

ORDINANCE NO. 2017-O-044

AMENDING CHAPTER 28 OF THE CITY OF LAREDO CODE OF ORDINANCES BY REPEALING AND REPLACING ARTICLE II TO BE ENTITLED, "SIGN REGULATIONS" ESTABLISHING COMPREHENSIVE RULES AND REGULATIONS GOVERNING ALL SIGNS WITHIN THE CITY; PROVIDING A SEVERABILITY, SAVINGS, REPEALING, AND PENALTY CLAUSE; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City Council of the City of Laredo seeks to promote the public health and welfare through a comprehensive system of reasonable effective consistent, content-neutral and nondiscriminatory sign standards and requirements within its corporate limits and its extra territorial jurisdiction; and,

WHEREAS, the City Council desires to integrate sign regulations more effectively with general zoning regulations by establishing requirements for height restrictions, setbacks and spacing, to allow for lighting, ventilation, and preservation of the views in a manner consistent with land uses in the various zoning districts; and,

WHEREAS, the City Council has determined the City's sign regulations should be revised to better reflect more modern standards and current trends in the commercial sign industry and to comply with the restrictions imposed by Texas Local Government Code, Section 216.903, on the regulation of political signs by municipalities; and,

WHEREAS, the City Council finds that a high standard for the construction, design, repair, maintenance and use of signs is necessary to ensure that the safety of vehicular and pedestrian traffic is not compromised by signs which tend to divert attention away from the roadway; and,

WHEREAS, the City Council deems it necessary to adopt this ordinance to protect property values, the local economy and the quality of life for its residents by preserving and enhancing the appearance of the streetscape which enhances the impression of the City of Laredo to citizens tourists and visitors; and,

WHEREAS, the City Council is authorized to enact reasonable time, place and manner regulations of signs by virtue of the Texas Constitution, the City's police power and Texas Local Government Code, Chapter 216, and no provision of this Ordinance shall be deemed to conflict therewith.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS THAT:

Section 1: That Chapter 28, Article II, Sign Regulations be and is hereby amended as follows:

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Section 28-16 Title

Chapter 28 Article II of the city of Laredo code of ordinance shall be known, cited and referred to as the “Sign Ordinance.”

Section 28-17 Purpose

This ordinance provides standards for all private signs. All private signs not exempt as provided herein shall be erected and maintained in accordance with these standards, which are intended to be the minimum necessary and least burdensome to accomplish the purposes stated in this section. The general objectives of these standards are to promote health, safety, welfare, convenience, consistent enforcement, and enjoyment of the public, while ensuring equal treatment which shall, in part, achieve the following:

- a) **Safety** – To promote the safety of persons and property by providing that signs do not create a hazard due to collapse, fire collision, decay or abandonment, that they do not obstruct firefighting or police surveillance, and that they do not create traffic hazards; as per these standards, signs shall not confuse or distract motorists by impairing the driver's ability to read traffic signs, and see pedestrians, obstacles, or other vehicles.
- b) **Communications efficiency** – To promote the efficient transfer of information in sign messages by providing that: Businesses and services may identify themselves. Customers and other persons may locate a business or service. No person or group is arbitrarily denied the use of the sight lines from the public rights-of-way. Persons exposed to signs are not overwhelmed by the number of messages presented, and are able to exercise freedom of choice to observe or ignore said messages according to the observer's purpose.
- c) **Landscape quality and preservation** – To protect the public welfare and to enhance the appearance and economic value of the cityscape, by providing that: signs do not interfere with scenic views, they do not create a nuisance to persons using the public rights-of-way, they do not create a nuisance to adjacent and contiguous property, and that they do not pose a detriment to land or property values.

Section 28-18 Jurisdiction and Authority

This article shall govern all signs within the city limits and the extra-territorial jurisdiction of the city (ETJ). The city shall, to the full extent allowed by law, exercise its regulatory jurisdiction and authority over outdoor signs, and shall enforce this chapter in the city's extraterritorial jurisdiction as it presently exists or may hereafter be extended. The city has given notice to the state according to V.T.C.A., Local Government Code § 216.902.

Section 28-19 Scope

This ordinance shall not be related to building design, nor shall the ordinance regulate official traffic or government signs; the copy and message of signs; signs not intended to be viewed from a public right-of-away; window displays; product dispensers and point of purchase displays; scoreboards on athletic fields; flags of any nation; gravestones; barber poles;

religious symbols; commemorative plaques; the display of street numbers; or any display of construction not defined herein as a sign.

Section 28-20 First Amendment Rights

This ordinance shall not be interpreted, nor enforced, in any manner violating First Amendment Rights. If any provision of this ordinance, or the application of any provision to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction such holding shall not affect the validity of the remaining provisions of this ordinance.

Any sign allowed under this ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business, activity conducted, or product sold and/or offered at a location not on the same property where such sign is located, provided that such sign otherwise complies with all other provisions of this chapter.

Section 28-21 Code Administrator

The requirements of this ordinance shall be administered and enforced by the Building Development Services Department through the Building Development Services Director's (Administrator) designated representatives (collectively referred to herein as "Building Officials"). The Administrator is authorized to promulgate regulations and procedures consistent with this function.

The Administrator is empowered, upon presentation of proper credentials, to enter or inspect any building structure, or premises in the city for the purposes of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable codes and ordinances. Such inspections shall be carried out during business hours unless an emergency exists. The provisions of this Ordinance shall be enforceable without limitation against: a sign owner, a sign user, an operator or lessee of a sign, or the property owner on which the sign is located. Such persons may be referred to herein as "Responsible Persons."

SIGN REGULATIONS

Section 28-22 Permit Required to Erect, Install, or Modify Signage

- a) **Sign permit or authorization required.** No sign, other than those signs allowed without a permit by this chapter, shall be erected, placed, attached, secured, altered or displayed to/on the ground of any building or any structure until a permit or written authorization for such sign has been issued by the Building Official. An application for a sign permit or authorization may be obtained from the City's Building Development Services Department. The Building Official shall approve or deny an application within 15 business days of the Department's receipt of the application. A sign permit or authorization will be issued if a proposed sign conforms to all city ordinances. Incorrect information on an application shall be grounds for denial or revocation of a sign permit.
- b) **Permits Required for Alteration.** Except as provided, no person or business firm, acting either as principal or agent, shall alter, change the face, lettering, or by any other means, re-face any sign (except for signs with temporary messages made from interchangeable characters attached to tracks or grooves on the sign board, electronic message display or Changeable Electronic Variable Message Sign), either by changing the message or by renovating an existing message, or shall erect any sign or sign structure until a sign permit for such work has been issued by a *Building Official* Signs requiring permits include, but are not limited to: new signs, re-facing existing signs, modifying an existing sign, temporary signs, special occasion signs, and feather banners.
- c) **To whom issued.** No sign permit for the installation or erection of any sign shall be issued to any person other than those licensed and insured in the city, unless otherwise specified, in accordance with this chapter. Signs that require authorization in this chapter are not required to be installed or erected by a licensed or insured person; however, they must meet all other provisions of this chapter.
- d) **Not to issue for prohibited locations.** No sign permit or authorization shall be issued under this section for any sign in a district where signs are prohibited by the city's Zoning Ordinance as it currently exists or under future

amendments. No permit shall be issued for the placement of any sign on property which has not been platted in conformance with the subdivision regulations of the city of Laredo. No sign shall be placed in or over any public right-of-way with the exception of official government signs, but as specifically allowed within the ordinance.

- e) **Fees.** The sign permit fee shall be applied towards each sign that requires authorization (e.g., Monument Signs, Pole Signs, Wall Signs, Roof Signs, Banners, Awnings and Changeable Electronic Variable Message Signs). The permit fee shall be in compliance with fees as prescribed in Section 28-50. The sign permit or authorization fee for a sign erected without the issuance of a sign permit prior to installation shall be twice the cost of the standard fee for that type of sign. If the ordinance requires engineering, no permit can be issued without the structure being certified by a Texas Licensed Engineer.
- f) **Interpretation and administration.** The Building Official shall be responsible for interpreting and administering this chapter. The Building Official may revoke any permit for a sign issued in error. Appeals from orders, decisions, or determinations of the Building Official in the administration of this chapter shall be in accordance with City Charter and shall conform to the latest adopted International Building Codes and National Electrical Code.

Section 28-23 Definitions and Requirements

For the purpose of this chapter, the words below shall have the following definitions despite capitalization, unless the context clearly requires another meaning to be ascribed to them. The requirements and regulations set forth for each shall apply in the city and its ETJ. All signs must also conform to other requirements and regulations as mentioned in this chapter, including compliance with square footage allotment defined in Section 28-38 (i.e., the dimensional tables).

- 1) **Abandoned Sign – Prohibited** – Any sign that does not identify or advertise a bona fide business, lessor, service, owner, product or activity for at least three continuous months or that pertains to a time, event or purpose which no longer applies, or for which no legal owner can be found.
- 2) **Address Sign – Permit Not Required** – In order to promote the efficient transfer of directional information, to enhance the efficiency of police and fire protection, and other city services - all new residential, commercial and industrial buildings in the city shall be required to have address identification (i.e., letters or numerals). All owners of existing residences are encouraged to place address letters or numerals in such a way that they are legible from the street in front of the residence. Owners of existing commercial and industrial establishments shall be required to place address letters or numerals on the front of the property in such a way that they are legible from the nearest street or driveway in front of the property; in addition, these establishments shall also have address letters or numerals, no less than four inches in height, placed at the rear of the establishment.
- 3) **Audible Sign – Prohibited** – Any sign that emits music, dialogue, words, or other sound amplification.
- 4) **Architectural, Historic, or Scenic Area** – An area that contains unique architectural, historic, or scenic characteristics that require special regulations to ensure that signs displayed within the area enhance its visual character and are compatible with it.
- 5) **Awning** – A projection, shelter or structure of canvas, metal, wood, or other similar material approved by the Building Official that extends above a window, door, patio, or deck as protection from the weather. An awning requires the issuance of a building permit.
 - a) **Awning Sign – Permit Required** – A sign that is directly applied, attached or painted onto an awning.
 - I. **Time.** A sign permit is required. A sign permit shall not be issued to erect or place a sign onto an awning at a property until after the issuance of a building permit for the construction of the awning.
 - II. **Place.** In no case shall the supporting structure of an awning sign extend into or over the right-of-way, *except when approved by the Building Official in the Central Business District or Arts & Entertainment zoning districts.*
 - III. **Manner.** An awning sign may be used to advertise products, services, the name of a business, hours of operation, business telephone number(s), business address, and/or website address. The maximum height of an awning sign shall not exceed four (4) feet. The width of an awning sign shall not exceed seventy-five (75)

percent in length of any side of an awning. An awning sign shall only be permitted in conjunction with nonresidential use, or in a nonresidential zoning district. An awning sign must be secure and may not swing, sway, or move in any manner. An awning sign shall not contain any moving devices.

IV. Other.

(1) **Back Lit Awning / Electric Awning Sign – Permit Required** – An internally illuminated faced space- frame structure with translucent, flexible reinforced covering designed in awning form containing graphics, or to which graphics are copy applied to the visible surface of the awning. Requires a sign application by a contractor authorized to install electric signs. The allowable square footage listed in the Dimensional Tables for awning signs shall be comprised of awning signs, back lit awning signs, and electric awning signs.

(2) **Existing Awnings** – Permits may be issued for awnings extending in public right-of-way, if they are deemed to be legal non-conforming signs.

b) **Under Awning Sign – Permit Required** – Any sign suspended from and under an awning.

I. Time. A sign permit is required. Structural drawings sealed by a licensed engineer may be required by the Building Official.

II. Place. An under awning sign shall be suspended only beneath an awning. Only one (1) under awning sign per each public entrance is allowed.

III. Manner. An under awning sign shall have a maximum size of four (4) square feet with a minimum clearance of eight (8) feet.

6) **Balloons and other floating devices – Prohibited. Exceptions** – A visible airtight or air-flow through apparatus commonly made of latex, Mylar or other similar material that extends by a cord, rope, string, wire or other similar material. No person shall erect, maintain, or allow the installation of any balloons and other floating devices anchored to the ground, any vehicle, structure or any other fixed object for the purpose of advertising or attracting attention to a business, commodity, service, sale, or product.

Cloud Buster Balloon and Air Devices - Any visible airtight or air-flow through, inflatable apparatus made of latex, Mylar, or other similar material that extends higher than twenty-five (25) feet into the sky by a cord, rope, string, wire, or other similar material. A cloud buster balloon or air device is commonly-used to attract passersby/patrons to a location having a promotion, sale, or other function. Balloons, cloud buster balloons, blimps, and other air devices are prohibited in the city and its ETJ except when used for a grand opening as permitted in this chapter.

7) **Banner** – Any sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other fabric or similar material, with the sole purpose of such non-rigid material being for background.

a) **Banner Sign – Permit Required** – A sign intended to be hung either with or without a frame, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind, excluding flags, emblems and insignia of political, professional, religious, educational or corporate organizations.

I. Time. Written authorization is required for each display period. The authorization number and date installed shall be placed on the banner in characters no less than one (1) inch in height in a conspicuous place for the purpose of a walk-up inspection. Authorization shall not be issued to erect or place a banner at a property until after the issuance of a building permit for a building on the property. Each suite within a retail development shall be considered a building, and shall therefore be permitted to erect a banner accordingly. New business shall be permitted to place one (1) banner on their building storefront up to six (6) weeks after the date of a certificate of occupancy with the issuance of written authorization, thirty (30) days prior to the beginning of construction.

II. Place. A banner shall only be permitted if securely attached to the front, side or rear face of a building when placed in conjunction with a multi-family use and/or institutional use in a nonresidential zoning district; the banner shall not face a residential neighborhood.

III. Manner. A banner may only advertise the business' name, opening dates, telephone number(s), hours of operation, and/or type of products or services offered or sold. For a nonresidential use, a banner shall not exceed thirty-two (32) square feet in area, except for an individual business with a floor area of five thousand (5,000) square feet or greater; a banner shall not exceed 100 square feet in area. For a multi-family or

institutional use, or a banner abutting a residential use the area of the banner shall not exceed eighteen (18) square feet. A banner shall be a minimum of nine (9) feet above grade when placed within five (5) feet of any pedestrian traveled way. Where a building wall is nine (9) feet in height or less, is adjacent to an approved parking surface, and is not a designated pedestrian walkway, the banner may be placed a minimum of five (5) feet above the grade of the parking surface.

IV. Other. See also Special Event definition (Sec 28-23 (96)) and Sec 28-31)for special situations (i.e., Grand Opening, Sales, etc.).

b) Municipal Banner – Permit Required – A temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, other light fabric or similar material with the sole purpose of such non-rigid material being for background, including ornamentations and seasonal decorations. Municipal banners must advertise or promote: the city; a noncommercial not-for-profit event; a community charitable event; community announcement; aid in economic development or economic activity within the city; citizenry and good will; awareness of happenings in the city; municipal-related places, activities, and events; municipal-related information; or a similar happening determined by the city directly related to the city's objectives in speaking on its own property.

I. Time. A permit required from the Administrator. Municipal banners must be removed within seventy-two (72) hours of completion of event. A right-of-way permit may be required for installation and removal, and must comply with traffic control diagrams.

II. Place. A municipal banner (including cross street banners) may be erected on any city-owned property, including but not limited to pavilions, fences, walls, vehicles, poles and light poles, and/or any other structure or apparatus approved by the city manager or his designee.

(1) Cross Street Banners allowed at the following locations:

(i) Calton/Yearly (West & East)

(ii) Springfield/Hillside (North – South)

(iii) Del Mar/McPherson (North – South)

(iv) Jacaman/Sinatra (East – West)

(v) San Bernardo at Civic Center (North – South)

III. Manner. Municipal banners shall not be faded, tattered or torn.

c) Pull Down Banner – Permit Required – A banner displaying a decorative, historical, or national holiday theme that is mounted to extend out from an existing pole located in right-of-way.

I. Time. A sign permit is required. Banners must have written pole agreement from proper facility owners. Banners may be displayed for up to one hundred (100) consecutive days twice a year with one hundred twenty (120) days in between displays.

II. Place. Banners can be displayed on arterial streets, with the exception of the Central Business District.

III. Manner. Permitted pull down banners must display a decorative, historical, or national holiday theme and shall not be greater than twenty-four (24) inches wide by forty-eight (48) inches in length.

d) Feather Banner – Annual Permit Required – Feather banners refer to fabric or cloth containing: distinctive color; pattern or symbols; referrals to the offer for sale; existence of for products, property, accommodations, services for sale; attractions or activities; attention to a business or to products, property, accommodations, services; and activities that are offered or exist for hire.

I. Time. A sign permit is required per location. Permits are issued for one (1) year, and must be renewed annually.

II. Place. Spacing requirement is fifteen (15) feet between banners. Feather banners must be set back at least three (3) feet from the property line and cannot be placed within fifteen (15) feet of driveways. Feather banners not allowed in Central Business District or in the public right-of-way.

- III. Manner.** Feather Banners shall have a maximum of fifteen (15) feet in height, the width may not exceed thirty (30) inches. They must be anchored into the ground a minimum of twenty four (24) inches or approved anchoring system by the Building Development Services Department.
- e) **Multi-Banner Permit – Permit Required** – For sites which have a continuous use of constantly changing banners throughout the year.
- I. Time.** A sign permit is required. Permits are issued to companies, entities, and people and are applicable to the life of the applicant at the site for which the permit was granted.
- II. Place.** A multi-banner permit allows for banner to be installed at any location within a privately owned lot. Only banners designed in locations to be viewed from the public right-of-way shall be used to calculate total square footage.
- III. Manner.** For lots less than 1 acre in area, the total square footage shall not exceed the allowable square footage prescribed in Section 28-38. For lots exceeding 1 acre in area the allowable square footage shall be double the total banner area allowed in Section 28-38.
- 8) **Bench Sign – Prohibited** – A sign erected in the outdoor environment which is located on, mounted to or incorporated into the seat or back of a seat or bench. City of Laredo El Metro bus stop benches and shelters are exempt.
- 9) **Billboard – Permit Required** – A freestanding sign or sign structure for the purpose of the display of commercial or noncommercial messages that do not pertain to a business, person, organization, activity, event, place, goods or services principally located or primarily sold, produced, manufactured or furnished on the property on which the sign is located. A billboard is owned by a person, corporation or other entity that engages in the business of selling the advertising space on that sign.
- I. Time.** A sign permit is required. If the sign is to be located on a roadway maintained by the Texas Department of Transportation Highway Beautification Act, Rural Roadways or Moving Ahead for Progress in the 21st Century (MAP-21) programs, a state permit must be acquired prior to installation. A City of Laredo permit is required to secure a state permit.
- II. Place.** A billboard sign shall be permitted only along major modified arterials or greater as designated in the city's thoroughfare plan, as it currently exists or may be amended. Billboards must also meet spacing requirements as describe in the Dimensional Tables.
- III. Manner.** The square footage allowed for a billboard shall be defined as described in the Dimensional Table. A changeable electronic variable message sign (CEVMS) is allowed on a billboard, subject to the following conditions:
- (1) CEVMS shall be permitted only along major modified arterials or greater as designated in the city's thoroughfare plan, as it currently exists or may be amended.
- (2) CEVMS shall remain static for not less than eight (8) seconds and must complete transition in two (2) seconds.
- (3) Must comply with all requirements for CEVMS, such as zoning and distance requirements.
- 10) **Canopy Sign – Permit Required** – A sign that is applied, attached, painted or affixed on a canopy or other roof- like cover over. Examples of such include gasoline fuel pumps, vacuum area at car detail facilities, or other areas where services are provided to a patron in a vehicle intended for protection from the weather or as a decorative embellishment.
- I. Time.** A sign permit is required. A sign permit shall not be issued to erect, install or place a canopy sign on a property until after the issuance of a building permit for a building (including the canopy) on the property.
- II. Place.** Canopy signs may only be erected on the sides of the canopy band.
- III. Manner.** The maximum height of a canopy sign shall not exceed four (4) feet. The width of a canopy sign shall not exceed 75 percent in length of any side of a canopy. Canopy signs must be attached directly to or painted on the exterior face of the canopy band and shall not project more than 18 inches from the canopy band. Only the canopy band may be illuminated, not the entire canopy. Canopy signs attached or applied to a

canopy shall not extend above or below the canopy band. An electronic message display can be used for listing gas prices.

