

CHAPTER 152: SIGN REGULATIONS

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§ 152.01 SIGN REGULATIONS AND RESTRICTIONS.

The City of Meadowlakes regulates all residential and commercial signs per the requirements and restrictions contained herein. A person commits an offense if a person erects or allows erection or placement of a sign that violate requirements and restrictions contained herein. (Ordinance 2006-13, passed 9-5-06)

§ 152.10 DEFINITION OF SIGNS.

For purposes of requirements and restrictions contained herein a sign is defined as any letters, figures, symbols, trade marks, or devices designed to inform people or attract attention of persons and which is recognizable from any right-of-way, which includes but not limited to banners, billboards, canopy signs, community service signs, construction signs, flashing signs, portable signs, roof signs, and sponsorship signs. (Ordinance 2006-13, passed 9-5-06)

§ 152.11 ALLOWED SIGNS.

Signs that meet the following requirements and restrictions are allowable signs in the City of Meadowlakes. These signs are exempt from the requirement to obtain a prerequisite approved permit.

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- (A) A sign for a private, non-commercial purpose, expressing a political view, announcing such property as being the “Home of a Fighting Mustang” or the like, is allowed provided, however, that such sign is limited to a single sign per lot and not more than five square feet in area.
- (B) Community or public service signs, political signs, and expression of opinion signs are allowed subject to the following requirements and restrictions: A sign which solicits support or advertises a non-profit community use, public use, social institution, a politician or point of view is permitted, provided such sign is not more than five square feet of surface area visible from the street. Such signs may include, but shall not be limited to, school activities, charitable programs, religious activities, or events of community interest. Signs shall be restricted to a maximum of one sign for a particular candidate, political view, opinion and cause per lot or property entity. Signs regarding seasonal holidays such as Christmas or Easter are not subject to the size restriction. Political signs may not be erected until one day after the filing deadline for that position and shall be removed within ten (10) days following the concerned election. Such signs may be placed by the owner or occupant on such owner or occupant's land only.
- (C) Religious or holiday displays, decorative lights and the like that are visible from the streets or neighboring residences are allowed provided that such displays are only displayed during the religious period of observance or holiday. In the case of the Christmas season the period of observance means November 25 through January 10 of the following year. For all other religious periods of observance or holiday displays, the allowed period shall only be within the interval of thirty (30) days prior and fourteen (14) days following the religious event or holiday date.
- (D) Religious or holiday displays that are not visible from the streets or visible from neighboring residences are allowed without restrictions.
- (E) Flags – Flags of Governmental Jurisdiction and Flags Carrying Emblems are permitted provided that same do not constitute a commercial solicitation or advertisement.
- (F) A construction sign is allowed subject to the following requirements and restrictions. Limited to one construction sign designed to identify a building site during new construction only. Such sign must meet, however, the following conditions:
 - (1) Such sign does not exceed five square feet of surface area visible from the street and may not be less than two feet or higher than four feet at the curb line.
 - (2) Such sign only contains the building contractor's name and phone number, and the building site address.
 - (3) Such sign may but is not required to provide a space for posting building permits and notices.

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- (4) Such sign shall be placed on the construction site only after approval of a construction permit and removed at the completion of the project.
- (5) Such sign shall not serve a commercial purpose such as advertising the property "For Sale," "For Lease," or "For Rent" or like solicitations.
- (6) Construction site signs that are required by county, state or federal statute shall be allowed as additional signs, with the characteristics and requirements for same governed by the applicable county, state or federal statute.
- (7) Signs are not allowed at sites where a residence previously exists and/or residence is being remodeled.

(Ordinance 2006-13, passed 9-5-06; Am. Ord. 2006-26, passed 11-7-06; Am. Ord. 2006-32, passed 11-7-06; Am. Ord. 2008-14, passed 8-12-08; Am. Ord. 2010-06, passed 5-11-10)

§ 152.12 CITY OF MEADOWLAKES, POA AND MUD SIGNS.

The City of Meadowlakes, POA and MUD are allowed to erect signs (including but not limited to such signs required for posting of rules, regulations, traffic control, street signs and community information) provided that such signs are approved by the City Council in writing. Such signs are exempt from a general size regulation, however size shall be specified on a case-by-case basis and approved by City Council.
(Ordinance 2006-13, passed 9-5-06)

§ 152.13 VARIANCE PROCEDURE.

A person or entity requesting that the city allow a deviation from the sign regulations established herein may apply in writing to the City Council for a variance. Such request shall be delivered to the Mayor, a City Council Member, or the City Secretary no less than four days from the date of the scheduled City Council meeting.
(Ordinance 2006-13, passed 9-5-06)

§ 152.14 RESTRICTED SIGNS.

