**ORDINANCE NO. _____**

**AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING CHAPTER 30, "SIGNS," ARTICLE III, "REGULATIONS," OF THE IOWA COLONY CITY CODE; PROVIDING FOR THE CLASSIFICATION, MEASUREMENT, LOCATION, DESIGN, AND PERMITTING OF MAJOR SIGNS ON PROPERTY WITH STATE HIGHWAY 288 FRONTAGE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT**

**WHEREAS,** the City Council finds that reasonable regulations governing the location, size, construction, and design of freestanding signs promote public health, safety, and welfare; and

**WHEREAS,** the City Council desires to establish standards for major on-premises signs along State Highway 288, as set forth herein;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:**

**SECTION 1.** That Chapter 30, "Signs," Article III, "Regulations," Section 30-61(1), "Freestanding signs," of the Iowa Colony City Code is hereby amended to read as follows:

For purposes of applying these regulations, all signs are defined and classified as follows:

(1) Freestanding signs. This article allows only the following four types of freestanding signs and, regardless of any other provision, all other freestanding signs are hereby prohibited:

a. Monument signs;
b. Major signs, where allowed by Section 30-62(e) on property with State Highway 288 frontage;
c. Temporary freestanding signs (not including temporary freestanding special activity signs); and
d. Temporary freestanding special activity signs.

**SECTION 2.** Section 30-62(a)(1) is hereby amended by adding subsection c. to read as follows:

c. Major signs are measured by the length and height of the sign face or display area only, not including the base or support structure, provided the base and support structure contain no lettering, logos, symbols, or other display. Any lettering, logo, symbol, or other display placed on the base or support structure is included in the effective area. Where a major sign has two sign faces placed back-to-back, parallel, and not more than 24 inches apart, only one sign face is counted.

**SECTION 3.** That Section 30-62 is hereby amended by adding subsection (e), "Major signs," to read as follows:

(e) Major signs. Except as otherwise provided in this section, major signs must comply with the following requirements:

(1) Applicability. A major sign is a freestanding, on-premises sign that exceeds the maximum effective area or maximum height allowed for a monument sign under Table 30-62. Major signs are allowed only on real property located in a nonresidential zoning district, or devoted to a nonresidential use, that has frontage on State Highway 288, including such property located in the city's extraterritorial jurisdiction. Major signs are prohibited on all other property.

(2) Eligibility. In addition to the frontage requirement of subsection (e)(1) of this section, a major sign is allowed only on a premises that meets at least one of the following conditions:

a. The premises contains a minimum of 20 acres; or

b. The premises contains at least one building having a gross floor area greater than 10,000 square feet, which building is either existing or the subject of an issued building permit. A major sign permit may not be issued for a premises qualifying only under this item until a building permit for that building has been issued, and the major sign may not be erected until construction of the building has commenced.

(3) Size. A major sign may not exceed a maximum effective area of 200 square feet, measured as provided in subsection (a)(1)c of this section.

(4) Height. A major sign may not exceed a maximum height of 35 feet, measured as provided in subsection (a)(3) of this section.

(5) Number and spacing. Major signs must comply with the following requirements:

a. One major sign is allowed on a premises having more than 500 feet of State Highway 288 frontage, plus one additional major sign for each additional 1,000 feet of State Highway 288 frontage. A premises with 500 feet or less of State Highway 288 frontage is not eligible for a major sign. Major signs remain subject to the spacing requirement of subsection (e)(5)b of this section.

b. A major sign may not be located within 1,000 feet of another major sign, whether on the same premises or on another premises, measured in a straight line between the closest points of the two signs. Where two proposed major signs would conflict with this requirement, the sign for which a complete permit application was first filed with the city has priority.

c. A major sign may not be located within 125 feet of another freestanding sign on the same premises or within 50 feet of another freestanding sign on another premises.

d. A major sign must be located within 100 feet of the State Highway 288 right-of-way line and must be oriented to be viewed from State Highway 288.

e. A major sign may not be located within 300 feet of a residential zoning district or residential use.

f. A major sign may not be placed or located within the public right-of-way or within a visibility triangle, and no part of a major sign may project over a property line.

(6) Setback. A major sign must be set back a minimum of ten feet from all property lines.

(7) Materials and design. The support structure of a major sign must be fully enclosed within a pylon or base clad in masonry, stone, stucco, or architectural metal compatible with the principal building on the premises. The width of the pylon or base may not be less than 40 percent of the width of the sign face. Exposed poles, exposed structural steel, and guy wires are prohibited. Illumination must be internal or by shielded external fixtures directed so that light does not spill onto adjacent property or the traveled way. Electronic signs as regulated by Section 30-68 are not allowed as part of a major sign.

(8) Content. A major sign shall not contain off-premises advertising. A major sign may identify multiple businesses located on the same premises. For purposes of this subsection, including the eligibility conditions of subsection (e)(2) and the frontage requirements of subsection (e)(5), all lots within a unified nonresidential development shown on a single recorded plat, or subject to a recorded common signage agreement approved by the city, are considered one premises.

(9) Relationship to monument signs. Each major sign counts as one of the monument signs allowed on the premises under Table 30-62. A premises with a major sign may not use the size exception in subsection (b)(6)a of this section.

(10) Permit. The permit requirements of subsection (b)(5) of this section apply to major signs. In addition, an application for a major sign permit must include:

a. A site plan showing the State Highway 288 frontage of the premises; the proposed sign location and setbacks; and the location of all existing and permitted major signs, freestanding signs, and residential zoning districts or uses within 1,000 feet of the proposed sign; and

b. Structural and foundation plans signed and sealed by a professional engineer licensed in the State of Texas, demonstrating compliance with the wind load requirements of the building code adopted by the city.

**SECTION 4.** If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

**SECTION 5.** That all provisions of the City's Sign Ordinance not expressly amended by this ordinance shall remain in full force and effect.

**SECTION 6.** This ordinance shall be effective immediately upon its passage and approval.

**SECTION 7.** That it is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place, and purpose of said meeting

was given, all as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING ON THE 16TH DAY OF NOVEMBER 2026.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF _____ 2026.

**CITY OF IOWA COLONY, TEXAS**

**By: _____**
**Wil Kennedy, Mayor**

**ATTEST:**

**_____**
**KAYLEEN ROSSER, CITY SECRETARY**