- 11) **Changeable Copy Signs – Permit Required** – A sign with temporary messages made from interchangeable characters attached to tracks or grooves on the sign board.
 - I. **Time.** A sign permit is required. A sign permit is not required to change the copy of the sign.
 - II. **Place.** Changeable copy signs are allowed if installed in conjunction with freestanding signs or attached to the building, and are permitted only in conjunction with a non-residential use or in a nonresidential zoning district.
 - III. **Manner.** Changeable copy signs shall not exceed thirty-two (32) square feet.
- 12) **Changeable Electronic Variable Message Sign (CEVMS) – Permit Required** – An electric sign that is capable of displaying action, motion, video, light, or color changes through electrical or mechanical means. Although technologically similar to flashing signs, the CEVMS emphasizes graphics and artistic display.
 - I. **Time.** A sign permit is required. A sign permit shall not be issued to erect, install or place a CEVMS sign on a property until after the issuance of a building permit for a building on the property.
 - II. **Place.** CEVMS signs shall be permitted only along industrial collectors or greater as designated in the city’s thoroughfare plan, as it currently exists or may be amended. CEVMS must also meet spacing requirements.
 - (1) **On-Premise Freestanding** – Each lot or lots in a development are allowed one CEVMS per street frontage. Freestanding signs include monument, pole, and ground signs.
 - (2) **On-Premise Wall/ Attached** – Each lot is allowed an attached CEVMS per street frontage, provided a freestanding CEVMS is not installed on said frontage.
 - (3) **Off-Premise Freestanding** – A CEVMS must be installed at least one thousand five hundred (1500) feet, measured along or across a roadway from another CEVMS facing the same direction.
 - III. **Manner.** The maximum brightness of CEVMS shall not exceed ten thousand (10,000) Nit’s during daylight hours and five thousand (5,000) Nit’s between dusk to dawn. The sign must have an automatic dimmer control which produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one half hour before sunset and one half hour after sunrise. User must submit documentation of this capability and compliance with application.
 - (1) No CEVMS signs may be of such intensity or brilliance as to interfere with the effectiveness of an official traffic sign, device or signal. CEVMS signs shall not produce glare or other lighting nuisances.
 - (2) All approved CEVMS signs shall be made available for usage for Amber Alerts and other emergency community notifications as deemed necessary by the Chief of Police or Emergency Management Coordinator.
 - (3) CEVM signs shall remain static for not less than eight (8) seconds. Each message on an electronic sign must be displayed for a minimum of eight (8) seconds. A change of message must be accomplished within two seconds.
 - (4) CEVMS does not allow animation, moving video, or scrolling text.
 - (5) Only one CEVMS will be allowed per property. In the case of multiple frontage lots, if the secondary frontage is an industrial collector or greater as designated in the city’s thoroughfare plan, another CEVMS may be allowed; however, the square footage should not exceed the total allowable square footage.
 - (6) On-Premise Freestanding square footage should be calculated as such: one hundred (100) square feet for the first fifty (50) linear feet of public street frontage, plus one (1) additional square foot for each additional linear foot of public street frontage on which the sign is to be installed.

- 13) Clear Vision Area** – That portion of a property defined by a right triangle where one side is the Intersection Sight Distance and the adjacent side is the distance between the driver and the path of the vehicles approaching from the side over which motorists must see to safely judge and execute a driving maneuver into the intersection and onto the street. No sign shall be installed within a triangle area of fifteen (15) feet to the right or the left of the intersection corner. This applies to intersections of two or more streets as obstructions such as structures, wall fences, and vegetation which are higher than three (3) feet and lower than eight (8) feet above the pavement.
- 14) Clearance (of a Sign)** – The smallest vertical distance between the grade of the adjacent street, highway, or street curb, and the lowest point of any sign including framework and embellishments extending over the grade.
- 15) Commercial Real Estate Sign (CRES) – Permit Not Required** – A temporary sign made of wood, metal, plastic or similar material that pertains to the sale or lease of the property where the sign is located.
- I. Time.** A sign permit is not required. A CRES requires removal within ten (10) days after the sale or lease of a property or business.
 - II. Place.** A CRES shall be located no closer than zero (0) feet from the property line or ten (10) feet from the back of the curb, whichever is greater, and must not be located in the public right-of-way. A maximum of one (1) CRES per property shall be placed on a property per street frontage. For a property with more than five hundred (500) feet of single street frontage, more than one (1) CRES is allowed provided that each CRES is spaced a minimum of two hundred (200) feet from other CRES signs.
 - III. Manner.** A CRES must be placed only on the property subject to sale or lease where the sign is located and shall not exceed thirty-two (32) square feet in area. A CRES shall not exceed eight (8) feet in height. For multitenant complexes a maximum of four (4) feet x four (4) feet (16 sq. ft.) per unit offered for rent or sale.
- 16) Construction Signs** – Any sign installed on a site where construction is currently taking place. This site can be a subdivision, commercial center, industrial center, or multifamily complex.
- a) Construction Identification Sign – Permit Not Required** – A TEMPORARY sign identifying the architect, engineer, financial institution, contractor, or other individuals or companies involved in the design or construction, demolition, financing or development of premises.
 - I. Time.** A sign permit is not required. A construction sign is allowed only for the duration of construction or demolition.
 - II. Place.** A construction sign must be located on the property which is being developed or demolished.
 - III. Manner.** The maximum area of a construction sign shall not exceed thirty-two (32) square feet per sign. Each entity is allowed one (1) sign per project.
 - b) Project/Development Sign (PDS) – Authorization Required** – A TEMPORARY sign used to advertise or display contact information of property owners, opening dates, architects, contractors, engineers, landscape architects, and/or financiers who are engaged with the design, construction, improvement or financing of a subdivision project or development on one sign.
 - I. Time.** Written authorization is required. The sign permit number, date installed, and sign applicant's name must be placed on the sign in no less than one (1) inch in height in a conspicuous place on the sign. PDS signs must be removed when ninety-five (95) percent of the buildings/homes in multiple tenants or multiple property commercial project/subdivision have been issued a certificate of occupancy.
 - II. Place.** The PDS shall be installed no closer than zero (0) feet from the property line or ten (10) feet from the back of the curb, whichever is greater.
 - III. Manner.** A PDS may include zoning information and advertise residential builders selling homes within a subdivision. In no case shall a PDS contain information that pertains to off-premise uses. A PDS installed on a property where a contractor requests a final inspection must be removed within two (2) days of the issuance of a certificate of occupancy. The maximum area of a PDS is one hundred twenty-eight (128) square feet. The maximum height of a PDS is sixteen (16) feet. A PDS will count towards available Developer/ Builder Signs for a development.
 - c) Developer/ Builder Sign – Authorization Required** – A TEMPORARY sign used to advertise companies developing within a subdivision.

- I. Time.** A sign permit is not required. A Developer/ Builder sign must be removed when ninety-five (95) percent of the buildings/homes in multiple tenants or multiple property commercial project/subdivision have been issued a certificate of occupancy.
 - II. Place.** The Developer/ Builder sign shall be installed on private property and no closer than zero (0) feet from the property line or ten (10) feet from the back of curb whichever is greater. The Developer/ Builder sign may be installed on the nearest Major Arterial or greater, as per the current adopted City of Laredo Thoroughfare Plan. Developer/ Builder signs must be at least fifty (50) feet apart. A maximum of four (4) signs can be installed for any development.
 - III. Manner.** A Developer/ Builder sign may include contact information for any developer/ builder that has available properties within a development. The maximum height of a Developer/ Builder sign is sixteen (16) feet. The maximum area for Developer/ Builder signs is one hundred twenty-eight (128) per sign. A PDS is included in the maximum of four (4) signs.
- 17) Copy** – The graphical content of a sign surface in either permanent or removable letter, pictographic, symbolic, or alphabetic form.
- 18) Corner Clip** – The area in the form of a triangle bounded by two (2) intersecting boundaries for a distance of fifteen (15) feet on each of such boundaries from the points of intersection and bounded by a third side determined by drawing a straight line from the points of the two (2) intersecting boundaries, fifteen (15) feet from their intersection. For the purposes of this definition “boundaries” shall refer to streets, roads, alleys. Signs or parts of a sign and/or supporting structures are prohibited to be located in a corner clip.
- 19) Dilapidated or Deteriorated Sign – Prohibited** – A sign where any portion of the finished material, surface or message portion of the sign is visibly faded, frayed, flaked, broken off, missing, cracked, splintered, defective, partially or improperly secured, unsafe, or is otherwise visibly deteriorated or in a state of despair; signs whose elements or the structural support or frame members are visibly bent, broken, cracked, dented, torn, twisted, leaning or at angles other than those at which it was originally erected, such as may result from wind damage or by the failure of a structural support.
- 20) Directional / Informational Sign (Private) – Permit Required** – A sign not erected by or under authority of any governmental agency, which contains only information designed to direct pedestrian or vehicular traffic that may contain the name of the business and/or logo. Directional/ Informational sign(s) may also give instructions or facility information. Examples of private directional signs include signs bearing only the name of the business and logo with words “entrance” or “exit” with arrows located on or near a parking lot.
 - I. Time.** A sign permit is required for all private directional signs installed at street entrances.
 - II. Place.** A private directional sign may be installed at each entrance to a property.
 - III. Manner.** Each entrance is allowed eight (8) square feet in signage area. Industrial zoning districts, M-1 and M-2 zones allow for thirty two (32) square feet per entrance.
- 21) Double-Faced Sign** – A sign with two faces, essentially back-to-back.
- 22) Electric Sign – Permit Required** – Any sign containing electrical wiring or using electric energy, but does not include signs illuminated by an exterior light source. Sign must be installed by Electrical Contractor or Electrical Sign Contractor.
- 23) Electrical Sign Contractor** – A person, or entity, licensed as an electrical sign contractor, that is in the business of performing "Electrical Sign Contracting" as defined by Texas Occupations Code, §1305.002(9) and Sec. 28-20 (n) of this ordinance.
- 24) Electronic Message Display (EMD) – Permit Required** – A sign, typically one uniform color, capable of electronically or mechanically displaying: words, numbers symbols, figures or images but not graphics or video; EMD’s are typically changed by remote or automatic means.
 - I. Time.** A sign permit is required. A sign permit shall not be issued to erect, place or install an electronic message display on a property until after issuance of a building permit for a building on the property.
 - II. Place.** Electronic message displays are permitted only in conjunction with non-residential use or in a non-residential zoning district.

III. Manner. EMD's are allowed square footage as prescribed in the Dimensional Tables.

- 25) **Exempt Signage** – A sign for which a permit is not required; however, compliance with all other city ordinances and the comprehensive zoning ordinance is required. A sign permit may be required if it is determined by the Building Official that a building permit or electrical permit is required. Exempt signs include address signs, some instructional / informational signs, some private directional signs, private parking signs, public service signs and/or non-commercial window signs.
- 26) **Extraterritorial Jurisdiction (ETJ)** – That land outside the corporate boundaries as shown on the official map of the City. Generally, the ETJ is defined as a five (5) mile buffer around the City of Laredo Corporate Limits.
- 27) **Façade** – The entire building front including the parapet.
- 28) **Face of Sign** – The area of a sign on which the copy is placed.
- 29) **Festoons** – **Prohibited, Exceptions** – A string of ribbons, tinsel, small flag, or pinwheels. Prohibited in the City and its ETJ, except where permitted by Special Event Signage.
- 30) **Flag** – A piece of fabric or other flexible material used as a symbol of an organization, business, product, service or Nation Flags.
- I. Time.** A sign permit is not required.
- II. Place.** A flag and its support shall be located on private property behind the property line.
- III. Manner.** At a property that contains a building with less than four (4) floors, the maximum height of a ground-supported flagpole shall be sixty-five (65) feet measured from the ground with the maximum area of the flag not to exceed two hundred (200) square feet in area. At a nonresidential property that contains a building with four (4) floors or more above ground, the maximum height of a flagpole shall be one hundred (100) feet measured from the ground with the maximum area of a flag not to exceed four hundred (400) square feet in area.
- 31) **Freestanding Sign** – A sign supported permanently upon the ground by poles or braces and not attached to any building.
- 32) **Garage Sale Signs** – **Permit Not Required** – A garage sale permit sign is a temporary on premise sign used to advertise a permitted garage, yard, or estate sale.
- I. Time.** A sign permit is not required. **A GARAGE SALE PERMIT IS REQUIRED.** A garage sale sign shall not be erected earlier than two (2) days preceding the garage sale and must be removed on the last day following the sale.
- II. Place.** Only one (1) garage sale sign is allowed per street frontage of the property. Garage sale signs shall be located only on the private property of the resident having the garage sale. A garage sale sign shall be erected on private property not closer than ten (10) feet from the back of the curb and shall not be located off-premises. Garage sale signs shall not be placed on vehicles, fences, electrical or telephone poles, trees, medians, or railings. Garage sale signs shall not be balloons, wind devices or other type of sign except stake signs, unless meeting the definition and requirements for that type of sign.
- III. Manner.** Garage sale signs may only be placed on the property or land where the sale is to take place. A garage sale sign shall not exceed four (4) square feet in maximum height and total area. The date(s) of the garage sale shall be posted on the sign.
- 33) **Government Awareness Sign** – **Permit Not Required** – A government awareness sign is a stake sign, banner or other apparatus, including flags, used to convey health, safety and welfare information to the public regarding city, county, state, or federal government requirements and regulations such as water restrictions, burn bans, public hearings or other similar information.
- I. Time.** A sign permit is not required. No restrictions.
- II. Place.** No restrictions.
- III. Manner.** No restrictions.

- 34) **Government Community Event Sign – Permit Not Required** – A stake sign, banner, or other apparatus used to convey information to the public regarding city-related activities and events.
- I. **Time.** A sign permit is not required. A government community event sign may be erected up to 15 days prior to the event or activity, and shall be removed within two (2) business days after the event or activity.
 - II. **Place.** Government community event signs shall be placed only at a city public park and/or other city government property that contains a public building or right-of-way, on any other property with the written consent of the property owner or agent, and at the event location.
 - III. **Manner.** A government community event sign may be placed in medians, easements, or within the right-of-way of any thoroughfare. No restrictions on size.
- 35) **Grandfather Clause** – Any sign lawfully in existence in a commercial or industrial area on such date may remain even though it may not comply with the size, lighting, or spacing criteria. This clause only allows an individual sign at its particular location for the duration of its normal life, subject to customary maintenance. Any sign in existence for at least fifty (50) years from the creation of this ordinance shall also be considered a historic sign. Pre-existing signs covered by a grandfather clause which do not comply with the agreement criteria have the status of nonconforming signs.
- 36) **Ground Sign (also “Blade Sign”)** – A sign which is anchored to the ground similar to a pylon or freestanding sign, but which has a monolithic or columnar line and which maintains essentially the same contour from grade to top. Height and setbacks are to be the same as for freestanding signs.
- 37) **Height of a Sign** – The vertical distance measured from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign - whichever is less. (compare “Clearance”).
- 38) **Home Owners Association - Neighborhood Sign (HOA-NS) – Permit Not Required** – A TEMPORARY stake sign used by Home Owner Association to convey residential subdivision board meetings, announcements, or other subdivision related events to residents within the subdivision.
- I. **Time.** A sign permit is not required. A HOA-NS requires a subdivision.
 - II. **Place.** A HOA-NS shall not be located along any major thoroughfare or street artery outside of the subdivision screening wall or perimeter barrier, and shall be located no closer than zero (0) feet from the property line or ten (10) feet from the back of the curb - whichever is greater.
 - III. **Manner.** The maximum area of a HOA-NS shall not exceed six (6) square feet. The maximum height of a HOA-NS shall not exceed four (4) feet.
- 39) **Home Improvement Sign – Permit Not Required** – An onsite stake sign that advertises the name, phone number, and/or website address of a contractor, and/or type of construction being performed on the property (e.g., a roof, fence, pool, paint, landscape, or other home improvement contractor).
- I. **Time.** A sign permit is not required. A home improvement sign shall be removed when the home improvement work is completed.
 - II. **Place.** A home improvement sign shall be located only on the property at which the home improvement is occurring. A home improvement sign shall not be erected on private property closer than ten (10) feet from the back of the curb or designated roadway.
 - III. **Manner.** A home improvement sign shall not exceed six (6) square feet in area and four (4) feet in height. A maximum of one (1) home improvement sign shall be erected per street frontage.
- 40) **Human Sign – Permit Not Required** – A sign held by or attached to a human being including: a person dressed in costume for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product.
- I. **Time.** A sign permit is not required. Human signs may be displayed twenty-four (24) hours each and every continuing day.
 - II. **Place.** Human signs shall be located only on private property and not on the public right-of-way where a sale, event, promotion, or the like is taking place. Human signs may not be off-premises from where a promotion, sale, event, or the like takes place.

