Political signs may be placed on public property used for the conduct of early voting and used for polling on voting day subject to compliance with State law and City regulations.
- c. All political signs located on public property shall be removed no later than three (3) business days after conclusion of voting unless State law prohibits removal of signs after time period. Any signs remaining after three business days will be removed by the City and held until the seventh (7) day after the conclusion of voting and will be disposed of after the seventh day.
- d. A limit of 3 political signs per candidate will be allowed on public property. The city will maintain a diagram designating prohibited areas pursuant to Election code SS61.003, as amended.

The following regulations apply to electioneering on the premises of public property during the voting period. It is an offense for any person to:

- ~~i. Leave any electioneering sign or literature on public property that is used as a polling place other than during the voting period and for one day before and after the voting period;~~
- ~~ii. Comply with State Law distance requirements on engaging in electioneering on driveways, parking areas, on medians within parking areas, on the premises of a polling location.~~

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- iii. ~~Attach, place, or otherwise affix or erect any electioneering sign, literature or material in any area designated as a planting or landscaped area or to any tree, shrub, building, pole, or other improvement on public property used as a polling location;~~
- iv. ~~Allow more than two (2) temporary political signs for each candidate, measure, or political party within the designated electioneering area;~~
- v. ~~Place any electioneering sign or literature within ten (10) feet of the public road way adjacent to the public property where a polling location is located;~~
- vi. ~~Place an electioneering sign on the premises that exceeds thirty-six (36) square feet and is more than eight (8) feet in height, including any supporting poles, or to utilize any stake more than 18 inches long or 1 foot in diameter. Stakes may not be buried to a depth greater than ten (10) inches; and~~
- vii. ~~Pursuant to Election Code § 61.003, to post, use or distribute political signs or literature in any area of the premises of the City Hall except those areas in which electioneering is allowed. The City will maintain a diagram designating prohibited areas pursuant to said Election Code, as amended.~~
- a. ~~The regulations set forth in in this Chapter will not apply to any City of Fair Oaks Ranch authorized signs, materials, or other messages on its property.~~
- a. Removal and Disposal of Electioneering Sign(s)
 - i. ~~In addition to imposing any criminal penalty, the City Manager (or designee) may, without notice, remove and dispose of electioneering sign(s) located in violation of this section.~~
 - ii. The city shall remove and dispose of signs exceeding the permitted duration in this section.

~~(5) Remove and Dispose of Electioneering Sign(s)~~

~~In addition to imposing any criminal penalty, the City Manager (or designee) may, without notice, remove and dispose of electioneering sign(s) located in violation of this section.~~

~~Prohibition of signs in the public right of way will be strictly enforced, except for those specifically licensed or permitted by the City, state, or a political subdivision of the State exercising jurisdiction where the sign is located. The City Manager (or designee) may request that signs in a public right of way be removed by the appropriate political subdivision.~~

~~(6) Term of Electioneering on Public Property~~

~~The authority to conduct electioneering on public property under this Section is limited to the polling place where the voting is conducted and only for the voting period, such that at the end of the voting period, all signs and vehicles must be removed.~~

Exhibit A

City of Fair Oaks Ranch Unified Development Code

Section 10.10 Sign Matrix

Table 10.1 Sign Matrix

Type of Sign	Zones Permitted In	Maximum Sign Area Permitted (square feet (SF))	Permitted Number	Included in Total Wall Sign Area Calculation?	Permitted Height (feet)	Minimum Setback Required (From the Street ROW) (feet)	Permitted Duration	Permit Required
Freestanding Signs								
<u>Subdivision</u>	<u>All zones</u>	<u>120</u>	<u>2 at each subdivision street entrance</u>	<u>NA</u>	<u>8</u>	<u>15 from the front public right of way; 10 from the side and rear lot lines</u>	<u>Permanent</u>	<u>Yes</u>
<u>Monument (Non-Residential Use)</u>	<u>MU, NC, CF, LO, OS</u>	<u>MU-30; OS, NS & CF-20; LO-72</u>	<u>1 per street frontage. Additional sign for every 600' of street frontage.</u>	<u>No</u>	<u>MU-10'; NC, CF, OS, LO-8'</u>	<u>MU, NC, CF, LO, OS-10'</u>	<u>Permanent</u>	<u>Yes</u>
ERBS	<u>MU, NC, CF, LO, OS</u>	<u>24 per sign face</u>	<u>One per sign</u>	<u>No</u>	<u>Contained within the monument sign</u>	<u>Contained within the monument sign</u>	<u>Permanent</u>	<u>Yes</u>
<u>Flag</u>	<u>All zones</u>	<u>100</u>	<u>3 per lot</u>	<u>No</u>	<u>35' if mounted on the ground. 12' if mounted on top of a building.</u>	<u>15'</u>	<u>Permanent</u>	<u>Yes</u>
<u>Multi-Tenant</u>	<u>MU, NC, CF, LO, OS</u>	<u>20% increase in the permitted maximum sign area for monument sign</u>	<u>1 per street frontage. Additional sign for every 600'</u>	<u>No</u>	<u>MU-10'; NS, CF, OS, LO-8'</u>	<u>10', except 15' from any property line fronting on IH-10</u>	<u>Permanent</u>	<u>Yes</u>