(A) Signs that serve a commercial purpose such as advertising the property "For Sale," "For Lease," or "For Rent" or inviting persons to enter the property through the use of the terms "Open House" or like solicitations are prohibited.

(B) Construction signs are prohibited unless such sign is for the sole purpose of identifying a new construction site, compliant with restrictions as defined herein.

Reference § 152.11 (F).

(Ordinance 2006-13, passed 9-5-06)

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§ 152.15 REQUIRED SIGNS.

(A) A city assigned street address number is required for all residences. The address number must be readable from the street and shall be either on the building, yard, or mailbox and shall include the street number and may include the name of the occupant in residence only. The property owner and/or resident are responsible to ensure street address number is provided and maintained per this requirement. The property owner and/or resident commit an offence if this requirement is not met.

(B) A construction sign shall be placed by the new construction permit holder on the building site. The sign must be compliant with requirements and restrictions defined herein. Reference § 152.11 (F).
(Ordinance 2006-13, passed 9-5-06)

§ 152.16 CITY'S AUTHORITY TO REMOVE SIGNS.

The city may remove any sign that does not comply with the provisions contained herein after having provided written notice to the apparent owner five (5) days before said sign is removed. This waiting period provision shall not nullify the fact of an offense having been committed by the person effective upon first occurrence of the prohibited act. At the discretion of the Ordinance Officer, a citation may be issued upon first occurrence of the prohibited act with subsequent citations issued for each day the prohibited sign remains erected. On removal of any sign pursuant to provisions herein, the city shall use reasonable care to preserve such sign. The city shall not be liable for any damages, direct, indirect or consequential caused by the removal. Within ten (10) days after the removal of any sign, the city shall notify the owner, either in person or by regular mail, of the removal and the location where the sign may be reclaimed. If the sign does contain sufficient information to ascertain the name and address of the owner of the sign, no notification shall be necessary. If the owner does not reclaim the sign within ten days of the date of removal or the date of the notice, whichever is later, the city may dispose of the sign. (Ordinance 2006-13, passed 9-5-06; Am. Ord. 2006-28, passed 10-3-06)

Commercial Provisions

§ 152.20 PURPOSE; OBJECTIVES.

(A) The purpose of this section is to provide uniform sign standards in commercial areas that promote a positive city image reflecting order, harmony and pride, and thereby strengthening the economic stability of Meadowlakes' business and cultural areas. This subchapter shall apply to signs situated and displayed in the commercial areas of the city (being the country club and Lots 4-1231 through 4-1233, Section IV, Meadowlakes Subdivision, Burnet County, Texas, wherein office use is permitted). These sign regulations do not repeal or otherwise affect Ord. 94-10-8 heretofore adopted by the city as it relates to signs in residential areas; however, permitted signs in residential areas shall further be permitted in the commercial areas covered by this subchapter.

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(B) Objectives to be pursued in applying specific standards are as follows.

- (1) To identify individual businesses without creating confusion, unsightliness or visual obscurity of adjacent businesses.
- (2) To assure that all signs in terms of size, scale, height and location are properly related to the overall adjacent land use character and development lot size.
- (3) To assure that all signs are compatible with other adjacent users.
- (4) To assure that all signs, sign supports and sign bases shall be so constructed and designed to provide for design compatibility with the development.
(Ord. 97-7-12, passed 7-12-97; Am. Ord. 2006-13, passed 9-5-06)

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§ 152.21 DEFINITIONS.

For the purpose of this subchapter the following definitions shall apply, unless the context clearly indicates or requires a different meaning.

BANNER. A sign intended to be hung either with or without a frame, made of paper, plastic, or fabric of any kind, and which may possess colors, characters, letters, illustrations, or ornamentations. Flags of governmental jurisdictions and flags carrying the emblem of a business or institution are not to be considered a banner for the purposes of this chapter.

CANOPY SIGN. A sign attached to a canopy that is attached to a building or its extension. The sign shall not extend above the roof line of the building by more than two feet.

COMMUNITY SERVICE OR PUBLIC SERVICE SIGN. A sign which solicits support for or advertises a nonprofit community use, public use, or social institution.

CONSTRUCTION SIGN. A sign temporarily placed on a construction site identifying the project, and/or owner, developer, contractor, architect, and other information regarding the project.

DAMAGED SIGN. A sign which is unsafe, unsecured, disfigured, or broken.