- III. Manner.** Human signs shall only be persons physically located on private property. Podiums, risers, stilts, vehicles, roofs, or other structures or devices shall not support a human sign.
- 41) **Identification Sign – Permit Not Required** – A sign located on a building displaying only the name of the owner or occupant and/or the address (i.e. the street name and/or number) of the property on which such sign is displayed.
- 42) **Illegal Sign – Prohibited** – A sign which does not meet the requirements of this code and which has not received legal non-conforming status.
- 43) **Illuminated sign** – A sign in which a source of light is used in order to make the message readable. This definition shall include internally and externally lighted signs and reflectorized, glowing, or radiating signs.
- 44) **Impounded Sign** – A sign that is removed by a city-authorized official, inspector, Code Enforcement Officer, other city employee, or city-authorized person in accordance with the provisions of this chapter.
- 45) **Incidental Sign – Permit Not Required** – A sign, generally informative, that has a purpose secondary to the use of the lot on which it is located, such as a credit card sign, ATM sign, sign indicating hours of business or other similar directions.
- 46) **Inflatable Device Sign (IDS) – Annual Permit Required** – A sign manufactured of plastic, cloth, canvas or other flexible or light fabric, inflated with air or any gas, secured to the ground, and does not float.
- I. Time.** Permit is required. The authorization number and date installed shall be placed on the banner in characters no less than one (1) inch in height in a conspicuous place for the purpose of walk-up inspection. One (1) IDS may be erected on a property per calendar year. A business can only display one (1) IDS at a time. In the case of multiple businesses or tenants located on a single property, each business is allowed to erect an IDS on the property provided that not more than one (1) IDS is installed along any street frontage at the same time; one (1) IDS per street frontage may be installed each time. Additional regulations can be found in Special Event definition.
- II. Place.** An IDS shall not be located in any parking space, ADA accessible aisle, fire lanes, or driveways that provide access to parking spaces, nor shall any IDS or its securing devices encroach into a right-of-way. IDS's are only permitted within a non-residential zoning district, and are not allowed in the Central Business District or Historic Districts.
- III. Manner.** An IDS shall be secured directly to, and not suspended or floating from, the ground. An IDS shall not be placed on a roof, canopy, parking garage, or awning, or be suspended or floating from any building or garage. The maximum height of an IDS shall not exceed thirty (30) feet. One (1) banner may be applied to an IDS without requiring a separate permit. A banner applied to an IDS shall not count toward the allotted number of banners during a calendar year. The maximum area of a banner applied to an IDS shall not exceed forty-eight (48) square feet. An IDS shall not be installed within two hundred (200) feet from another IDS measured in a straight line in any direction. Cloud buster balloons, blimps, wind devices or any similar type of apparatuses are not an IDS.
- 47) **Instructional/Informational Sign – Permit Not Required** – A sign that provides instruction, information, or direction to the general public that is essential to the health, safety, and public welfare of the community; such signs shall include, but are not limited to: a sign identifying a property address, street address, restrooms, public telephones, handicap parking spaces, reserved parking spaces, no trespassing, no dumping, no loitering, no soliciting, “beware of” warning, water resource information, neighborhood watch information, and construction entrance and/or exit signage. An instructional/informational sign includes a sign of a warning, directive, or instruction erected by a public utility company that operates under a franchise agreement with the City and/or signs required by federal, state, or other local authorities.
- I. Time.** A sign permit is not required. No restrictions.
- II. Place.** An instructional/informational sign shall not encroach into a right-of-way.
- III. Manner.** An instructional/informational sign shall contain no other message, copy, announcement, or decoration other than the essential instruction, information or direction and shall not advertise or otherwise draw attention to an individual, business, commodity, service, activity, or product. The maximum area of an instructional/informational sign is sixteen (16) square feet. An instructional/informational sign may not be illuminated, except for illuminated “open” signs. Reflective material is permitted.

- 48) **Insurance** – A Certificate of Liability Insurance issued by an Insurance Company authorized to do business within the State of Texas.
- 49) **Kiosk** – Small structure with one or more open sides.
- 50) **Landscaping** – To modify (a natural landscape) by grading, clearing, or decorative planting.
- 51) **Logo** – Any design, insignia, or other marking of a company, service or product, which is used in advertising to identify the company, business, service or product.
- 52) **Low Profile Sign (see “Monument Sign”)** – A sign mounted directly to the ground with maximum height not to exceed ten (10) feet.
- 53) **Maintenance** – For the purpose of this ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.
- 54) **Marquee Sign** – Any sign attached to or supported by a marquee structure.
- 55) **Master Sign Coordination Plan or Unified Development Sign Plan – Permit Not Required** – A site plan depicting multiple properties as shown on the same concept plan, master plan, preliminary site plan, or site plan, and unified through common building architecture, building color, and building materials, landscaping and parking for which number, location, type, and size of signs are proposed.
- I. **Time.** A sign permit is not required; however, the City may require a sign site plan. Compliance review and approval by the Building Development Services Department is required.
 - II. **Place.** Compliance with ordinance requirements.
 - III. **Manner.** For developments of one (1) acre or more.
- 56) **Menu Board / Order Board Sign – Permit Not Required. Exceptions** – A sign erected in conjunction with a use that incorporates a drive-thru or drive-in and is generally used to provide service and/or product options and pricing for patrons who remain in a vehicle.
- I. **Time.** A sign permit is not required. A building permit or electrical permit is required.
 - II. **Place.** A menu/order board sign is permitted only in conjunction with a non-residential use or in a non-residential zoning district.
 - III. **Manner.** A drive-thru/in menu/order board sign shall be supported from the grade to the bottom of the sign having or appearing to have a solid base.
- 57) **Merchandise Signs and/or Displays – Prohibited. Exemptions** – Any goods, wares, merchandise or other advertising object, structure or sign advertising items or attracting patrons; these signs and/or displays shall not be suspended, applied, erected, installed from or on any building, or pole, structure, sidewalk, parkway, driveway, parking area, bridge or overpass. Merchandise signs and/or displays are prohibited in the City and its ETJ, except in CBD, Arts & Entertainment, and some Historic Districts, as well as along San Bernardo Ave (i.e., Avenida San Bernardo).
- 58) **Mobile Advertisement Sign – Permit Required. Franchise Agreement Required** – Any sign attached to a vehicle, trailer, skid or similar mobile structure where the primary use of such structure is to provide a base or constitute the sign itself. An operable or inoperable vehicle and/or trailer with illuminated or non-illuminated panels, other devices, or appendages used to advertise, promote or draw attention to an individual business, commodity, service, activity, event, product, or events other than those of the vehicle’s owner, or other similar purpose.
- I. **Time.** A franchise agreement must be in place with the city of Laredo prior to the use of mobile advertising signs.
 - II. **Place.** The use of mobile advertising signs are limited to Major Modified Arterials or greater as defined in the Comprehensive Thoroughfare Plan as it exists or is amended.
 - III. **Manner.** Mobile advertising signs are allowed in the city right-of-ways. Mobile advertising signs shall not:
 - (1) Contain a changeable electronic variable message sign as defined in this ordinance.
 - (2) Emit sound, music or any amplified voice or recording.

(3) Contain flashing lights or flashing signs.

(4) Park any vehicles with a vehicle sign in the same location or vicinity at frequent or extended periods of time where the apparent intent, as determined by the city, is to use the vehicle and attached vehicle signs for purposes of advertising except as part of a Special Event Permit as defined.

(5) Exceed the allowable square footage of two hundred fifty (250) square feet.

59) Model Home Sign – Permit Not Required. Exceptions – A sign used to identify a builder or contractor’s model house that is open to the public for inspection by customers and located within a residential district.

I. Time. Written authorization is required if the sign is larger than thirty-two (32) square feet. A sign permit shall not be issued until after a building permit is issued for construction of a dwelling model home or temporary sales trailer.

II. Place. A model home sign is permitted on a property that has been issued a building permit for construction of a residential dwelling or temporary sales trailer. One (1) model home sign is allowed per residential property. The minimum front setback of a model home sign shall be zero (0) feet from the property line or ten (10) feet from the back of the curb - whichever is greater. The minimum side or rear setback of a model home sign shall be ten (10) feet from the property line.

III. Manner. A model home sign may only provide a builder’s name, corporate logo, hours of operation, website information and/or telephone number(s). A model home sign shall be supported from the grade to the sign bottom. The maximum height of a model home sign shall not exceed five (5) feet, and the average finished grade of the property shall not be altered to increase the height of a model home sign. Model home signs shall not contain neon or prohibited lights. Exterior lighting must meet the requirements of the light and glare standards as regulated by city code as it currently exists or may be amended.

60) Monument Sign – Permit Required – A free-standing sign attached or connected to the ground by means other than a pole and which has no open space for the full width of the sign between the bottom of the sign and the surface of the ground.

a) Monument (Individual) Sign (MS-1) – Permit Required – A sign supported from the grade to the bottom of the sign having or appearing to have a solid and opaque base, used to identify a tenant or the name of a business located within a planned development or on a separately platted property within a planned development.

I. Time. A sign permit is required. A sign permit shall not be issued to erect, install or place an MS-1 on a property until after the issuance of a building permit for a building on the property.

II. Place. MS-1’s are permitted in non-residential zoning districts or non-residential areas and on a property containing an apartment complex, school, community center, or religious facility. The total number of monument signs shall not be permitted to exceed the total number of properties in the subdivision, as applicable. The minimum front yard setback for a MS-1 is ten (10) feet from the property line. The minimum side and rear setback from the property line shall be equal to the height of the monument, except for corner properties where the setback shall be zero (0) feet from the property line or ten (10) feet from the back of the curb - whichever is greater.

III. Manner.

(1) A property is allowed one (1) monument per street frontage entrance or exit.

(2) The maximum area of a monument is one hundred thirty (130) square feet.

(3) The maximum height of a monument is sixteen (16) feet. Monuments may be placed on a base or landscaped berm that is no higher than three (3) feet above grade.

(4) Monuments are permitted to contain CEVMS’s subject to the following conditions:

(i) Variable message monument signs shall be permitted only along a minor arterial or greater as designated in the city’s thoroughfare plan, as it currently exists or may be amended.

(ii) Variable message monument signs shall remain static for not less than eight (8) seconds.

(iii) Variable message monument signs are permitted to contain time and temperature displays. The time and temperature shall remain static for not less than eight (8) seconds.

(iv) Variable message wall signs are also permitted (see “wall signs”) but only one (1) variable message sign, either monument or wall, is permitted per street side.

(v) Must comply with all requirements for CEVMS, such as zoning and distance requirements.

b) **Monument Property Signs – Permit Required** – A monument sign that is supported from the grade to the bottom of the sign having, or appearing to have, a solid base and generally used to provide direction to drive-thru lanes, buildings, and tenants within large multi-tenant retail, multifamily, or office developments.

I. Time. A sign permit is required. A sign site plan of the property may be required.

II. Place. A monument is permitted only in conjunction with a non-residential use or in a non-residential zoning district, churches, synagogues, and schools. All signs must be located within property limits and shall not be designed to be viewed from right-of-ways. Primary use is for interior circulation.

III. Manner.

(1) The maximum area of a monument is one hundred thirty (130) square feet.

(2) The maximum height of a monument is sixteen (16) feet.

c) **Monument (Unified Development) Sign - (UDMS) – Permit Required** – A UDMS is a sign that is supported from the grade to the bottom of the sign having, or appearing to have, a solid base that is used to identify multiple tenants within a unified development.

I. Time. A sign permit is required. A sign permit shall not be issued to erect, install, or place a UDMS on a property until a master sign plan has been approved and after issuance of a building permit for a building permit on the property.

II. Place.

(1) UDMS shall only be located on a property of a half (1/2) acre or more.

(2) A UDMS is permitted on the same property as a monument, but the combined total number of UDMS's and monument shall not exceed the number of properties located within the development.

(3) The minimum front setback for a UDMS is fifteen (15) feet from the property line. No minimum side yard and rear yard setbacks are required for a UDMS, but a UDMS shall not be located closer than seventy-five (75) feet to another UDMS or an MIS-1.

(4) ~~If a~~ Only a tenant that is located on a separate lot within the development may request a freestanding sign, and may ~~not be~~ also be allowed to advertise on the UDMS. Only one freestanding sign is allowed.

III. Manner.

(1) A UDMS shall be constructed of materials and a design consistent with the buildings located on the property.

(2) The maximum area of a UDMS shall be based on the size of the development. The maximum area of a UDMS for a development of one (1) to five (5) acres is two hundred fifty (250) square feet.

(3) The maximum height of a UDMS is thirty-five (35) feet. A UDMS may be placed on a berm or base that is no higher than three (3) feet above grade.

(4) Architectural embellishments for UDMSs are encouraged. Exceptions in maximum height and area may be considered through the review of a master sign plan and a variance granted on accordance with this chapter.

(5) One (1) UDMS is permitted per street frontage of the development. One (1) additional UDMS is permitted along a street for each additional one hundred fifty (150) linear feet of street frontage that exceeds one hundred fifty (150) linear feet of street frontage.

(6) Where a development is located on a corner or has more than one (1) street frontage, one (1) additional UDMS sign will be allowed on the additional frontage not to exceed the size of the allowable UDMS sign on the primary street frontage; the UDMS must be perpendicular to the additional street, and not closer than one hundred (100) feet from the street intersection.

(7) UDMS's are permitted to contain CEVMS's subject to the following conditions:

- (i) Variable message monument signs shall be permitted only along a minor arterial or greater as designated in the city's Thoroughfare Plan, as it currently exists or may be amended.
- (ii) Variable message monument signs shall remain static for not less than eight (8) seconds.
- (iii) Variable message monument signs are permitted to contain time and temperature displays. The time and temperature shall remain static for not less than eight (8) seconds.
- (iv) Variable message wall signs are also permitted (see "wall signs"), but only one (1) variable message sign, either monument or wall, is permitted per property.
- (v) Must comply with all requirements for variable message signs, such as zoning and distance requirements.

61) Motion Sign (see also and note difference from Changeable Sign) – A sign or display manifesting either kinetic or illusionary motion occasioned by natural, manual, mechanical, electrical, or other means. Motion signs include the following types:

- a) **Naturally Energized – Prohibited, Exemptions** – Signs whose motion is activated by wind or other atmospheric impingement. Wind driven signs include flags, banners, pennants, streamers, spinners, metallic disks, or other similar devices. Naturally energized signs are prohibited in the city and its ETJ, except where allowed by ordinance, such as Special Event signage.
- b) **Mechanically Energized – Permit Required** – Signs manifesting a repetitious pre-programmed physical movement or rotation in either one or a series of planes activated by means of mechanically based drives.
- c) **Electronically Energized – Prohibited, Exemptions** – Illuminated signs whose motion or visual impression of motion is activated primarily by electrical means; this does not apply to changeable electronic signs. Electrically energized animated signs are of two types:
 - I. **Flashing Signs:** Illuminated signs exhibiting a pre-programmed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as or less than the duration of the period of darkness (off phase), and in which the intensity of illumination varies from zero (0) (i.e., off) to one hundred (100) percent (i.e., on) during the programmed cycle.
 - II. **Illusionary Movement Signs:** Illuminated signs exhibiting the illusion of movement by means of a pre-programmed repetitious sequential switching action in which illuminated elements of the sign are turned on or off to visually stimulate the impression of motion characteristic of chasing, running, blinking, oscillating, twinkling, scintillating, or expanding and contracting light patterns.

62) Mural – Authorization Required – A mural is defined as any painting, picture or other artwork applied to and made integral with an exterior wall surface of a building, structure, ceiling, roof or garden wall that does not depict or contain advertising, logos, or images of a product or service available on-site or off-location. Murals shall not be used to advertise products or services offered or sold off premise or onsite.

- I. **Time.** Authorization is required, except when public art regulations may apply. Authorization shall not be issued to paint, draw, apply or place a mural on property until after issuance of a building permit for a building on the property. A mural shall be exempt from square footage fees.
- II. **Place.** A mural shall be located above grade and on an exterior wall surface of a building, structure, ceiling, roof, or garden wall.
- III. **Manner.** The maximum area of a mural shall not exceed the length or height of the exterior wall on which it is painted, drawn or applied. In addition to the authorization, the artist may be required to submit additional information in regards to the artwork to the Building Development Services Department. This will be used to help promote permitted murals to various entities. The information may be:
 - (1) Name and contact information
 - (2) Title
 - (3) Medium

- (4) Purpose or description of artwork
- (5) Meaning of Artwork
- (6) Sketch and/ or rendition of proposed mural

IV. Other.

- (1) Murals containing graphics, other than logos or registered trademarks, related to goods and services provided on-site are allowed with a special use permit.
 - (2) Commercial text, logos or registered trademarks contained within the mural shall comply with the regulations for wall signs contained herein.
- 63) **Multiple-Faced Sign – Permit Required** – A sign containing three (3) or more faces, not necessarily in back-to-back configuration.
- 64) **Nameplate – Permit Not Required** – A sign not more than ten (10) square feet in area attached to a building and identifying the owner or lessor, and his title or occupation.
- 65) **Neglected Sign – Prohibited** – A sign that has any missing panels, burned out lights, missing letters or characters, rust, loose parts, damage, is faded from its original color, contains supports or framework with missing sign or parts, or is not maintained. Neglected signs are prohibited in the city and its ETJ.
- 66) **Neon Tubing** – A discharge tube containing neon that ionizes and glows with various colors when electric current is sent through it. In non-residential districts or areas, neon tubing shall be used for the sole purpose of accentuating the outline of a building. Neon tubing shall not be considered a wall sign and is permitted.
- 67) **Nonconforming Sign – Authorization Required** – Any sign and its supporting structure that does not conform to allow any portion of this chapter and was lawfully erected in existence prior to the effective date of this chapter; Nonconforming signs must have been in existence, lawfully located, and used in accordance with the provision of any prior ordinances applicable thereto, or which was considered legally nonconforming there under, and has since been in continuous or regular use. Such signs may have been used on the property at the time it was annexed into the city and has since been in regular and continuous use.
- 68) **Obscene Sign – Prohibited** – A sign which includes any sign copy which depicts or describes nudity as defined in the city code which otherwise offends generally accepted community standards of decency, modesty, morality, contains words which tend to incite violence, violates any applicable federal or state law restricting speech, and/or which has been legally determined by a court of competent jurisdiction to exceed the permissible limits of constitutionally protected free speech.
- 69) **Off-Premises Sign** – A sign or sign structure erected in the outdoor environment for the purpose of displaying commercial or noncommercial messages that pertain to a business, person, organization, activity, event, place, goods or services not principally located or primarily sold, produced, manufactured or furnished in the property on which such sign is located, including any of its supports, frames or other appurtenances.
- 70) **Official Sign – Permit Not Required** – Directional or other official signs authorized by law, including signs pertaining to natural wonders and scenic and historic attractions; this includes signs which have as their purpose the protection of life and property.
- 71) **On-Premises Sign** – A sign which pertains to a business, person, organization, activity, event, place, goods or services sold, produced, manufactured or furnished in the property on which such sign is located.
- 72) **Open House Residential Sign (OHRS) – Permit Not Required** – An onsite stake sign used to advertise the name of the realtor or homeowner, date, and/or time of an open house.
- I. **Time.** A sign permit is not required. One (1) OHRS may be erected twenty-four (24) hours before the open house and shall be removed no later than one (1) hour after the conclusion of the open house.
 - II. **Place.** An OHRS shall be located only on the subject property having the open house. OHRS shall not be located off-premises. An OHRS shall be erected on private property not closer than ten (10) feet from the back of the curb.