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Type of Sign	Zones Permitted In	Maximum Sign Area Permitted (square feet (SF))	Permitted Number	Included in Total Wall Sign Area Calculation?	Permitted Height (feet)	Minimum Setback Required (From the Street ROW) (feet)	Permitted Duration	Permit Required
			<u>of street frontage.</u>					
<u>Multi-User</u>	<u>MU, NC, CF, LO, OS</u>	<u>20% increase in the permitted maximum sign area for monument sign</u>	<u>1 per street frontage. Additional sign for every 600' of street frontage.</u>	<u>No</u>	<u>MU-10'; NS, CF, OS, LO-8'</u>	<u>10', 15' from any property line fronting on IH-10</u>	<u>Permanent</u>	<u>Yes</u>
<u>Incidental. Examples include "no parking," "enter," "exit," "loading only," "telephone", and others</u>	<u>MU, NC, LO, OS, CF</u>	<u>2 SF per sign</u>	<u>One directional sign per driveway or location</u>	<u>No</u>	<u>4'</u>	<u>10'</u>	<u>Permanent</u>	<u>No</u>
Building								
<u>Wall</u>	<u>MU, NC, LO, CF, OS</u>	<u>2 SF per linear feet of building frontage</u>	<u>NA</u>	<u>Yes</u>	<u>NA</u>	<u>NA</u>	<u>Permanent</u>	<u>Yes</u>
<u>Window (considered as part of wall signage)</u>	<u>MU, NC, LO, CF, OS</u>	<u>2 SF per linear feet of building frontage (contained within wall signage)</u>	<u>NA</u>	<u>Yes</u>	<u>NA</u>	<u>NA</u>	<u>Permanent</u>	<u>No</u>
<u>Historic Building Marker</u>	<u>All zones</u>	<u>2</u>	<u>1 per façade</u>	<u>No</u>	<u>NA</u>	<u>NA</u>	<u>Permanent</u>	<u>No</u>
<u>Canopy</u>	<u>MU, NC, LO, OS, CF</u>	<u>2 SF per linear feet of building frontage</u>	<u>1 per canopy</u>	<u>Yes, the advertising text/logo</u>	<u>NA</u>	<u>NA</u>	<u>Permanent</u>	<u>Yes</u>

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Type of Sign	Zones Permitted In	Maximum Sign Area Permitted (square feet (SF))	Permitted Number	Included in Total Wall Sign Area Calculation?	Permitted Height (feet)	Minimum Setback Required (From the Street ROW) (feet)	Permitted Duration	Permit Required
<u>Incidental Signs on the building</u> (Examples include “loading,” “no parking”, etc.)	<u>MU, NC, LO, OS, CF</u>	<u>2</u>	<u>One sign per facade. Additional if required. To be determined by staff.</u>	<u>No</u>	<u>NA</u>	<u>NA</u>	<u>Permanent</u>	<u>No</u>
<u>Marquee</u>	<u>MU, NC, LO, OS, CF</u>	<u>2 square feet per linear feet of building frontage.</u>	<u>NA</u>	<u>Yes</u>	<u>NA</u>	<u>NA</u>	<u>Permanent</u>	<u>Yes</u>
<u>Street Address (Defer to fire code)</u>	<u>All zones</u>	<u>Per fire code</u>	<u>1 per street frontage</u>	<u>No</u>	<u>NA</u>	<u>NA</u>	<u>Permanent</u>	<u>No</u>
<u>Suspended</u>	<u>MU, NC, LO, OS, CF</u>	<u>2 SF per building frontage</u>	<u>1 per building street frontage</u>	<u>Yes</u>	<u>NA</u>	<u>NA</u>	<u>Permanent</u>	<u>Yes</u>
<u>ERBS on Wall</u>	<u>Not permitted</u>							
Temporary								
<u>Non-Residential Uses. Examples include carnivals, fair, coming soon, construction site sign, special event signs, builder sign, etc.</u>	<u>MU, NC, LO, CF, OS</u>	<u>64</u>	<u>2 per event</u>	<u>No</u>	<u>10'</u>	<u>10'</u>	<u>Temporary Off-site events. Permitted for a maximum of 14 days, no more than 2 times a year.</u>	<u>Yes</u>
<u>Residential Uses. Examples include community event, fairs, real estate signs such as coming soon, church fairs,</u>	<u>RR, NR, R1, R2, R3, R4, CF</u>	<u>6</u>	<u>2 per event</u>	<u>No</u>	<u>10'</u>	<u>10'</u>	<u>Permitted for a maximum of 14 days, no more than 2 times a year.</u>	<u>No</u>