DETACHED SIGN. A structure located on the property to support a sign identifying a commercial building and signs identifying individual businesses occupying space therein.

FLASHING SIGN. A sign with flashing, blinking, or moving lights, regardless of wattage, whether directly or indirectly illuminated, except for time and temperature signs. This shall include a sign which makes use of traveling lights or traveling lighted messages, or flashing lights.

OFFICE BUILDING. Two or more separate or distinct businesses occupying a single or combined structure of consistent ownership.

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PORTABLE SIGN. A sign designed or constructed to be easily moved from one location to another, including signs mounted upon or designed to be mounted upon a trailer, wheeled carrier, or other non-motorized mobile structure. A portable sign which has its wheels removed shall still be considered a portable sign hereunder.

REALTY SIGN. A sign located on real property that is for rent, lease or sale, the sign being for the purpose of advertising the rent, lease or sale of the property.

ROOF SIGN. A sign that is mounted on, and is wholly supported by the roof of a building.

SIGN. Any letters, figures, symbols, trademarks, or devices designed to inform people or to attract the attention of persons or of an individual, to a firm, profession, business, commodity or service, and which is recognizable from any public right-of-way, and which is more specifically defined as found in this section.

SIGN HEIGHT. The vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and the average established ground level beneath the sign.

SPONSORSHIP SIGNS. Signs placed in approved areas for sponsorship of nonprofit, city-approved organizations.
(Ord. 97-7-12, passed 7-12-97; Am. Ord. 2006-13, passed 9-5-06)

§ 152.22 TYPES OF SIGNS PERMITTED.

(A) *General regulations.*

(1) All signs shall pertain to the identification of the primary uses and/or primary services provided or primary products sold on the premises.

(2) All signs, where applicable, shall meet the standards of the City Building Codes.

(3) All business locations shall be identifiable by a street address.

(B) *Type of signs permitted.*

(1) *Street address.* A city-assigned street address number is required for all business establishments. It must be readable from the street and may be on the building or in the yard. No permit is required.

(2) *Commercial signs.* Canopy sign, when attached to buildings, shall advertise only services or products that are offered within the building to which the sign is attached. The total area of all signs attached to the building shall not exceed one square foot to each one lineal foot of building front. Such signs may also be displayed on glass windows and doors.

(3) *Office building signs.* There shall be no more than one detached sign allowed on any one office building with the size to be approved by the Building Committee.

(4) *Country Club.* All existing signs situated at Meadowlakes Golf and Country Club as of 9-5-06, including hole signs situated about the golf course.

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(5) *Community service.* Community service signs or banners as defined in § 150.36 shall be permitted.

(6) *Flags.* All flags as defined in § 150.36 shall be permitted.

(7) *Construction.* Construction signs as defined in § 150.36 shall be permitted.

(8) *Balloons.* Balloons or other gas-filled objects may be authorized for a period not to exceed 30 days for business openings and 14 days for special occasions. Extensions may be permitted awaiting permanent sign fixture with proof of order. A written permit shall be obtained from the city. No fee is required.

(Ord. 97-7-12, passed 7-12-97; Am. Ord. 2006-13, passed 9-5-06; Am. Ord. 2006-29, passed 11-7-06) Penalty, see § 10.99

§ 152.23 GENERAL HEIGHT AND SETBACK REGULATIONS.

(A) *Permit required for structural changes.* Except as otherwise provided for herein, no sign displaying on-premise advertising shall be erected, structurally changed or reconstructed in whole or in part, within the city without a permit having first been obtained.

(B) *Height limit.* No detached sign shall be allowed that is higher than 16 feet from the normal grade elevation to the top of the highest part of the structure.

(C) *Setback.* No sign or any part thereof shall be located within ten feet of any property line (not to be confused with the curb or pavement line). However, no sign may be placed within 25 feet of the property line at an intersecting street.

(D) *Wind load pressure requirements.* No sign, other than an exempt sign, shall be erected that does not meet the wind load pressure requirements as set out in division (E). Permit applications for new signs and permit renewals required for signs which will have or have a height, in feet above ground, as measured above the average level of the ground adjacent to the proposed structure, of six feet or more, must be accompanied by a certificate signed by the owner of the sign, to the effect that the proposed or existing sign will withstand wind load pressures in pounds per square foot as set out in the following table. Solely at the discretion of the Building Committee, further verification may be required to prove that the wind loading specifications will be met.