- III. Manner.** The maximum area of an OHRS sign shall not exceed six (6) square feet. An OHRS shall not contain balloons, streamers, flags, pennants, or other wind devices. An OHRS shall not be placed on a vehicle, fence, pole, tree, or railing.
- 73) **Overlay District** – Architectural, historic, or scenic areas as defined by the zoning ordinance.
- 74) **Parapet** – The extension of a false front or wall above the roofline.
- 75) **Pennant** – **Prohibited. Exceptions** – Any lightweight plastic, fabric or other material, whether or not it contains a message of any kind, suspended from a rope, wire, cord, string or other similar material designed to move in the wind whether existing in a series or individually. Pennants are prohibited in the city and its ETJ except when used for special events, not to exceed sixty (60) days per year, as permitted in this chapter.
- 76) **Point of Purchase Display** – Advertising of a retail item accompanying its display (e.g., an advertisement on a product dispenser, tire display, etc.).
- 77) **Pole or Freestanding Sign** – A sign erected on one (1) or more uprights; a vertical framework consisting of one (1) or more uprights supported by the ground.
- 78) **Pole Cover** – Cover enclosing or decorating poles or other structural supports of a sign.
- 79) **Political Sign** – **Exempt** – A sign that relates to the election of a person to a public office, a political party, to a matter to be voted upon at an election called by a public body, or contains a primarily political message.
- I. Time.** A sign permit is not required.
- II. Place.** Political signs shall be located only on private property with the consent of the property owner. A political sign shall not be erected closer than ten (10) feet from the back of the curb, located on any public property, and within a designated easement or right-of-way. Political signs may be allowed as mobile or vehicle signs.
- III. Manner.** Political signs shall not exceed eight (8) feet in height measured from the ground to the highest point of the sign. Political signs shall not exceed thirty-two (32) square feet in area. Political signs shall not be illuminated, contain any moving elements or parts, be dilapidated or hazardous. All political signs must abide by State laws as defined in the Texas Local Government Code, Property Code, Administrative Code and/or Transportation Code.
- 80) **Portable Signs** – **Prohibited** – Any sign designed or intended to be relocated from time-to-time, whether or not it is permanently attached to a building or structure, or is located on the ground. Portable signs include signs on wheels or on portable or mobile structures (e.g., trailers, skids, banners, tents or other portable structures, airborne devices, or other devices used for temporary display or advertising). Portable signs are prohibited in the city and its ETJ, except as specifically allowed by other sections of this chapter.
- 81) **Prohibited Signs** –
- I.** Any sign not specifically permitted by this chapter or code of ordinances;
- II.** Any sign expressly prohibited in this chapter;
- III.** Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this chapter (if a permit was required);
- IV.** Any sign that emits odor, sound, or visible matter;
- V.** Any sign erected or installed in or over a public right-of-way or access easement, unless otherwise specifically permitted or authorized by the city;
- VI.** Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with federal or state laws;
- VII.** Any sign erected or installed on property not platted in accordance with the Land Development Code, unless otherwise specifically permitted or authorized by the city.
- 82) **Projecting Sign** – **Permit Required** – A sign attached to and projecting out from a building, generally at a right angle, to the building facade.

- I. **Time.** A sign permit is required. A sign permit shall not be issued to erect or install a projecting sign at a property until after a building permit is issued for the building where the projecting sign is to be attached.
 - II. **Place.** A projecting sign is permitted only in conjunction with a nonresidential use or in a nonresidential district. When a projecting sign is constructed over a pedestrian sidewalk, a minimum of nine (9) feet clearance shall be provided between the grade of the sidewalk and the lowest portion of a projecting sign. A projecting sign shall not extend above a building wall.
 - III. **Manner.** A projecting sign may only advertise the name, telephone number, street address, and/or website information of a business. The maximum area of a projecting sign is thirty-two (32) square feet including decorative appurtenance.
- 83) **Public Notice Sign – Permit Not Required** – A temporary sign erected to publicize a public hearing required by State Law or other city code request to zone or rezone a property.
- 84) **Public Nuisance – Prohibited** – Any sign, sign structure, or any constituent part of either that causes or may cause a hazard or dangerous condition; this includes any signs which are unlawfully placed, exist in the right-of-way, are in violation of setback requirements, and/or violate any other provision of this chapter or any other ordinance.
- 85) **Residential Real Estate Sign (RRES) – Permit Not Required** – A sign used to advertise a home or residential property for sale or lease.
- I. **Time.** A sign permit is not required. A RRES may be erected twenty (24) hours each and every day.
 - II. **Place.** A RRES shall be erected only on the property on which the home or property is for sale or lease. A RRES shall be erected no closer than ten (10) feet from the back of the curb.
 - III. **Manner.** A RRES shall not exceed eight (8) square feet in area and be erected on a temporary stake only on the property where the subject home or residential property is located. A RRES may only advertise the name of the owner or realtor, telephone number(s), property information, and/or website address. The maximum height of a RRES shall not exceed four (4) feet. A maximum of one (1) RRES shall be erected on a property.
- 86) **Roof Sign – Prohibited. Exceptions** – A sign mounted on and supported by the roof portion of a building, or above the uppermost edge of a parapet wall of a building which is wholly or partially supported by such a building, or a sign that is painted directly to or applied on the roof or top of a building or structure. A sign that is mounted on mansard facades, pent eaves or architectural projections (e.g., canopies) of a building or structure shall not be considered to be a roof sign. Roof signs are prohibited in the city and its ETJ, except in the Central Business District.
- 87) **Roof (Secondary) Sign – Permit Required** – A sign that is mounted to or projects from a canopy or secondary roof over the entry to a building, but does not project above the highest point of the building. A roof (secondary) sign may be attached to a parapet wall.
- I. **Time.** A sign permit is required. A sign permit shall not be issued to erect or place a roof (secondary) sign on a property until after the issuance of a building permit at the property.
 - II. **Place.** In lieu of a wall sign, a roof (secondary) sign may be installed on a parapet wall provided that the parapet wall extends around the entire perimeter of the building at the same elevation. A roof (secondary) sign may be erected on a secondary canopy or a secondary roof over an entry to a building.
 - III. **Manner.** The structural or mechanical elements of a roof (secondary) sign shall not be visible from six (6) feet above the grade of adjacent streets.
- 88) **School Sign (Temporary) – Permit Not Required** – A temporary sign used to convey information regarding school licenses, enrollments, open houses, or other school-related events or functions for a school located within the city or its ETJ.
- I. **Time.** A sign permit is not required. A school sign may be erected up to seven (7) days prior to the event and shall be removed no more than forty-eight (48) hours after the conclusion of the meeting or event.
 - II. **Place.** A school sign may be placed at a private or public school.

- III. Manner.** The maximum area of a school sign shall not exceed six (6) square feet. The maximum height of a school sign shall not exceed four (4) feet. Temporary signs mounted to a fence are also allowed. A school sign shall not contain any balloons, streamers, pennants, flags, or wind devices.
- 89) Scoreboards – Permit Not Required** – A scoreboard is a structurally engineered sign erected at an athletic field or stadium, that is generally used to maintain the score or time expired in an event at the field or stadium. This definition includes signs mounted or applied to the outfield wall within a baseball field.
- I. Time.** A sign permit is not required. No restrictions.
- II. Place.** Scoreboards shall be erected only within an athletic field or stadium.
- III. Manner.** No restrictions.
- 90) Searchlight or Skylight – Prohibited, Exceptions** – Any apparatus capable of projecting a beam or beams of light. Searchlights (skylights) are prohibited in the City and its ETJ, except in conjunction with special events.
- I. Time.** Written authorization is required as part of Special Event Signage Certificate.
- II. Place.** Searchlights or skylights are allowed only in non-residential zones.
- III. Manner.** Searchlights or skylights are permitted for three (3) consecutive days
- 91) Sign** – Any form of publicity or advertising in the outdoor environment which directs attention to an individual, business, commodity, service, activity, event, or product by means of words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, trade names or trademarks, or other pictorial matter designed to convey such information which is displayed by means of print, bills, posters, panels, or other devices erected on an open framework, attached or otherwise applied to stakes, posts, poles, trees, buildings, or structures or supports. This definition shall also include any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or communicate information of any kind to the public.
- 92) Sign Face** – The area of that part of a sign designed to contain or display its message or informative contents, and does not include lighting fixtures, aprons, and catwalks unless they display part of the message or informative contents of the sign. The area of a sign shall be computed to include the entire area within a single rectangle, comprised of vertical and horizontal lines, enclosing the extreme limits of writing, representation, emblem or any fixture of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. If a sign has two (2) parallel faces with identical copy, only one (1) display face shall be measured in computing sign area. Sign structures with more than one (1) sign face are permitted as long as the total area of all sign faces does not exceed the maximum square footage allowed based on the type of sign.
- 93) Sign Structure** – A structure including all of the interrelated parts and materials (e.g., beams, poles, braces, apron, catwalk, and stringers, and any wall or foundation) that is used, designed to be used, or is intended to be used to support, display, or contain a sign.
- 94) Size** – The total area of the face used to display copy or graphics on one face of a sign, not including its supporting pole or structure.
- 95) Special Areas** – Special geographic areas of the city and ETJ which may be established by the City Commission from time to time for the purpose of regulating signs. Signs in special areas shall conform to the criteria in this chapter and to appropriate city codes. Where there is a conflict between this section and any other city ordinances, including this chapter, this section shall govern in special areas.
- 96) Special Event Signage – Certificate Required** – Special events are generally defined as a festival, fair, tournament, or other similar happening.
- a) Community event, festival, fair, tournament or other similar happening (see Section 28-16 Special Event Signage).**
- I. Banners, stake signs, inflatable device signs, or other apparatuses may not be erected to advertise a special event until a site plan has been approved by the Building Official. The site plan will be required to illustrate the location of banners, stake signs, inflatable device signs, or other apparatuses to be used for a special event.**

- II.** Signage associated with a special event shall be erected no earlier than seven (7) days prior to the event and removed no later than twenty-four (24) hours after the conclusion of the event.
- b) Grand Opening – Certificate Required** – Allows for special signage allowance to celebrate the grand opening of a business.
- I. Time.** A sign permit is required. Any grand opening signage shall be displayed within one hundred eighty (180) days of the issuance of a certificate of occupancy from the building official unless otherwise approved by the Building Official. Any grand opening signage shall be displayed for no more than sixty (60) days. A sign site plan of site shall be required for approval by the administrator.
- II. Place.** All grand opening signage shall be located on the property of the new business.
- III. Manner.** The following are permitted during the sixty (60) day grand opening period: pennants; balloons with a maximum of one (1) foot in diameter and attached with a maximum ten (10) feet in length of cord, rope, string, wire or other similar material; balloon arrangements; flags and wind devices. Balloons may only be displayed within twenty (20) feet of the business' public entrance. Grand opening balloons and/or balloon arrangements shall not be attached to parking signs, bicycle stands, benches, trees, fences, poles, railings, vehicles, existing signage, display items, other structures, or placed in required parking spaces. Grand opening balloons and/or balloon arrangements shall not block pedestrian or vehicular visibility or cause a safety hazard. Grand opening balloon arrangements may not exceed twenty (20) feet in height. Grand opening balloons arrangements must be secured to the ground. Inflatable device signs are allowed but shall not exceed three (3) devices. Searchlights or skylights are also allowed for no more than three (3) days.
- c) Large Sales Events – Permit Required** – Allows for special signage allowance for periodic, holiday or seasonal sales events (e.g., Labor Day sales).
- I. Time.** A sign permit is required. Any large sales event signage shall be displayed within ten (10) days of the advertised sale or holiday. Any grand opening signage shall be displayed for no more than ten (10) days. All special signage must be removed within twenty-four (24) hours of sales event. A sign site plan of site shall be required for approval by the administrator.
- II. Place.** All large sales signage shall be located on the property of the new business.
- III. Manner.** The following are permitted during the ten (10) day sale period: pennants; balloons with a maximum of one (1) foot in diameter and attached with a maximum ten (10) feet in length of cord, rope, string, wire or other similar material; balloon arrangements; flags and wind devices. Balloons may only be displayed within twenty (20) feet of the business' public entrance. Balloons and/or balloon arrangements shall not be attached to parking signs, bicycle stands, benches, trees, fences, poles, railings, vehicles, existing signage, display items, other structures, or placed in required parking spaces. Balloons and/or balloon arrangements shall not block pedestrian or vehicular visibility or cause a safety hazard. Balloon arrangements may not exceed twenty (20) feet in height. Grand opening balloons arrangements must be secured to the ground. Inflatable device signs are allowed, not to exceed three (3) devices. Searchlights or skylights are also allowed for no more than 3 days.
- d) Offsite Promotional Events – Certificate Required** – Allows for special signage allowance for offsite promotional events.
- I. Time.** A sign permit is required. Any offsite promotional events are limited to three (3) days. If multiple locations are to be used, a separate application is required for each location. A sign site plan shall be required for approval by the Administrator. Approval allows for advertisement only; no business may be conducted other than advertisement or distribution of advertising material.
- II. Place.** All signage shall be located only on private property with the consent of the property owner.

III. Manner. The following devices are permitted during the ten (10) day sale period: pennants; balloons with a maximum of one (1) foot in diameter and attached with a maximum ten (10) feet in length of cord, rope, string, wire or other similar material; balloon arrangements; flags and wind devices. Balloons may only be displayed within twenty (20) feet of the business' public entrance. Balloons and/or balloon arrangements shall not be attached to parking signs, bicycle stands, benches, trees, fences, poles, railings, vehicles, existing signage, display items, other structures, or placed in required parking spaces. Balloons and/or balloon arrangements shall not block pedestrian or vehicular visibility or cause a safety hazard. Balloon arrangements may not exceed twenty (20) feet in height. Grand opening balloons arrangements must be secured to the ground. Inflatable device signs are allowed, not to exceed three (3) devices.

97) Stake Sign – Authorization Required – A temporary sign that does not exceed six (6) square feet in area with a base/stake commonly made of metal, wood or other similar material approved by the Building Official with an end for driving into the ground.

98) Subdivision Sign – Permit Required – A sign that identifies a residential development or a planned development, whether residential or non-commercial, and generally refers to the platted name of the subdivision or planned development.

a) Subdivision Monument – Permit Required – A physical improvement such as signs, walls, entry features or other similar improvements constructed to draw attention to or enhance a subdivision or its surrounding area and which includes signage.

I. Time. A sign permit is required. A sign permit shall not be issued to erect or place subdivision monument on a property until a site plan is approved by the Planning and Zoning Commission for development of non-residential zoned property, for the development of multifamily properties, or a final plat is approved by the Planning and Zoning Commission for development of single-family or two-family zoned properties. The requirement to prepare the aforementioned plans may be waived should the owner of the property on which the monument is proposed to be located or his representative prepare written documentation and/or graphic illustrations to the satisfaction of city staff to explain the relationship of the proposed monument to future land uses on the property.

II. Place. Subdivision monument placed on private property shall observe all building line and setback requirements of the governing zoning district; if not in a zoning district the building line and setback requirements of subdivision monument shall be those of the zoning district that is most similar to the use. A non-habitable monument may encroach into a required setback provided all visibility clips and easements are observed and the monument is deemed by city staff not to negatively impact fire protection of existing or future development. Subdivision monuments may not be erected within an area designated as future right-of-way on the city's thoroughfare plan, as it currently exists or may be amended.

III. Manner. Two subdivision monument signs may be allowed per subdivision entrance, not to exceed a total of sixty-four (64) square feet. The developer of the subdivision monument must provide a plan for future maintenance of subdivision monument to the city for review. The maximum height of subdivision monument shall not exceed sixteen (16) feet.

b) Subdivision Identity Sign – Permit Required – A subdivision identity sign is a sign mounted to a screening wall or engraved into a masonry block which identifies a residential development or a planned development, whether residential or non-commercial, and generally refers to the platted name of the subdivision or planned development.

I. Time. A sign permit is required. A sign permit shall not be issued to erect or place a subdivision identity sign on a property until a final plat is approved by the planning and zoning commission for development of the property.

II. Place. All subdivision identity signs shall be located within the platted limits of a residential subdivision to which it pertains.

III. Manner. Alternative types of a subdivision identity sign may be approved as part of a master sign plan. The master sign plan shall be submitted for review with the final plat, landscaping, and screening wall plans for review by the Building Development Services Department. A subdivision identity sign may not be electric or directly lit.

99) Temporary Weekend Sign (TWS) – Permit Required – A freestanding sign, or collection of such signs, used as advertising landmarks arranged to guide a customer or potential customer to a specific location, promotional event, commercial activity, etc. - limited in display time to the weekend.

a) Single Weekend Sign – Permit Required –

- I. Time.** A sign permit is required. Where an advertiser wishes to advertise multiple locations, a permit must be obtained for each business location, subdivision location, or service location to be advertised. The lifespan of temporary weekend signs, including installation and removal, shall not exceed seventy-two (72) hours, beginning Friday at noon (12:00 p.m.) and ending the following Monday at noon (12:00 p.m.).
- II. Place.** Temporary weekend signs are allowed in the public right-of-way. Temporary weekend signs shall not be placed beyond a mile radius from the business location, subdivision location, or service location for which the permit was assigned and from which the authority to advertise with this sign type is derived.
- III. Manner.** Temporary weekend signs are limited in height to three (3) feet as measured from the ground or floor, and shall not have more than two (2) sides. Maximum size is four (4) sq. ft. per face. Temporary weekend signs shall have a minimum distance of fifty (50) feet from each other, unless from the same advertiser. Signs of the same advertiser shall be spaced no less than two hundred (200) feet from each other. Temporary weekend signs may not be placed closer than twenty-five (25) feet from a street intersection, nor closer than ten (10) feet from a driveway, as measured along the property line.

b) Annual Weekend Sign – Annual Permit Required –

- I. Time.** A sign permit is required. Where an advertiser wishes to advertise multiple locations, a permit must be obtained for each business location, subdivision location, or service location to be advertised. The lifespan of temporary weekend signs, including installation and removal, shall not exceed seventy-two (72) hours, beginning Friday at noon (12:00 p.m.) and ending the following Monday at noon (12:00 p.m.).
- II. Place.** Temporary weekend signs are allowed in the public right-of-way. Temporary weekend signs shall not be placed beyond a mile radius from the business location, subdivision location, or service location for which the permit was assigned and from which the authority to advertise with this sign type is derived.
- III. Manner.** Temporary weekend signs are limited in height to three (3) feet as measured from the ground or floor, and shall not have more than two (2) sides. Maximum size is four (4) square feet per face. Temporary weekend signs shall have a minimum distance of fifty (50) feet from each other, unless from the same advertiser. Signs of the same advertiser shall be spaced no less than two hundred (200) feet from each other. Temporary weekend signs may not be placed closer than twenty-five (25) feet from a street intersection, nor closer than ten (10) feet from a driveway, as measured along the property line.
- IV. Other.** An annual weekend sign permit will allow for a maximum of one hundred (100) signs per advertiser per permit.

100) Traffic Lights and Signage – Requires Approval – Any installed traffic related sign, light, apparatus, or device that provides information to vehicular drivers and/or pedestrian traffic. Traffic related signs, lights, apparatuses, or devices requires approval from the traffic department, which includes the review and approval of design, size, placement, and any other specifications or requirements prior to installation from the traffic engineer.

a) Exemption: Signs, lighting, apparatuses, and/or devices installed or required by federal or state laws.