City of Fair Oaks Ranch Unified Development Code

Type of Sign	Zones Permitted In	Maximum Sign Area Permitted (square feet (SF))	Permitted Number	Included in Total Wall Sign Area Calculation?	Permitted Height (feet)	Minimum Setback Required (From the Street ROW) (feet)	Permitted Duration	Permit Required
garage sales, construction site sign, special event signs, garage sales, builder sign, model home signs								
Others								
Subdivision Identification Signs (Residential Use)	All zones	120	1 per subdivision entry	No	10'	10', or in conformance with visibility triangle	Permanent	Yes
Neighborhood Watch Signage	Permitted as part of City's or HOA's requirements							
Kiosk Signs	Permitted per Section 10. 4 (4) c.							
Sandwich Signs	See Section 10. 4 (4) e.							
Banners in the Public ROW	As permitted by the city and this chapter							
Small neon "open" signs (behind glass storefronts)	MU, NC, ETJ							No
Exempt								
Public Notice or Warning	All zones	NA	NA	No	NA	NA	NA	No
Informational Sign - for Public Notifications	All zones	NA	NA	No	NA	NA	NA	No
Works of Art	All zones	NA	NA	No	NA	10'	Permanent	No
Holiday Lights and Decorations	All zones	NA	NA	No	NA	NA	Temporary	No

City of Fair Oaks Ranch Unified Development Code

Type of Sign	Zones Permitted In	Maximum Sign Area Permitted (square feet (SF))	Permitted Number	Included in Total Wall Sign Area Calculation?	Permitted Height (feet)	Minimum Setback Required (From the Street ROW) (feet)	Permitted Duration	Permit Required
<u>Vehicular Signs per Sec. 10.5</u>								
<u>Political and Campaign Signs As per state and city requirements</u>								
<u>Traffic Control Signs on Private Property</u>	All zones	2	As required	No	3'	As required	Permanent	No
<u>Signs on Private Property.</u> Examples include - "no trespassing," "no hunting", "no fishing", etc.	All zones	2	NA	No	8'	10'	Permanent	No
<u>Scholastic Signs</u>	<u>All zones</u>	<u>6, or as per HOA guidelines</u>	<u>4</u>	<u>No</u>	<u>4'</u>	<u>1'</u>	<u>NA</u>	<u>No</u>
Prohibited Signs								
<u>Beacons</u>								
<u>Vehicles Used Solely as Signs (Vehicle or Trailer)</u>								
<u>Pole/Pylon Signs</u>								
<u>Illuminated Signs</u>								
<u>Roof Signs</u>								
<u>Electronic Signs/Flashing Signs</u>								
<u>Roof Signs, Integral</u>								
<u>Inflatable Signs and Tethered Balloons</u>								
<u>Moving Signs, Trailer Signs, Vehicular Signs, Pennants, Small Flags</u>								
<u>Other Neon Signs (not for a small "Open" sign)</u>								
<u>Changeable Copy Signs</u>								
<u>Snipe Signs (on utility poles etc.)</u>								

City of Fair Oaks Ranch Unified Development Code

Type of Sign	Zones Permitted In	Maximum Sign Area Permitted (square feet (SF))	Permitted Number	Included in Total Wall Sign Area Calculation?	Permitted Height (feet)	Minimum Setback Required (From the Street ROW) (feet)	Permitted Duration	Permit Required
Auxiliary Signs								
Home Occupation Signs-Building and/or Freestanding								
Animated Signs								
Human or Hand-Held Signs (not otherwise exempt)								
Portable Signs								
Projecting Signs								
Billboards								
Trailer Signs (except as provided in this chapter								
Wall Painted Signs								
Sidewalk/Sandwich Signs								
Other Signs								