(E) *Wind load table.*

Height, in feet above ground as measured above the average level of the ground adjacent to the structure	Pressure, pounds per square foot
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0-5	0
6-18	20

(Ord. 97-7-12, passed 7-12-97; Am. Ord. 2006-13, passed 9-5-06) Penalty, see § 10.99

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§ 152.24 PROHIBITED SIGNS AND SUPPORTS.

The following signs shall be prohibited.

(A) Signs and supports (other than those placed by the governmental authority such as street name signs) which are located on any public right-of-way, unless specifically approved by the City Council. This section shall not apply to signs on commercial vehicles or commercial trailers lawfully operated or parked in such areas, except that this exception shall not otherwise be used to legitimize the use of advertising vehicles and trailers prohibited herein.

(B) Sandwich or “A” frame signs, sidewalk or curb signs.

(C) Any signs which resemble an official traffic-control device or sign, or which bear the words of traffic-control.

(D) Signs, which by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic-control sign, signal or device or the light of an emergency or road equipment vehicle or which hides from view any traffic or street sign or any signal device.

(E) Any sign which emits sound, odor or visible matter which serves as a distraction to persons who are within the public right-of-way.

(F) Portable, wheeled and/or temporary signs as defined in § 150.36.

(G) No signs shall be erected advertising products or services not available on the site.

(H) Signs may not be constructed of scrap materials, paper or other fragile materials which are not weather-resistant.

(I) Trees, rocks, bridges, fences, towers and dilapidated buildings shall not be used as sign supports.

(J) Flashing signs as defined in § 150.36.

(K) Roof signs as defined in § 150.36.

(L) Rent, Lease or Sale sign as defined in § 150.36.
(Ord. 97-7-12, passed 7-12-97; Am. Ord. 2006-13, passed 9-5-06) Penalty, see § 10.99

§ 152.25 SIGN PERMIT REQUIREMENTS.

A sign permit is required and shall be obtained for the erection of any sign not exempted herein. A person commits an offense if a person erects a non-exempt sign prior to obtaining an approved permit. Permit fees are specified in the Meadowlakes Code of Ordinances appendix A. (Ordinance 97-7-12, passed 7-12-97; Am. Ord. 2006-13, passed 9-5-06)

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§ 152.26 EXISTING SIGNS.

(A) Existing signs outside the city limits at the time of adoption of this chapter that are later taken into the city limits, shall be allowed to remain and are covered under division (C) of this section.

(B) Existing nonconforming signs shall be considered to be in compliance with this chapter until they are damaged or until they are obsolete, in which case they must be removed.

(C) When existing conforming signs have been damaged by fire or other causes, up to 50% of their appraised value, the Building Committee may issue a “no fee” permit for the necessary repairs to be made to the sign. If the necessary repairs are not completed within 60 days of the receipt of written notification to the owner, the sign shall be removed either by the owner or by the city at the sign owner's expense. If the sign is destroyed, greater than 50% of the appraised value, it must be removed within 30 days of written notification to the sign owner, or it shall be removed by the city or its designated agent at the sign owner's expense. Signs so removed under the provisions of this section will be kept in storage for a period of 60 days and if they are not claimed within that period, they may be disposed of by the city.
(Ord. 97-7-12, passed 7-12-97; Am. Ord. 2006-13, passed 9-5-06) Penalty, see § 10.99

§152.27 VARIANCE PROCEDURE.

A person or entity requesting that the city deviate from the sign regulations established by this chapter may apply in writing to the City Council for a variance. The request shall be delivered to the Mayor, a City Council Member, or the City Secretary no less than four days before the date of the scheduled City Council meeting.
(Ord. 97-7-12, passed 7-12-97; Am. Ord. 01-01, passed 3-6-01; Am. Ord. 2006-13, passed 9-5-06)

§ 152.28 AUTHORITY OF CITY TO REMOVE SIGNS.

The city may remove any sign that does not comply with the provisions of this chapter after having provided written notice to the apparent owner five days before the sign is removed. Upon removal of any sign pursuant to this section, the city shall use reasonable care to preserve the sign. The city shall not be liable for any damages, direct, indirect or consequential caused by the removal. Within ten days after the removal, the city shall notify the owner by certified mail of the removal and of the location where the sign may be reclaimed. If the sign does not contain sufficient information to ascertain the name and address of the owner of the sign, no notification shall be necessary. If the owner does not reclaim the sign within ten days of the date of removal or the date of the notice, whichever is later, the city may dispose of the sign.
(Ord. 97-7-12, passed 7-12-97; Am. Ord. 2006-13, passed 9-5-06; Am. Ord. 2006-27, passed 11-7-06)

Sign Regulations

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