101) V-Shaped Sign – Two (2) separate sign faces at one (1) location that are at an angle of forty-five (45) degrees or less to each other. Two (2) signs in shape of a letter “V” or triangle when viewed from above; these faces will be oriented in different directions.

102) Vacant Building Sign – Prohibited – No sign shall be permitted to remain on any property with a vacant building, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his authorized agent when such sign is maintained by a person operating under his own bond. Vacant building signage is prohibited in the city and its ETJ.

103) Vehicle Sign – Permit Not Required. Prohibitions – Any sign attached to any, truck, car, bus, trailer, boat, recreational vehicle, motorcycle or any other vehicle, painted or wrapped and which relate to the vehicle owner’s activity or business. Vehicle signs shall exclude bumper stickers and state required license or inspection stickers/identifications.

- I. Time.** A sign permit is not required. Vehicle signs are allowed twenty-four (24) hours each and every continuing day.
- II. Place.** Vehicle signs are permitted provided that during periods of inactivity such vehicle is not parked in the right-of-way or placed in a manner that the vehicle sign is readily visible from an adjacent right-of-way. "For Sale" signs shall be placed in or on vehicles when the vehicle is parked or placed in a manner that the vehicle sign is readily visible from an adjacent public right-of-way are prohibited, with the exception that one (1) vehicle parked or placed at the location of an occupied residential unit may contain a "For Sale" sign.
- III. Manner.** Vehicle signs are permitted provided that:
 - (1) The primary purpose of the ~~sign~~ vehicle is not for display of the sign;
 - (2) The signs are painted upon or applied directly to an integral part of the vehicle;
 - (3) The vehicle is operable, currently registered and licensed to operate on public streets and actively used in the daily function of the business to which such signs relate;
 - (4) The vehicle is not used as a static display, advertising a product or service, not utilized as storage, shelter, or distribution points for commercial products or services for the public; and the vehicle does not meet the definition of a mobile advertisement sign;
 - (5) No vehicle, whether operable or not, shall be parked where the intent is to use the vehicle for advertising.

104) Wall Sign – Any sign erected against an exterior wall, erected parallel to a wall, or painted directly onto a wall. This definition shall not include murals.

- I. Time.** A sign permit is required. A sign permit shall not be issued to erect, place or install a wall sign on a property until after issuance of a building permit for a building on the property.
- II. Place.** Wall signs are permitted only in conjunction with a non-residential use or in a non-residential zoning district. Wall signs of any character placed directly on the face of a wall shall be set at a minimum of nine (9) feet above grade. Wall signs that are painted on the face of a wall shall have no minimum height requirement. A wall sign may not be erected or placed on a parapet wall, unless the parapet wall extends around the entire perimeter of the building at the same elevation. When projections on the wall face prevent the erection of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom and ends with noncombustible materials.
- III. Manner.**
 - (1) A wall sign may only include the name and/or logo of an on-premises business. If erected parallel to the façade, a wall sign may not extend more than twelve (12) inches from the façade of the building to which it is attached and must be supported firmly to the building face. A wall sign may include neon tubing or LED's attached directly to a wall surface when forming a border for the subject matter or when forming letters, logos, or pictorial designs. Neon or LED's shall not be installed on any wall sign with any part extending below nine (9) feet from grade.
 - (2) Wall signs up to twelve (12) feet in height are allowed in conjunction with buildings and/or groups of continuous buildings with common wall construction and containing a minimum of fifty thousand (50,000) square feet. Wall signs of this size shall:
 - (i) Be placed directly on the face of a wall;
 - (ii) Be set at a minimum of fourteen (14) feet above grade;
 - (iii) Not project more than eighteen (18) inches from the face of the wall; and
 - (iv) Not occupy more than fifty (50) percent of any wall on which it is erected.
 - (3) Wall signs are permitted to contain electronic variable messages subject to the following conditions:
 - (i) Variable message wall signs shall be permitted only along a minor arterial or greater as designated on the thoroughfare plan, as it currently exists or may be amended, and are not allowed in the Central Business District.

- (ii) Variable message wall signs are permitted to contain time and temperature displays. The time and temperature displays shall remain static for not less than eight (8) seconds.
 - (iii) Variable message monument signs are also permitted but only one (1) variable message sign, per street side of property.
 - (iv) Must comply with all requirements for variable message signs, such as zoning and distance requirements.
- (4) The size of wall signs shall be as prescribed in Dimension Tables, or not to exceed five (5) percent of total wall area facing a public or private street.

105) Window Sign – Permit Not Required, Exceptions – Any sign, poster, window slick, or other similar displayed item, excluding banners (see "banners"), located on the internal or external surface of a window that is visible from a public street or sidewalk.

- I. Time.** A sign permit is not required, except illuminated window signs other than open/closed signs; Illuminated window signs require the issuance of a sign permit and shall not be closer than three (3) feet from a public door. A window sign may be displayed twenty-four (24) hours each and every day. Window signs located within a Historic District require a sign permit and approval by the Historic District Landmark Board.
- II. Place.** Window signs shall be displayed on the inside or exterior of a window.
- III. Manner.** Window signs may only advertise an on-premises business' name, telephone number(s), website information, services, commodities, and/or products. The maximum area of a window sign shall not exceed twenty-five (25) percent of the window where the sign is displayed and shall not exceed eight (8) percent when installed in a Historic District. Illuminated and non-illuminated window signs or its appendages shall not blink, strobe, fade, flash, scroll, or move in any manner. Illuminated window signs shall remain static and stationary.

106) Yard Sign – Permit Not Required – A stake sign used to publicize the arrival of a newborn, participation of a family member in a school activity or sport, the presence of a security system, animals, and seasonal decorations.

- I. Time.** A sign permit is not required. Yard signs may be erected twenty-four (24) hours each and every day.
- II. Place.** Yard signs shall be located only on occupied residential properties. Yard signs shall be erected no closer than ten (10) feet from the back of the curb or zero (0) feet from the property line whichever is greater.
- III. Manner.** Signs advertising the presence of a home security system shall not exceed one (1) square foot in area. Signs advertising the arrival of a newborn, the participation of a family member in a school activity or sport, or the presence of animals shall not exceed four (4) square feet in area. Seasonal decorations are excluded from place and manner requirements.

Section 28-24 Signs Regulations

All new signs and sign structures, unless exempt, shall comply with the provisions of this chapter, however, all signs and sign structures existing prior to the adoption of this ordinance must comply with the following provisions of this chapter:

- 1. Sec. 28-26 Illegal Signs
- 2. Sec. 28-34 Non-Conforming Signs
- 3. Sec. 28-43 Encroachments within public right-of-way
- 4. Sec. 28-44 Existing Sign Encroachment
- 5. Sec. 28-45 Removal of encroachment constituting obstructions
- 6. Sec. 28-46 Unsafe Signs declared nuisance; abatement

Section 28-25 Signs Not Requiring Permits

The following types of signs are exempt from permit requirements, but must be in compliance with all other sign regulations contained herein:

- a) Signs required by law, street signs, traffic control signs and devices;
- b) Public signs or notices, or any sign related to an emergency, including signs erected by local, state, or federal government;
- c) Signs or lettering on governmental buses and shelters, public / private school buses, taxis, or any vehicles operating during the normal course of business. This does not apply to portable or vehicle signs or other signs which are parked or located for the primary purpose of displaying said sign;
- d) Temporary construction signs of thirty-two (32) square feet or less;
- e) Temporary directional / informational signs less than twelve (12) square feet that do not include advertising;
- f) Seasonal or holiday decorations within the appropriate holiday season;
- g) Memorial plaques;
- h) Nameplates less than three (3) square feet;
- i) Political signs;
- j) Athletic signs and scoreboards;
- k) Real estate signs located on the property advertised on said sign;
- l) Incidental signs;
- m) Temporary private signs such as but not limited to lost pet, birth announcements, birthdays, graduation, school activity signs, contractor signs, and anniversaries;
- n) Governmental flags, including state, county or country flags.

Section 28-26 Illegal Signs

Sign Prohibitions and Restrictions – Any person who constructs, displays, maintains, permits or requests any person to construct, display, or maintain any of the following prohibited signs on property under their control commits an offense under this article:

- a) **Abandoned Signs** – Any sign on private property that promotes a time, event, message, business, election or purpose shall be removed within fourteen (14) days after the issue is decided, the event has taken place, or the establishment has gone out of business.
- b) **Fence signs in or adjacent to and facing residential zoning districts** – Any sign painted on a fence, railing or wall which is not a structural part of the building on property located in or adjacent to, and facing a residential zoning district, whether or not on the property line, other than a nameplate sign conforming to the provisions of this article.
- c) **Improperly illuminated signs** – Any sign which is illuminated to an intensity to cause glare or brightness to a degree that could constitute a hazard or nuisance. No signs which blink, flash or are animated by lighting, in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or municipal vehicle warnings, from a distance. No sign, other than a permitted animated sign or an electronic message display shall be illuminated, in whole or part, where the illumination is intermittent or varies in color or intensity from time to time. The use of searchlights is prohibited. Unless otherwise noted herein, all lighting of signs shall be indirect or internally illuminated lighting as defined herein, and all floodlights shall be shielded. Artificial lighting of any type used to illuminate buildings, structures, outdoor sales areas or outdoor storage areas unless shielded, not including lights installed only during the months of November and December for areas in which Christmas trees are offered for sale, or for the purpose of outdoor lighting in conjunction with displays for holiday lighting and lights installed on a temporary basis in areas in which permitted carnivals, fairs or other similar activities are being held. Glare producing surfaces on signs are not allowed. Lights which are part of or illuminate a sign must be shielded, directed and positioned to prevent beams or rays of light from being directed at any portion of the travel ways of a city roadway or any adjacent residential use. Lights may not be of such intensity or brilliance as to cause vision impairment of a driver of

any motor vehicle on a city roadway or otherwise interfere with the driver's operation of a motor vehicle and may not obscure or interfere with the effectiveness of an official traffic sign device or signal.

- d) **Obstruction to doors, windows or fire escapes** – Any sign erected, relocated or maintained so as to prevent free ingress to or egress from any door, window fire escape or other area intended for human travel, or attached to a stand pipe or fire escape. No sign shall block, interfere, or otherwise hinder pedestrian or vehicular traffic on a public sidewalk, a public thoroughfare, a fire lane easement or a driveway required to access parking.
- e) **Portable & Vehicle signs** – No person shall display any sign attached to a vehicle, trailer, skid, or similar mobile structure, where the primary use of such structure is to provide a base or constitute the sign itself. No person shall park any vehicles with a vehicle sign in the same location or vicinity at frequent or extended periods of time, where the apparent intent as determined by the city is to use the vehicle and attached vehicle signs for purposes of advertising. It shall be prima facie evidence that a sign is used to advertise a product or message in violation hereof if parked at the same location in an area visible to a public right-of-way for a continuous period exceeding seventy-two (72) hours with the following exceptions: 1) construction trailers temporarily placed on active, permitted construction sites which advertise the business constructing facilities on the site; and 2) signs on governmental law enforcement and emergency response vehicles.
- f) **Pennants and private flags** – Except those temporarily attached to automobiles or temporarily displayed with a logo, product, business name or other advertising, and balloons, as part of a special sale, promotion or community event where the user has acquired a Special Event Certificate. Country flags are not considered private flags for this section.
- g) **Obscene** – No sign or other advertising structure shall display any matter in which the dominant theme of the material taken as a whole appeal to a prurient interests, or it patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.
- h) **Odor, Sound or Visible Matter emitting signs** – No sign shall be permitted to emit sound, odor, or visible matter so as to cause a distraction to persons within a public right-of-way.
- i) **Sidewalk** – Any sign, attached or painted on any sidewalk, curb, gutter or street, except house or street address numbers, traffic control signs and devices, wayfinding signs, or street signs placed by the city, state, federal government or other authority charged by law with regulating traffic safety.
- j) **Signs constituting a traffic hazard** – Any sign erected or maintained in any visibility triangle, or in such other location so as to obstruct free and clear vision of vehicular traffic of adjacent streets, roadways, sidewalks, or other public rights-of-way, any authorized traffic sign, signal or device, or which, by reason of position, shape, color, degree, manner or intensity of illumination, interferes with vehicular or pedestrian traffic. Any sign which, by reason of words, phrases, symbols or characters, pictures, graphics, or lights, tends to interfere with, mislead or confuse traffic.
- k) **Signs in any easement** – Any sign located, in whole or part, in any easement (utility, drainage, etc.) except where a property owner be able to demonstrate to the city engineer and/or franchise utility company that there is no other viable location for a sign other than a utility easement, a sign may be located within the utility easement subject to written approval from the city engineer or designee and franchise utility company and subject to providing of a letter to the city releasing the city of any liability for repair or replacement of a sign damaged by work occurring within the utility easement.
- l) **Signs in or over right-of-way** – Any sign located, in whole or in part, in or over any public right-of-way, except for directional or warning signs placed by an authorized government agency, or as provided for elsewhere in this code.
- m) **Sign on tree, pole, snipe signs etc.** – Any sign attached to or painted upon any tree or public utility pole or structure is prohibited; provided that this does not prohibit the utility provider which maintains a public utility pole or structure from attaching to the utility pole or structure a cautionary or warning sign warning of dangers related to the presence of the utility line.
- n) **Signs posted in specified areas** – Unless otherwise permitted within this chapter, no person shall post or cause to be posted, attach or maintain any sign upon:
 1. Any property not platted in conformance to the subdivision regulations of the city.
 2. No sign shall be erected nearer than ten (10) feet from any telephone cable, power line or any street light standard.
 3. No Electronics/Color Video Signs are allowed in residential areas, except for schools and churches.

- o) **Signs prohibited by Ordinance** – Any sign which is not expressly permitted by this article or any sign which requires a permit for which no permit has been obtained.

Section 28-27 Measurement of Sign Area and Height

- a) **All Signs** – For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (i.e., [square equals] height multiplied by width, [circle equals] 3.14 multiplied by radius squared, etc.), the dimensions of which shall be determined by enclosing the extreme outermost limits of the sign copy utilized. The square footage of a sign, made up of letters, words or symbols within a frame or on a banner shall be determined from the outside edge of the frame or banner itself. Double faced signs shall be calculated as the area of one side only. Three (3) dimensional or multifaceted signs shall be calculated as the maximum area visible from any single direction at any point in time.
- b) **Wall signs with multiple elements** –
 - 1) Regardless of the spacing between letters, letters forming a word or name shall be considered a single sign.
 - 2) When two (2) or more separate items in a sign, such as a word or logo, are separated horizontally or vertically by less than the width or height of the largest item, the items shall be considered a single sign and the area shall be determined by measuring the area enclosing the sign elements with straight, intersecting lines.
 - 3) When two (2) or more separate items in a sign, such as a word or logo, are separated horizontally or vertically by more than the width or height of the largest item, the items shall be considered a separate sign and the area of each item shall be determined individually.
- c) **Structural supports** – Bearing no sign copy shall not be included in sign area, provided such structural support is not constructed in an irregular manner so as to draw attention to the sign copy contained in the sign. Structural supports shall be included in the measurement of the height of a sign.
- d) **Height** – The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade below the sign and/or support structure, unless otherwise noted in this chapter. If a sign is located on a mount, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign where it exceeds three (3) feet. Measurement for a sign height will be determined from the of the curb grade at the property line. Any freestanding signs directly adjacent to an elevated section of a freeway, expressway, arterial, or collector and within one hundred (100) feet of the freeway, expressway, arterial or collector may increase the maximum allowable vertical height by one (1) foot for each foot of roadway elevation.

Section 28-28 Sign Specifications, Design and Other Requirements

These requirements and standards are applicable to all signs located in the city of Laredo:

- a) **Compliance with other codes and ordinances** – If any portion of this chapter is found to be in conflict with any other provision of any zoning, building, fire, safety or health ordinances adopted by the city, the provision which establishes the higher standard shall prevail. All signs shall meet the standards of the adopted city building codes.
- b) **Visibility** – All signs shall observe all visibility requirements. Signs shall not be placed within visibility/site triangles, corner clips, easements as defined in the city's Thoroughfare Plan, Engineering Department Standard Design Guide and the Traffic Department Access Management Policy as they currently exists or may be amended. Signs shall not create a hazard. Signs with flashing, intermittent or moving lights are expressly prohibited within fifty (50) feet of an intersection, except for signs providing only time and temperature information.

- c) **Identification marking required** – All signs that require the issuance of a permit after adoption of this chapter shall have attached, written, or painted in a weatherproof manner and in a conspicuous place thereon, the name and telephone number of the licensee who erected the sign.
- d) **Assumed wind load for design purposes** – For the purposes of design of structural members in signs must withstand one hundred five (105) MPH, three (3) second wind gusts, or as found in the latest adopted International Building Code. All signs must be certified by a structural engineer, authorized and licensed to do business in the state of Texas.
- e) **Illumination** – Signs that are illuminated shall be designed so that any external illumination is shielded and no direct light is cast into residential areas or public streets. External lighting devices shall be permitted provided such fixtures do not extend more than eight (8) feet beyond the sign structure and are so attached that such illumination is directed upon the face of the sign so that it does not reflect directly into adjoining property or public streets.
- f) **Multiple signs on a property or building** – The permitting of a sign on a property or building shall not preclude the permitting of other types of signs on a property or building, unless the signs are expressly prohibited herein, or additional signs will exceed allowable square footage per sign type. However, if a freestanding multi-tenant sign or attached multi-tenant sign is used, another freestanding sign shall be allowed only on another platted lot within the development. Only one (1) freestanding sign shall be allowed per property per street frontage.
- g) **State Standards** – Signs located along federal and state primary aid highways are also subject to the latest requirements contained in Texas Health and Safety Code, Section 361.321-322 and the rural road sign control provisions of Texas Transportation Code, Section 394.002 et. seq. which is hereby adopted as supplementary outdoor sign regulations and by this reference is incorporated herein as though set forth in its entirety.

Section 28-29 Removal and Impoundment of Prohibited Signs

- a) The City Council hereby declares that any sign which is unlawfully placed or existing in the right-of-way, a city park or city property, in violation of setback requirements, or in violation of any other provision of this chapter and/or any other ordinance constitutes a public nuisance.
- b) The following signs are subject to removal by the city under this section: bench signs and portable signs, unlawfully placed signs or signs existing in the public rights-of-way, signs in violation of the setback requirements, and/or signs in violation of any other provision of this chapter or any other ordinance. Upon discovery and inspection of any unlawful sign by the city, the sign shall be tagged for immediate removal. Notice shall be given to the occupant of the property by posting such notice on the front entryway of the building if such building exists where the sign is located and on the sign. Such notice shall advise of the opportunity to contest the unlawful nature of the sign by contacting a designated city official. If the sign continues to be unlawfully in place after seventy-two (72) hours, the city may remove the sign. The sign will be placed at a city sponsored storage facility.
- c) Any sign that is found to be in violation of this code, removed by the city, is to be stored until claimed by the rightful owner or person who has the immediate right to possession of such sign, or until disposed of as hereinafter provided. A fee of \$3.00 per day shall be charged for such storage. Any such sign so impounded and stored shall be retained and held by the city who shall have a lien against such signs until all charges for removal, impoundment, and storage shall have been paid. All signs stored by the city which remain unclaimed for thirty (30) days by the owner or person who has the immediate right to possession thereof shall be subject to disposal.

Section 28-30 Neglected and Abandoned Signs

- a. **Abandoned Signs** – Any sign on private property that promotes a time, event, message, business, election or purpose shall be removed within fourteen (14) days after the issue is decided, the event has taken place, or the establishment has gone out of business.

- b. **Neglected Signs** – Pursuant to the Texas Health and Safety Code, Chapter 342, as amended, a sign that is dilapidate, deteriorated, unsafe, unsecured, and/or is a hazard to the health or safety of the public or is abandoned, as defined herein, is hereby declared a nuisance. The nuisance may be abated by repair rehabilitation, demolition, or removal in accordance with these procedures as provided by law.
- c. **Notification** – Upon written notification by the building official or his designee, such abandoned signs shall be removed from the property and neglected signs shall be repaired or removed from the property by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located. The notification shall state that the offending sign shall be repaired or removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within ten (10) days after written notification to do so by the Building Official or his representative. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the city may resort to any civil remedy available to remove or repair the sign - up to and including impoundment. If any sign is determined to present an immediate danger to public health, safety or welfare, the city shall remove it immediately. Within ten (10) days of the removal of the sign, the Building Official shall notify the owner of the property on which the sign was located of the reasons for the removal of such sign.
- d. **Compliance** – It shall be unlawful for any person, firm, entity or corporation receiving such written notification to fail to comply with the direction of the notice. In the event of failure to comply with such notice provided under this chapter, the Building Official is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign was located.

Section 28-31 Special Event Signage

- a) **Special Events** – Generally defined as a festival, fair, tournament, or other similar happening.
 - i. Banners, stake signs, inflatable device signs, or other apparatuses may not be erected to advertise a special event until a site plan has been approved by the Building Official. The site plan will be required to illustrate the location of banners, stake signs, inflatable device signs, or other apparatuses to be used for a special event.
 - ii. Signage associated with a special event shall be erected no earlier than seven (7) days prior to the event and removed no later than twenty-four (24) hours after the conclusion of the event.
- b) **Business Promotions** –
 - i. Grand openings, see definition of Special Events – Grand Openings
 - ii. Large Sales Events, see definition of Special Events – Large Sales
 - iii. Offsite Promotion Events, see definition of Special Events – Offsite
- c) **Certificate Required** – A temporary sign certificate is required for a temporary special sign event. The certificate allows the holder to display temporary event signs on the lot where the event is to occur. Certificate is valid for a maximum of ten (10) days. Certificate can be issued for up to four (4) times in one (1) calendar year.

Section 28-32 Unified Development Sign Plan

- a. A unified development sign plan is required for developments of over one (1) acre.
- b. A unified development sign plan is also required prior to the issuance of a sign permit, or as otherwise required herein, to determine overall sign locations on a property, the relationship of the signs to surrounding existing, proposed, and future improvements, and to determine consistency and uniformity among buildings and signs.
- c. A unified development sign plan shall contain the following information:

1. Elevations of the signs illustrating the materials of construction, colors, lighting, fonts of letters, and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;
 2. Elevations depicting the size of the signs in relation to the size of the buildings within the development;
 3. A plan drawn to concept plan, preliminary site plan, or site plan specifications, of the site illustrating the location of existing and proposed signs on the property and, if required by city staff, on adjacent properties;
 4. Other information to illustrate the consistency and uniformity of the signs.
- d. For nonresidential and multifamily developments, the sign coordination plan shall be submitted to the city for review with a concept plan, preliminary site plan, or site plan of the property. For single-family and two-family developments, the sign coordination plan shall be submitted to the city for review with a concept plan, preliminary plat, or final plat of the property.
- e. Unified development sign plans shall be submitted to the Building Development Services Department in digital format (i.e., pdf, shapefile, or CAD file) for review with the application for a building permit for the initial development of property or properties to be affected.

Section 28-33 Off-Premise Signs

Certificate of Nonconformance – The off-premises company displaying the Non-conforming sign shall apply for a Certificate of Nonconformance providing ownership, size, height, year built, emergency contact, within eighteen (18) months of adoption of this ordinance.

Relocation – In the event an off premise sign is condemned by eminent domain authority of the city of Laredo or State of Texas within the city limits, the owner of the off premise sign shall be allowed to apply for sign permit to relocate the off premise sign to the remaining tract or an adjacent track provided that the new location meets the following conditions:

1. A new sign permit application shall be submitted and the proposed sign structure must meet the current subdivision code requirements;
2. The proposed location meets the current zoning, height and setback requirements for an off premise signs;
3. The proposed location is at least five hundred (500) feet from another off premise sign as measured along the corridor;
4. If the sign was a legal non-conforming sign, the degree of non-conformity shall not increase.

In the event that the visibility of an off premise sign is obstructed due to roadway construction including over passes, noise barrier walls, or a grade change of the roadway - the existing off premise sign will be allowed to be reconstructed to a height clearly visible from the roadway grade consistent with the current sign code H.A.G.L. restrictions.

Abandonment – The nonconforming off-premises sign or sign structure shall be considered abandoned if the sign has not displayed a message for a period of one hundred twenty (120) consecutive days or more.

Permits on State Regulated Highways – If an application for an off-premise sign is submitted on a premise located along a state regulated highway as defined by the Highway Beautification Program or Rural Roads Act, a City of Laredo permit is required to apply for a permit with the State of Texas. The applicant may not obtain a permit for an off-premise sign, unless the applicant holds a valid license issued by the State of Texas to operate Outdoor Advertising. If the property is not platted in conformance with the Land Development Code, an approved application will serve as authorization for a specified location; however, the platting process must be initiated for the specific location and must be completed prior to the issuance of a sign permit. If the work authorized by a permit issued under this section has not been commenced within three hundred and sixty-five (365) days after the date of issuance, the permit shall become null and void.

Relocation Permit issued by State of Texas – If a business owner secures a relocation permit from the Texas Department of Transportation for the relocation of an off-premise sign, the proposed location may be submitted to the administrator, and an appeal will be made to the city manager for approval.

Section 28-34 Nonconforming Signs

Assignment of Status – It is the intent of this chapter to encourage eventual elimination of signs that, as a result of the adoption of this chapter, become nonconforming. Existing signs which do not conform to the specific provisions of the ordinance may be eligible for the designated “legal nonconforming” provided that:

- a) The administrator determines such signs are properly maintained and do not in any way endanger the public; and
- b) The sign was installed in conformance with a valid permit or variance, or complied with all applicable laws on the date of adoption of this ordinance.

Loss of Status – It is considered as much a subject of health, safety, and welfare as the prohibition of new signs in violation of this chapter. It is the intent, therefore, to administer this chapter to realize the removal of illegal non-conforming signs, and to avoid any unreasonable invasion of established private property rights.

- a) A legal non-conforming sign may be continued in good condition, but shall not be:
 1. Replaced by another non-conforming sign;
 2. Structurally altered so as to prolong the life of the sign;
 3. Expanded;
 4. Reestablished after damage or destruction if the estimated expense of reconstruction exceeds fifty (50) percent of the estimated replacement cost;
 5. Relocated, unless caused by government action, and said location is approved by Building Development Services Department;
 6. Advertising a business or activity no longer occupying the property on which it is located for a period exceeding fourteen (14) days, (i.e., abandoned sign).
- b) Provided a permit is issued, non-conforming signs may be altered under the following instances:
 - i. Must submit engineer sealed drawing for changes and pole support.
 - ii. Must not increase level of non-conformity. Non-conforming signs shall not:
 1. Increase in square footage
 2. Convert to digital / CEVMS sign
 3. Convert to electrical / lit sign
 4. Increase height (if outside of allowable)
 - iii. Must not be located in visibility triangle.

Section 28-35 Maintenance and Repair of Non-Conforming Signs

The legal non-conforming sign is subject to all requirements of this code regarding safety, maintenance, and repair. However, if the sign suffers more than fifty (50) percent damage or deterioration, as based on appraisal, it must be brought into conformance with this code or be removed.

All signs shall be properly maintained. Exposed surfaces shall be clean and painted as required. Defective parts shall be replaced.

Section 28-36 Repair or Removal of Nonconforming Signs

If these conditions are not met, and the sign is not designated a legal non-conforming sign, the sign must be brought into compliance with this ordinance or be removed. The Building Official shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.

Section 28-37 Obligation of Sign Owner, Penalty for Violation, Additional Remedies

- a.** It shall be the obligation of any person owning a sign to inform the person leasing or renting such sign of the requirements set forth in this chapter. However, any person renting or leasing a sign shall not be hereby absolved of the responsibility to know and conform to the requirements of this chapter.
- b.** Any person who shall violate any provision of this chapter or who shall fail to comply therewith, or with any of the requirements thereof, shall for each and every violation of non-compliance be deemed guilty of a misdemeanor and upon conviction shall be punished as dictated by law and ordinance.
- c.** The remedies provided in this section should not be construed as exclusive; the city hereby provides that any other remedy available to it in the enforcement of this chapter, in law or in equity, is not intended to be and is not foreclosed by the provision of such remedies.

Section 28-38 Permitted Sign Dimensions - Dimensional Tables

Permit Required	Sign Type	Allowable Square Footage	Allowable Max Height
N	ADDRESS	2	
N	BUILDING MARKER	4	
N	CONSTRUCTION SIGN	32	
N	COMMERCIAL REAL ESTATE SIGN	32/ 16 FOR MULTI-TENANT	
Y	FEATHER BANNER	37.5	15
N	GARAGE SALE SIGN	4	
N	HOME IMPROVEMENT SIGN	6	
N	HOME OWNER'S ASSOCIATION SIGN	6	
Y	MONUMENT PROPERTY SIGN	130	16
Y	MONUMENT SIGN (INDIVIDUAL)	130	16
Y	MONUMENT UNIFIED DEVELOPMENT		
N	POLITICAL SIGN	36/ 8 FT MAX HEIGHT	
Y	SUBDIVISION ENTRANCE SIGN	64	
Y	UNDER AWNING SIGN	4	

Section 28-38.a Permitted Sign Dimensions – Freestanding

Permitted Sign Dimensions																			
Permit Required	RESIDENTIAL DISTRICTS								FREESTANDING	Time Limit (Days)	NON-RESIDENTIAL DISTRICTS								
	AG	R-1	R-1A	R-2	R-3	RSM	RS	RO			On-Premise (Max Area is Sq. Ft)	B-1	B-1R	CBD/AE	B-3	B-4	M-1	M-2	MXD
Y	72	12 ♦	12 ♦	12 ♦	12 ♦			30	in general, unless noted below	NONE	40	30	72	200 π	200	200	200	200	
Y	15	6 ♦	6 ♦	6 ♦	6 ♦			6 ♦	CHANGEABLE COPY	NONE	32	32	32	32	32	32	32	32	
N	4	4 ♦	4 ♦	4 ♦	4 ♦			4	DIRECTIONAL	NONE	8 μ	8 μ	8 μ	8 μ	8 μ	32 μ	32 μ	32 μ	
N	36	12	12	12	12	12	12	12	FOR SALE/ RENT/ LEASE	□	24	24	24	24	36	36	36	36	
Y	72 ♦	72 ♦	72 ♦	72 ♦	72 ♦			72 ♦	ELECTRONIC MESSAGE DISPLAY	NONE	40	30	100	150	150	150	150	150	
Y	72 ♦	72 ♦	72 ♦	72 ♦	72 ♦			72 ♦	CEVMS	NONE	40	30	S.U.P	200 π	200 π	200 π	200 π	200 π	
Y	100							40	MULTI-TENANT	NONE	100	100	150	300	400	500	500	500	
	50	5	5	5	5	5	5	8	HEIGHT (FT)		15	15	15	50	50	50	50	50	
	10	5	5	5	5	5	5	5	SETBACK (FT) ▲		5	5	2	5	10	10	10	10	

LEGEND	
♦	Permitted for church, public park, public recreational facility, school, library, apartment complex of 40 units or more, or cultural facility only
▲	No sign shall be permitted within the intersection visibility triangle.
π	One hundred (100) square feet for the first fifty (50) feet of frontage plus one (1) foot per linear foot of lot frontage up to a maximum of two hundred (200) square feet.
μ	Per driveway curb cut.
□	Signs must be removed by fourteen (14) days after the completion of event, election, construction, or sale.
P	Not to exceed eight (8) ft. in height.
	Not permitted in this zoning district.

Section 28-38.b Permitted Sign Dimensions – Attached

Permitted Sign Dimensions																		
Permit Required	RESIDENTIAL DISTRICTS								ATTACHED	Time Limit (Days)	NON-RESIDENTIAL DISTRICTS							
	AG	R-1	R-1A	R-2	R-3	RSM	RS	RO			On-Premise (Max Area is Sq. Ft)	B-1	B-1R	CBD/AE	B-3	B-4	M-1	M-2
Y	72	12 ♦	12 ♦	12 ♦	12 ♦			40	IN GENERAL, UNLESS NOTED BELOW	NONE	60	50	100 π	150 π	200 π	350 π	350 π	350 π
Y	72							30	AWNING	NONE	40	30	72	72	100	100	100	100
Y	50	12 ♦	12 ♦	12 ♦	12 ♦			30	CANOPY	NONE	40	30	72	72	100	100	100	100
Y	15	6 ♦	6 ♦	6 ♦	6 ♦			6 ♦	CHANGEABLE COPY	NONE	32	32	32	32	32	32	32	32
N	4	4 ♦	4 ♦	4 ♦	4 ♦			4	DIRECTIONAL	NONE	20	20	20	50	50	50	50	50
N	36	12	12	12	12	12	12	12	FOR SALE / RENT/ LEASE	□	24	24	24	24	36	36	36	36
Y		12 ♦	12 ♦	12 ♦	12 ♦				ELECTRONIC MESSAGE DISPLAY	NONE	60	50	150	150	200	200	200	200
Y		12 ♦	12 ♦	12 ♦	12 ♦				CEVMS	NONE	60	50	S.U.P	100	150	200	200	200
Y									PROJECTING	NONE			80					
Y									ROOF				100					
Y	100							40	MULTI-TENANT	NONE	100	100	150	300	400	500	500	500
Y	∞								BEACON	30/ YEAR	∞	∞	∞	∞	∞	∞	∞	∞
Y	72							40	BANNER	NONE	50	40	100	100	200	300	300	300
Y									PULL DOWN BANNER	100 DAYS/ TWICE A YEAR	8	8		8	8	8	8	8
									PROJECTIONS				3					

LEGEND	
♦	Permitted for church, public park, public recreational facility, school, library, art gallery, or cultural facility.
▲	No sign shall be permitted within the intersection visibility triangle.
π	Maximum of not more than five (5) percent of the total wall area facing a public or private street - whichever is greater.
∞	NO LIMIT
□	Signs must be removed by fourteen (14) days after the completion of event, election, construction, or sale.
P	Not to exceed eight (8) ft. in height.
	Not permitted in this zoning district.

Section 28-38.c Permitted Sign Dimensions – Historic – Freestanding

Permitted Sign Dimensions HISTORIC DISTRICTS																		
Permit Required	RESIDENTIAL DISTRICTS								FREESTANDING	Time Limit (Days)	NON-RESIDENTIAL DISTRICTS							
	AG	R-1	R-1A	R-2	R-3	RSM	RS	RO			B-1	B-1R	CBD/AE	B-3	B-4	M-1	M-2	MXD
Y	72	12 ♦	12 ♦	12 ♦	12 ♦			40	On-Premise (Max Area is Sq. Ft) in general, unless noted below	NONE	60	50	72 ▣	100 ▣	200 ▣	300	300	300
Y									CHANGEABLE COPY	NONE			32	32	32			
N	4	4 ♦	4 ♦	4 ♦	4 ♦			4	DIRECTIONAL	NONE	20	20	20	50	50	50	50	50
N	36	12	12	12	12	12	12	12	FOR SALE/RENT/LEASE	□	24	24	24	24	36	36	36	36
NA									ELECTRONIC MESSAGE DISPLAY	NONE								
NA									CEVMS	NONE								
Y	60	12 ♦	12 ♦	12 ♦	12 ♦			12	MONUMENT	NONE	50	40	60	60	90	90	90	90
Y									PROJECTING	NONE			30					
Y	90								MULTI-TENANT	NONE	90	90	140	300	300	300	300	300
	50	5	5	5	5	5	5	8	HEIGHT		15	15	15	15	50	50	50	50
	10	5	5	5	5	5	5	5	SETBACK (FT) ▲			5	2	5	10	10	10	10

LEGEND	
♦	Permitted for church, park, recreational facility, school, library, art gallery, or cultural facility and for home occupations only.
▲	No sign shall be permitted within the intersection visibility triangle.
▣	Maximum or not more than three (3) percent of the total wall area fronting a public or private street - whichever is greater.
***	Eight (8) sq. ft. or twenty (20) percent of the window on which the sign is to be placed - whichever is less.
□	Signs must be removed by fourteen (14) days after the completion of event, election, construction, or sale.
■	Signs are allowed for one hundred (100) days / twice a year.
NOTE	Signs projecting over the sidewalk within the CBD shall have a sign clearance of eight (8) ft.
P	Not to exceed eight (8) ft. in height.
	Not permitted in this zoning district.

Section 28-38.d Permitted Sign Dimensions – Historic – Attached

Permitted Sign Dimensions HISTORIC DISTRICTS																		
Permit Required	RESIDENTIAL DISTRICTS								ATTACHED	Time Limit (Days)	NON-RESIDENTIAL DISTRICTS							
	AG	R-1	R-1A	R-2	R-3	RSM	RS	RO			B-1	B-1R	CBD/AE	B-3	B-4	M-1	M-2	MXD
Y	72	12 ♦	12 ♦	12 ♦	12 ♦			40	On-Premise (Max Area is Sq. Ft) Wall, in general, unless noted below	NONE	60	50	72 ▣	100 ▣	200 ▣	300	300	300
Y	72							30	AWNING	NONE	40	30	50	72	100	100	100	100
Y	50	12 ♦	12 ♦	12 ♦	12 ♦			30	CANOPY	NONE	40	30	50	72	100	100	100	100
Y									CHANGEABLE COPY	NONE			32	32	32			
N	4	4 ♦	4 ♦	4 ♦	4 ♦			4	DIRECTIONAL	NONE	20	20	20	50	50	50	50	50
N	36	12	12	12	12	12	12	12	FOR SALE/RENT/LEASE	□	24	24	24	24	36	36	36	36
NA									FLASHING	NONE								
NA									ELECTRONIC MESSAGE DISPLAY	NONE								
NA									CEVMS	NONE								
Y									PROJECTING	NONE			30					
NA									ROOF	NONE								
Y	90								MULTI-TENANT	NONE	90	90	140	300	300	300	300	300
NA									BEACON	0/ YR								
Y	72								BANNER	■	50	40	100	100	200	300	300	300
Y	***								WINDOW	NONE	***	***	***	***	***	***	***	***
									PROJECTION (FT)				3					
	10	5	5	5	5	5	5	5	SETBACK (FT) ▲		5	5	0	5	10	10	10	10

LEGEND	
♦	Permitted for church, park, recreational facility, school, library, art gallery, or cultural facility and for home occupations only.
▲	No sign shall be permitted within the intersection visibility triangle.
▣	Maximum or not more than three (3) percent of the total wall area fronting a public or private street - whichever is greater.
***	Eight (8) sq. ft. or twenty (20) percent of the window on which the sign is to be placed, whichever is less.
□	Signs must be removed by fourteen (14) days after the completion of event, election, construction, or sale.
■	Signs are allowed for one hundred (100) days / twice a year.
NOTE	Signs projecting over the sidewalk within the CBD shall have a sign clearance of eight (8) ft.
P	Not to exceed eight (8) ft. in height.
	Not permitted in this zoning district.

Section 28-38.e Permitted Sign Dimensions – Off-Premise Signs

Permitted Sign Dimensions OFF-PREMISE SIGNS										
Permit Required	Def. No.	ROADWAY CLASSIFICATION	NON-RESIDENTIAL DISTRICTS							
			B-1	B-1R	CBD/ AE	B-3	B-4	M-1	M-2	MXD
		OFF-PREMISE FREESTANDING (DENOTING SIGN AREA IN SQ FT)								
Y	1, 4, 6	FREEWAY			672	672	672	672	672	
Y	2, 4, 6	EXPRESSWAY			672	672	672	672	672	
Y	3, 5, 6	INDUSTRIAL COLLECTOR	72•			242	242	382	382	
Y	3, 5, 6	MAJOR ARTERIAL	72•			242	242	382	382	
Y	3, 5, 6	MODIFIED MAJOR ARTERIAL	72•			242	242	382	382	
		SETBACK FROM PROPERTY LINE (IN FEET)			10	10	10	10	10	
		ILLUMINATION ALLOWED			Y	Y	Y	Y	Y	
		MAXIMUM ALLOWANCE FOR CUT-OUTS (AS PERCENTAGE OF SIGN FACE)			20	20	20	20	20	
		MAXIMUM DISTANCE FROM SIGN FACE FOR PROJECTING SIGNS (IN INCHES)			42	42	42	42	42	

DEFINITIONS:	
1.	Minimum spacing between off-premise signs: one thousand five hundred (1500) feet as measured <i>along</i> corridor.
2.	Minimum spacing between off-premise signs:
A.	One thousand (1000) feet to be measured along the corridor
B.	Two hundred fifty (250) radial feet measured from sign pole to sign pole (intersecting roadway)
3.	Minimum spacing between off-premise signs:
A.	One thousand (1000) feet to be measured along <i>and across</i> the corridor
B.	Two hundred fifty (250) radial feet measured from sign pole to sign pole (intersecting roadway)
4.	Maximum H.A.G.L. thirty-five (35) feet from highway grade; fifty (50) feet at overpass.
5.	Maximum H.A.G.L. thirty-five (35) feet from street grade, seventy-two (72) square foot signs on major arterials: twelve (12) feet at overpasses.
6.	Digital signs are allowed in zones of B-3 and above, subject to spacing of one thousand five hundred (1500) feet along and/or across (radial) from another digital sign <i>facing the same direction</i> .
•	Dimensions applicable to replacement and relocated signs ONLY. No additional signs are authorized in B-1 (Limited Business Zoning Districts).
NOTE: H.A.G.L. = Height in feet to base of sign face; clear clearance.	

SIGN LOCATION, CONSTRUCTION, AND MAINTENANCE

Section 28-39 Construction and Maintenance

All signs shall be constructed and maintained in accordance with the requirements of International Building Code, and the National Electric Code as adopted by the city of Laredo.

Except for temporary signs and sidewalk signs conforming in all respects with the requirements of this article, all signs shall be constructed of permanent materials and shall be attached to the ground, a building, or another structure by direct attachment to a wall, frame or structure. All pole signs (i.e., freestanding signs) shall be enclosed by material designed to prevent rust. Sign should appear as a solid mass or base, such as a cylinder, block, rectangle or square. Pole should be covered from undisturbed natural ground level to the highest portion of the sign. All sign foundations shall be designed for one hundred and five (105) mile per hour winds, or most current adopted code, the plan for which must bear a state of Texas professional engineer's calculations and seal.

All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The administrator shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated as defined in the building code. A permit is not required for routine maintenance.

Section 28-40 Overlay Districts

Architectural, historic, or scenic area as defined by the Zoning Ordinance may include requirements for signs subject to the provisions included in this chapter. The overlay districts may include more or less restrictive standards for On- and Off-Premises Signs. In the event of a conflict between a specific overlay district requirement and other provisions of this chapter, the most restrictive shall apply.

Section 28-41 Historic Districts

For the purpose of establishing, enhancing, preserving and developing the historical character and quality of the historic districts, no sign shall be erected, altered, restored, or moved within such a district until an application has been submitted to and approved by the Historic District / Landmark Board, except for the removal of abandoned/obsolete signage, official government signs, flags, flyers, for sale, rent, lease signs, political signs, banners, or construction signs. No sign shall obstruct any architectural feature which is of importance to the property's historical quality or character as determined by the Historic District / Landmark Board.

Section 28-42 Signs Permitted in Residential Zones

Signs are allowed as follows in residential zones:

- a. Two signs at each entrance of a subdivision, identifying the subdivision name. The total surface area of the two (2) signs shall not exceed sixty-four (64) square feet and be sufficiently offset from the edge of pavement in order to provide a safe environment for the traveling public shall comply with the sign restrictions for public property, right-of-ways of a public use easement, and intersections. All signs must be installed on private property.
- b. One (1) identification sign per entrance to apartment or condominium complex not to exceed sixty-four (64) square feet in sign area shall comply with the sign restrictions for public property, right-of-ways of a public use easement, and for intersections.
- c. For permitted non-residential uses (e.g., church, public park, public recreational facility, school, library, cultural facility or apartment complex of 40 units or more), one (1) freestanding sign, not to exceed thirty-six (36) square feet, or seventy-two (72) square feet for digital, in sign area, and one wall sign not to exceed thirty-six (36) square feet in sign area shall comply with the sign restrictions for public property, right-of-ways of a public use easement, and for intersections.
- d. Kiosk signage shall not exceed thirty-two (32) square feet around the perimeter of kiosk and must comply with the sign restrictions on intersections.

- e. All allowed freestanding signs shall have a maximum height limit of six (6) feet and shall have a setback of ten (10) feet from the property line and are not allowed in any public right-of-way.
- f. All allowed monument signs shall have a maximum height limit of ten (10) feet and shall have a setback of ten (10) feet from the property line; monument signs are not allowed in any public right-of-way and must comply with the sign restrictions on intersections.
- g. Temporary signs, including banners, shall not exceed twelve (12) square feet and may be used for a period that shall not exceed twenty (20) days in a calendar year; such signs require permits and must be installed in accordance with building and electrical codes.
- h. An address shall be displayed in front of each property at a minimum of three (3) inches tall.

Section 28-43 Signs Permitted in All Other Zones

- a. Where a premise is on a corner, or has more than one street frontage - one additional freestanding sign/electronic/color video display will be allowed on each additional frontage, but shall not exceed the size of the allowed square footage on the primary street frontage.
- b. Wall signs shall not exceed thirty (30) percent of the aggregate square footage of the wall area upon which they are installed. Electric awning signs shall not exceed thirty (30) percent of the aggregate square footage of the wall area upon which they are installed. The combination of wall signs and electric awning signs shall not exceed thirty (30) percent of the allowed wall area (each premise is allowed a minimum of thirty-two [32] square feet).
- c. Projecting signs may be installed on any wall and shall not exceed the square footage allowed for the wall area provided that the sign does not project beyond the property line and maintain a clearance of eight (8) feet over pedestrian areas, and fourteen (14) feet over vehicular ways.
- d. Roof signs may be allowed where no other sign types can provide effective identification. Roof signs shall be constructed so as to conceal all structure and fastenings. Application must include load calculations for roof support from a state of Texas licensed engineer. The height of the roof sign shall not exceed twenty (20) percent of the total height of the building of which it is attached.
- e. One (1) under canopy sign for each separate occupancy, or separate entrance, shall not exceed eight (8) square feet in sign area. Under canopy signs must have a minimum clearance of eight (8) feet to grade.
- f. Incidental signs shall not exceed sixteen (16) square feet.
- g. Directional/information signs are permitted as the contextual situation requires.
- h. All signs (i.e., freestanding, projecting, awning, marquee, canopy, under canopy, etc.) must maintain minimum clearances and constructed electrical standards as adopted per city code.
- i. Kiosk signage shall not exceed five hundred (500) square feet around the kiosk, and must comply with the sign restrictions in intersections.
- j. One monument sign per street egress and ingress shall not exceed fifty (50) square feet or ten (10) feet tall, and must comply with the sign restrictions on intersections.
- k. Bench signage shall not exceed six (6) square feet.
- l. No sign may be placed or designed so as to simulate or interfere with traffic control devices, or official highway directional/information signs.
- m. Address shall be visibly displayed (a minimum of three [3] inches tall) in front and at rear of property where an alley is located.

Section 28-44 Encroachment

- a) No person or legal entity shall display a sign upon any public property, or within the right-of-way of a public use easement except for directional and warning signs installed by an authorized government agency, or as provided for in this chapter.
- b) No sign with a clearance of less than sixteen (16) feet shall project into a public right-of-way.
- c) The administrator may grant authorization, under specific guideline, to permit temporary public interest signs which encroach into the public right-of-way. Temporary cloth signs which extend over a public street shall have a minimum clearance of sixteen (16) feet.

Section 28-45 Existing Sign Encroachments

Requirements – The owner of any existing sign which encroaches into the public right-of-way shall apply for and execute an encroachment agreement with the city as well as furnish public liability insurance coverage with a minimum of one million dollars (\$1,000,000) within three (3) months from the effective date of this chapter. The owner of any such encroaching sign who fails to comply with this section shall be deemed to be in violation of this code and shall be subject to the penalties contained herein. In addition, any such sign that is not subject to a valid encroachment agreement within the time stated above shall be deemed an illegal sign and shall be subject to removal at any time.

Inspection – In addition to those fees and insurance required by this chapter, an initial application fee and annual permit fee shall be levied for all approved sign encroachments; such signs shall be subject to an annual inspection by a Texas Licensed Electrical Sign Company who shall inspect, certify and thereafter apply for an annual renewal license. Such fees shall be as following:

- a) Application Fee (included 1st permit) – Two Hundred Dollars, (\$200)
- b) Annual Permit Fee – One Hundred Dollars, (\$100)

***NOTE: All annual permit fees must be paid by January 1st of each year.

Section 28-46 Removal of Encroachment Constitution Obstruction

Any sign encroachment that does not meet the requirements of this code or the Building Code shall be deemed an obstruction into such right-of-way. The Building Official shall notify in writing the record owner of such sign, or record owner of that property, upon which such sign is located to correct the violation or to remove such obstruction within thirty (30) days; after the thirty day period, the city may abate such obstruction and affix a lien against the property for the cost involved.

Section 28-47 Unsafe Signs Declared Nuisances, Abatement

1. Any sign or sign structure that is structurally unsafe and any electrical system or equipment regulated by this chapter that is unsafe or that constitutes a fire or health hazard, unsanitary condition, or is otherwise dangerous to human life is hereby declared unsafe. Any use of a sign or sign structure, an electrical system, or equipment regulated by this chapter constituting a hazard to safety, health or public welfare by reason of improper installation, inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage, and/or abandonment is hereby declared an unsafe use. Any such unsafe sign, sign structure, or equipment is hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition, or removal (i.e., when permitted by this and other city codes).
2. **Exception** – When done in compliance with this chapter and other applicable laws, ordinances, and regulations the nuisance may be abated by repair, rehabilitation, or removal and replacement.
3. Should the Building Official determine that any sign is not properly maintained, is unsafe or insecure, or has otherwise been constructed, erected, and/or maintained in violation of the provisions of this chapter - the official shall give written notice to the permittee or owner thereof. Such notice and order shall contain substantially the following:
 - a. The registration number (if available), location, business name of the sign, and sufficient identification of such sign;

- b. A statement that the Building Official has found such sign to be in violation of this chapter or other laws, together with a general description of such violation;
 - c. The amount of time required to bring the sign into accordance with this chapter or any other law, said time not to exceed ten (10) days.
4. In addition to the above, the Building Official may issue citations or pursue any other administrative or legal remedy in order to abate any sign which is in violation of this code or any other law.
 5. Notwithstanding anything contained herein to the contrary, the Building Official may cause any sign which is dangerous to persons or property to be removed summarily and without notice.
 6. The owner of all buildings or structures damaged by deterioration or by fire shall notify the Building Official and the ~~Planning and Community Development~~ Building Development Services Director in writing at the earliest possible opportunity, but in any case no later than ten (10) business days after the date of the damage. The Building official shall, at the earliest possible opportunity, but in any case no later than ten (10) business days inspect such buildings or structures and all unsafe signs, sign structures, and/or wiring or electrical equipment that shall be repaired or replaced. If the Building official learns of the damage, the Building official shall conduct an inspection at the earliest possible opportunity, but in any case no later than ten (10) business days; applicable inspection fees shall be accessed.
 7. Any work covered or concealed without inspection shall be considered constitutive of an unsafe sign or sign structure. Unsafe structures shall remain considered as such every day until the work is inspected and approved as being in compliance with this chapter. Inspections will not be permitted until a valid active permit is obtained in accordance with this chapter.

ADMINISTRATION, PERMITS, AND ENFORCEMENT

Section 28-48 Code Administrator

The requirements of this ordinance shall be administered and enforced by the Building Development Services Department through the Building Development Services Director's (administrator) designated representatives (collectively referred to herein as "Building Officials"). The administrator is authorized to promulgate regulations and procedures consistent with this function.

The administrator is empowered, upon presentation of proper credentials, to enter or inspect any building structure or premises in the city for the purposes of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable codes and ordinances. Such inspections shall be carried out during business hours, unless an emergency exists. The provisions of this ordinance shall be enforceable against and without limitation: a sign owner, a sign user, an operator or lessee of a sign, or the property owner on whose land on which the sign is located. Such persons may be referred to herein as "Responsible Persons."

Section 28-49 Application for Permit

All sign operator(s) desiring a sign permit within the city limits shall make a written application to the Building Official or designee. The application shall be made on forms prescribed by the Building Development Services Director. A separate application will be required for each sign. The following information is required for each application:

1. Contractor / subcontractor / installer information (i.e., name, address, phone, etc.);
2. Sign owner information (i.e., name and address of the applicant, all members of the firm if an association or partnership, or the business name and address of the applicant and its officers if a corporation);
3. Property owner information (i.e., name and address);
4. Signed affidavit, or application from property owner allowing sign;
5. Location of property:
 - a. Street Address (i.e., property address and business address)

b. Legal Description

c. Current Zoning Information

- 6.** Type of Sign (i.e., as defined in this ordinance);
- 7.** A site plan with measurements, including right-of-ways, property lines, and utility easements showing the proposed location of the sign, along with the locations of all existing signs on the same premises;
- 8.** Complete drawings of sign construction plans must be with the permit application as follows –
 - a.** Drawings must be drawn to scale one inch is equivalent to twenty feet (1"=20'), dimensioned, and is of sufficient clarity.
 - b.** Proposed sign design, type of material used for sign, sign dimensions, square footage, structural supports, anchoring details and specifications, as well as electrical components specifications which must be Underwriters Laboratories (UL) approved or listed.
 - c.** All freestanding signs taller than twenty-five (25) feet or with an area greater than three hundred ten (310) square feet must have a State of Texas Professional Engineer Seal certifying a design based on ultimate design wind speeds noted in the most recent adopted International Building Code.
- 9.** Any other documents as required by administrator.

Sign permit(s) will only be issued to licensed registered sign operators. All electrical, animated, illuminated, or other electrical signs permits shall be issued only to registered electrical contractors or electrical sign contractors certified through the State of Texas Department of Licensing and Regulations.

Signs that fail to comply with all applicable requirements contained herein shall be subject to denial or subsequent cancellation of the sign permit. All signs taller than twenty-five (25) feet or with an area greater than three hundred ten (310) square feet must have a State of Texas Professional Engineer Seal certifying a design based on ultimate design wind speeds noted in most the recent adopted International Building Code.

Section 28-50 Permit Fees

The following fee schedule shall apply to all sign applications:

REVIEW FEE	GENERAL	\$20 FLAT FEE PER APPLICATION
REVIEW FEE	FREESTANDING	\$30 FLAT FEE PER APPLICATION
REVIEW FEE	ATTACHED	\$20 FLAT FEE PER APPLICATION
REVIEW FEE	BANNERS	\$20 FLAT FEE PER APPLICATION
REVIEW FEE	ANIMATED SIGN	\$50 FLAT FEE PER APPLICATION
REVIEW FEE	REFACE	\$10 FLAT FEE PER APPLICATION
PERMIT FEE	GENERAL	\$0.55 PER SQUARE FOOT
PERMIT FEE	ANIMATED SIGN	\$0.75 PER SQUARE FOOT
PERMIT FEE	ELECTRONIC MESSAGE DISPLAY	\$0.75 PER SQUARE FOOT
PERMIT FEE	REFACE	\$30 FLAT FEE PER APPLICATION
EVENT FEE	MUNICIPAL BANNER	\$75 PER LOCATION
EVENT FEE	PULL DOWN BANNER	\$10 PER LOCATION
EVENT FEE	SPECIAL EVENT	\$75 PER EVENT, PER LOCATION

EVENT FEE	TEMPORARY WEEKEDN SIGNS	\$25 PER WEEKEND
ANNUAL FEE	FEATHER BANNER	\$20 PER LOCATION
ANNUAL FEE	TEMPORARY WEEKEND SIGN	\$500 PER LOCATION, PER ENTITY
SPECIAL FEE	MULTIBANNER PERMIT	\$200 PER LOCATION

Section 28-51 Permit Issuance, Denial and Cancellation

1. The Building Official shall, within fifteen (15) working days of the date of the application, either approve, deny or refer the application back to the applicant in any instance where insufficient information has been furnished. The permit must be displayed on site during construction. In all applications where a matter of interpretation arises, the more specific definition or higher standard shall prevail. The failure of the Building Official to act within such time period shall not be construed as approval of the application, but will entitle the applicant to pursue a writ of mandamus in a court of competent jurisdiction.
2. The Building Official shall deny an application if it does not comply with the requirements of this section. A denial and the reasons for the denial shall be noted on the application (i.e., citing code sections and interpretation of possible nonconformity). The applicant shall be notified of the denial in person, or by notice mailed to the applicant at the address shown on the application or the last known address. The administrator may suspend or revoke an issued permit for any false statement or misrepresentation of fact in the application. The administrator may cancel a sign permit for any suspected violation of this code, the conditions of the permit, and/or other applicable law.

Section 28-52 Permit Conditions and Penalties

Permit Duration – If the work authorized by a permit issued under this section has not been commenced within one hundred eighty (180) days after the date of issuance, the permit shall become null and void, *unless otherwise noted in this ordinance*. If the work authorized by a permit issued under this ordinance has been commenced but is not completed within thirty (30) days after the date of commencement of the work, the permit shall become null and void and any portion of the sign erected must be removed and the site restored to the condition existing prior to the commencement of the work; it may be the case that the Building Official shall grant an extension of the permit period if the applicant shows good cause outside of the applicant’s reasonable control for the delay in completion of the work, and the applicant pays a new permit fee.

Lapse of Permit – A sign permit shall lapse if the use of a building / premises by a specified business or other establishment is discontinued by the owner or occupant for a period of ninety (90) days or more. Any sign for which a permit lapses shall be considered an abandoned sign and shall be removed as provided by this article.

If any sign is installed or placed on any property prior to receipt of a permit, the specified permit fee shall be doubled; payment of the doubled fee shall not relieve any person of any other requirements and/or penalties prescribed in this ordinance.

Section 28-53 Inspection

The Building Official is authorized to perform an inspection of all signs prior to and upon completion of the sign installation. The purpose of the inspection is to ensure that the sign has been constructed in accordance with this chapter, other applicable ordinances, and the applicable permits. Any person installing, structurally altering, or relocating a sign for which a permit has been issued shall notify the administrator upon completion of the work. The contractor is responsible for contacting the Building Official, or the Building Development Services Department, for a required inspection at least twenty-four (24) hours prior.

Section 28-54 Variances

When requesting a variance for a permit, the applicant may apply to the administrator for a variance from certain requirements of this code. A variance may be granted by the Board of Adjustments where the literal application of the code would create a particular hardship for the sign user and the following criteria are met:

1. A literal application of the code would not allow the property to be used at its highest and best use as zoned, variances cannot be granted for un-platted property;
2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity;
3. A hardship arising for the sign user under a literal interpretation of the code due to unusual conditions, visual impairment, or other unique conditions to that property not caused by the owner and that do not apply generally to the city.

The granting of the variance shall not be contrary to the general objectives of this code and the Land Use Plan.

In granting a variance, the Board of Adjustments may attach additional requirements necessary to carry out the spirit and purpose of this ordinance in the public interest.

Section 28-55 Violation

When any sign is erected, constructed, built, reconstructed, altered or maintained in violation of these regulations, the sign owner, other Responsible Party, property owner, lessee, management and/or tenant shall be served with a written notice that states the violation and requires compliance with this article not more than ten (10) days from service. The notice may be served in person or by depositing the same as certified in the United States Postal Service addressed to the property owner at the owner's address (i.e., as shown on the most current tax roll of the city), or the tenant (i.e., as shown on the utility billing records of the city). If the municipality mails the notice to the property owner and the U.S. Postal Office returns it as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered delivered.

Section 28-56 Removal of Signs by the Administrator

If upon inspection an administrator finds that a sign is abandoned or structurally, materially, or electrically defective, or in any way endangers the public, the administrator shall issue a written order to the owner of the sign and occupant of the premises stating the nature of the violation and requiring them to repair or remove the sign within thirty (30) days of the date of the order.

The administrator may cause the removal of an illegal sign in case of emergency, as well as signs placed on city owned property, or rights-of-way without notice. Signs removed in this manner must present a hazard to the public safety as defined in the local building or traffic codes. The administrator may also cause the removal of signs for failure to comply with the written orders or removal or repair; after removal or demolition of the sign, a notice shall be mailed to the sign owner stating the nature of the work, the date in which it was performed, and a demand of payment towards the costs as certified by the administrator.

Any sign that is found to be in violation of this code and was removed by the city is to be stored until claimed by the rightful owner or person who has the immediate right to possession of such sign, or until disposed of as hereinafter provided. A fee of three dollars (\$3) per day shall be charged for such storage. Any such sign so impounded and stored shall be retained and held by the city who shall have a lien against such signs until all charges for removal, impoundment, and storage shall have been paid. All signs stored by the city which remain unclaimed for thirty (30) ~~sixty (60)~~ days by the owner or person who has the immediate right to possession thereof shall be subject to disposal.

If the amount specified in the notice is not paid within thirty (30) days of the notice, it shall become an assessment upon a lien against the property of the sign owner and will be certified as an assessment against the property together with a ten (10) percent penalty for collection, or the same manner as the real estate taxes.

The owner of the property upon which the sign is located shall be presumed to be the owner of all signs thereon unless facts to the contrary are brought to the attention of the administrator (e.g., in the case of a leased sign). For purposes of removal, the definition of sign shall include all sign embellishments and structures designed specifically to support the sign.

Section 28-57 Penalties

Any person, firm, or corporation violating any provision of this chapter shall be guilty of a Class C Misdemeanor. After all provisions of Section 28-55 have been followed and the violation has not been rectified, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than two thousand dollars (\$2,000) for each offense involving zoning, fire safety, or public health and sanitation, and shall be fined five hundred dollars (\$500) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this chapter occurs, or continues, shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

The registration of any sign contractor may be cancelled by the Building Official when such sign contractor repeatedly violates the requirements of this chapter. Conviction in court, whether appealed or not, on two (2) violations over a period of twelve (12) consecutive months, shall constitute evidence of repeated violation. Any repeated violation shall thus cancel the license or registration and not be renewed for such sign contractor, or anyone operating in concert with such sign contractor, for the remainder of their annual registration or until all such violations have been corrected. Upon correction of violations, the sign contractor's license or registration may be renewed upon furnishing the required bond.

Section 28-58 Stop Work Orders

Upon notice from the administrator / city code enforcement officers / zoning officers / building inspectors, work on any sign or sign structure that is being done contrary to the provisions of this chapter or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, to the owner's agent, or to the person doing the work or causing such work to be done. Such work shall not resume until authorized by the Building Official to proceed once a sign permit is reviewed and approved.

Section 28-59 Citations

All city code enforcement officers / zoning enforcement officers / inspectors have independent authority to issue citations for violations of this chapter.

For each violation, the citation shall state the alleged violation, the date of the violation, and the section of the code violated. Each day or any portion thereof during which any violation of this chapter occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided. The municipal court shall have exclusive original jurisdiction over all such citations.

Section 28-60 Abatement of Violation

The imposition of the penalties herein prescribed shall not preclude the City Attorney from instituting action to:

1. prevent unlawful construction,
2. correct or abate a violation,
3. prevent illegal usage of structure or premises, and/or
4. stop an illegal act, conducting business, or utilization of this sign on or about any premises.

Section 28-61 Appeals

Any person may appeal a decision of the Building Official concerning enforcement of the provisions of this article by filing the appeal with the city manager within ten (10) business days after the decision by the Building Official. The city manager or his/her designee may review the appeal at the staff level and has the authority to reverse the decision of the Building Official and order that a permit be granted, or reinstate a suspended or revoked permit. If the person is not satisfied with the resulting decision, an appeal can be made to the Board of Adjustments Appeals; appeals for signs on unplatted property will not be accepted.

Section 28-62 License Requirements

All sign operators shall be licensed by the city of Laredo. The license shall be valid for either one individual, or one company. A license holder supplying his license for a sole proprietorship, joint venture, limited liability corporation, or other legal entity shall not supply that license to any other person, sole proprietorship, joint venture, limited liability corporation, or other legal entity.

Except signs which require authorization in this chapter and all signs for which a permit is not required, no person shall install, erect, or maintain any sign, or contract for such service, until such person has applied to the Building Official for a contractor registration to install, erect and/or maintain signs and until such license or registration has been approved and issued. The Building Official or his/her designee shall approve or deny an application for a license and registration within thirty (30) days of the city's receipt of the application.

All electrical sign work must be performed by an electrical contractor or electrical sign contractor as licensed and registered with the Texas Department of Licensing and Regulation. All electrical contractors and electrical sign contractors must comply with all regulations of the Texas Department of Licensing and Regulation.

All persons engaged in the business of erecting, installing, servicing and/or maintaining off-premises signs shall also be licensed by the Texas Department of Transportation.

All company vehicles must have the State Electrical Sign Contractor License Number on each side of the vehicle in a minimum of two inch (2") tall letters and number (TDL #) as required by State Regulations.

The registration of any sign contractor may be cancelled by the Building Official when such sign contractor repeatedly violates the requirements of this chapter. Conviction in court, whether appealed or not, on two (2) violations over a period of twelve (12) consecutive months shall constitute evidence of repeated violation. Any license or registration thus canceled shall not be renewed for such sign contractor, or anyone operating in concert with such sign contractor, for the remainder of their annual registration or until all such violations have been corrected. Upon correction of violations, the sign contractor's license or registration may be renewed upon furnishing the required bond.

The administrator shall evaluate, authorize, or deny as a part of the permit the person assigned to the installing of, erecting, maintaining, repairing and/or altering a sign. The authorization of the erector shall be based on the administrator's evaluation of the direct experience of the person specified for the sign work. Notwithstanding the previous sentences, a person does not undergo evaluation to install a nonelectrical sign, provided the sign does not exceed an area of thirty-two (32) feet, a height of seven (7) feet above grade, has no illumination, and no remuneration - monetary or otherwise - is involved.

Section 28-63 Insurance Requirements

All licensed sign operators shall purchase and maintain, at his or her own expense, adequate insurance coverage. Certificates of insurance shall be provided to the city on March 15th of each year for which licensing is sought, or at the request of the building official. Liability insurance coverage policy limits must be in a minimum range of one million dollars (\$1,000,000), must name the City of Laredo as a lien holder, and must have a waiver of subrogation. In addition, all insurance policies shall be endorsed to the effect that the city of Laredo will receive at least sixty (60) days' notice prior to cancellation, non-renewal or material change which meets or exceeds the following limits: workers compensation insurance at statutory limits, including employers liability coverage a minimum limits of one hundred thousand dollars (\$100,000) each occurrence, each accident; and, comprehensive general liability at three hundred thousand dollars (\$300,000) general aggregate for bodily injury and property damage. Any subcontractor(s) hired by a contractor shall maintain insurance coverage equal to that required of the contractor. It is the responsibility of the contractor to assure compliance with this provision.

Section 28-64 License Fee

Non-Electric Sign Contractors – All persons licensed by the city of Laredo to install only non-illuminated signs, banners, vinyl overlays, etc. shall pay an annual fee of fifty dollars (\$50).

Electric Sign Contractors – All persons licensed by the city of Laredo to install electrical, electronic, digital signs shall pay an annual fee of one hundred dollars (\$100).

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 3: This ordinance shall become effective as and from sixty (60) days from the public hearing and introduction as per Section 2.09 (B) of the Charter of the City of Laredo.

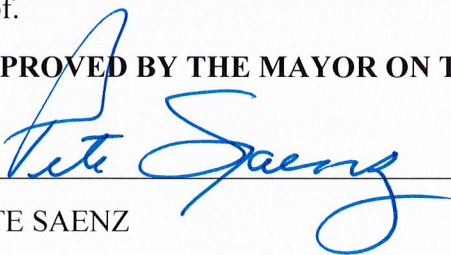
Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting


The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 3 DAY OF October, 2017.

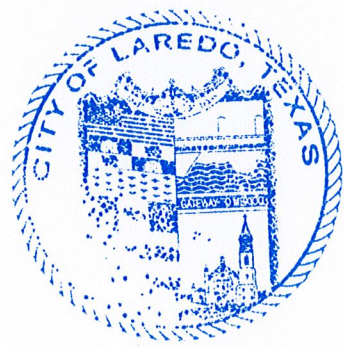


PETE SAENZ
MAYOR

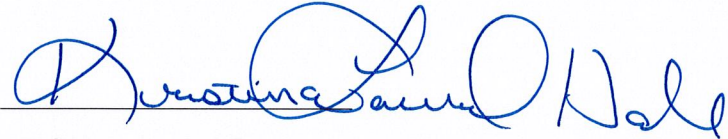
ATTEST:



CITY SECRETARY



APPROVED AS TO FORM:



KRISTINA L. HALE
ACTING CITY ATTORNEY

OFFICERS OF SAID CORPORATION ARE DEEDY PINEDO, DIRECTOR & MARTHA D PINEDO, DIRECTOR L-58

HOUSEKEEPERS 7

Busco Muchacha de Planta, Lunes a Viernes, Con Referencias hablar al (956) 285-3731

PARTY SERVICES 10

Photographer for weddings, quinceañeras, fiestas, showers and more, Call (956) 290-0289

CONSTRUCTION SERVICES 27

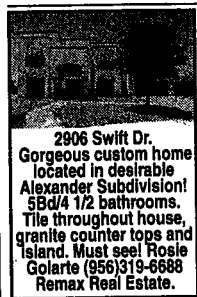
Electricista ceiling fans, plugs, switches, lights. Precios bajos! Residencial y Comercial. Presupuestos sin compromiso. 956-307-0261

LOST & FOUND 37

Pickle Lost, Large dog, 2 collars, REWARD \$200 DLS. (956) 324-5569

LEGALS 250

with Trautmann Construction, LLC. 2,400 sq ft. Minimum Construction. Call Jose "Corky" Gonzalez (956) 324-0507 at Rio Gulf Coast Investments, LLC. For more information.



2906 Swift Dr. Gorgeous custom home located in desirable Alexander Subdivision! 5Bd/4 1/2 bathrooms. Tile throughout house, granite counter tops and island. Must see! Hostie Golarte (956) 319-6688 Remax Real Estate.

6502 N. Bartlett. OWNER FINANCING AVAILBLE. This Building sits on N Bartlett Street where The City of Laredo connected N. Bartlett to Del Mar Blvd. The Property has many different uses for Potential Clients. Lot Size 37,966 and Total Building Est. Sq FT 11,177. Make Your Appointment Today. Call Jose "Corky" Gonzalez (956) 324-0507 at Rio Gulf Coast Investments, LLC.

RH Reliant Homes
3bd/2bth, FHA VA, Conventional Financing.
\$85,785.
237-1105

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain Order of Sale issued by the 49th Judicial District Court of Webb County, Texas on August 18, 2017 in Cause No. 2016CV7001941D1, Abraham Villezcas and Lety Villezcas recovered a judgment against Maria Patricia Facundo for the sums of: (i) \$21,873.52 with interest thereon at the rate of four (4%) per cent per annum, compounded annually, from May 24, 2017 until paid; (ii) \$6,373.00 as reasonable attorney's fees with interest thereon at the rate of five (5%) per cent per annum, compounded annually, from May 24, 2017 until paid; and (iii) Costs of Court in the amount of \$183.00 with interest thereon at the rate of five (5%) per cent per annum, compounded annually, from May 24, 2017 until paid. Abraham Villezcas and Lety Villezcas also recovered judgment for the foreclosure of their lien against the below described real and personal property together with the cost of executing the Order of Sale.

The Order of Sale was placed in my hands for service on August 21, 2017 and I levied on the following described real and personal property on September 11, 2017 as the property of Maria Patricia Facundo:

A 16' X 76' 1995 Skyline, Winner Mobile Home, Serial Number 8D5301561, Label Number LOU0048773, and the Surface Only of Lot Number Seven-A (7A), Block Number Eighty-Eight (88), Eastern Division, City of Laredo, Webb County, Texas, and having a street address of 104 Chihuahua Street, Laredo, Texas.

That by virtue of said Order of Sale I will on TUESDAY, October 3, 2017, that being the FIRST TUESDAY of said month, at public auction, sell the above described real and personal property to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day.

I give this Notice by publication, in the English language, once a week for three (3) consecutive weeks immediately preceding said day of sale in the Laredo Morning Times.

Witness my hand this 11th day of September, 2017.

WEBB COUNTY SHERIFF DEPARTMENT
BY: *Gerardo A. Gamboa* # 2112
GERARDO A. GAMBOA
DEPUTY SHERIFF

(Fiesta Subdivision) \$94,900. Valentin Cuellar (956) 324-6714.

OHANA REALTY
3/bd, 2/bth, 1 car garage, 306 Potranca Ct. (Rancho Viejo Subd) \$149,900. Call (956) 324-6714

Para Bienes y Raisas llame al Sr. Soto 956-220-3004. Informes sin obligacion. Casas en todo Laredo, Tx. Socio, Cranes Landin Real Estate

LEGALS 250

LOTS FOR SALE 70
2 Adjacent Lots for Sale separately by Owner, Zoned R3, Located around Don Camilo Blvd. on Cuenca Dr. Call 956-251-5744 or 956-237-8273

2.2 Ac. Hwy 359, Commercial Corner, 102 Floral Blvd. Gonzalo Farias (956) 237-7478

Lot for Sale. 116 Leon in Sta Rita. Block fence on 3 sides. \$25,000. Cranes Landin Real Estate Rosa Coronado (956) 740-9217

PUBLIC NOTICE
NOTICE OF PUBLIC SALE
MINES ROAD SELF STORAGE
9807 Mines Rd., Laredo, Texas 78045, will hold a Public Auction of property being sold for CASH to satisfy a landlord's lien. The sale will be held on Tuesday October 10, 2017 at 2:30pm. The leased space of Dominga Dominguez contains 2 guitars, laptop, computer monitor, luggage, boxes. The leased space of Rosy G Villalba contains circular saw, washer, dryer, table, chairs, sofa, coffee table, fishing poles, baby items. The leased space of Juan J Mata contains clothes igloo cooler, racks. The leased space of Jose A Iglesias contains sofa chairs, high table. The leased space of Hector Alan Fernandez Adame contains CB radio antenna, cleaning supplies, extension cord, bucket of tie down straps. The leased space of Tania L Cardenas contains mattress, box springs, ice chest, chest of drawers, ladder, blower, coffee table, high chair, grill, toys. The leased space of Juana V Enriquez contains boxes of old checks.
L-59

ORDINANCE NO. 2017-O-044
AMENDING CHAPTER 28 OF THE CITY OF LAREDO CODE OF ORDINANCES BY REPEALING AND REPLACING ARTICLE II TO BE ENTITLED, "SIGN REGULATIONS" ESTABLISHING COMPREHENSIVE RULES AND REGULATIONS GOVERNING ALL SIGNS WITHIN THE CITY; PROVIDING A SEVERABILITY, SAVINGS, REPEALING, AND PENALTY CLAUSE; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.
L-60

Request for Competitive Sealed Proposal
Webb Consolidated I.S.D. is accepting competitive sealed proposal (CSP) for the following:
• 6 Homes roof replacement
• Cafeteria Dining Area Furniture (Tables and Chairs)
• Library furniture
• AG Building Network Drops (Cabling)
For specification and more detailed information please contact: Jenette Black 361-747-5415 ext. 1002. The due date for the proposal is October 13, 2017 by 3:00PM at the Webb Consolidated I.S.D Business Office at 619 Ave. F Bruni Texas 78344.
Webb Consolidated ISD reserves the right to refuse any and all proposal.
Webb Consolidated I.S.D
619 Ave. F Bruni Texas 78344
L-63

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