CITY OF IOWA COLONY

City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 11/06/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho - City Engineer

Item Type: Ordinance

Budgeted? N/A (no cost) Cost: 0.00

If budgeted, identify account: | | | |

Short Description:

Consider and take action on an ordinance amending Chapter 30, Article III (Regulations) of the Code of Ordinances of the City of Iowa Colony, Texas, Sections 30-61 and 30-62, to establish major signs as a permitted freestanding sign type for qualifying nonresidential property with State Highway 288 frontage, including the extraterritorial jurisdiction; providing standards for eligibility, size, height, number, spacing, setbacks, design, content and permitting; and providing for related matters.

Explanation/Justification Details:

BACKGROUND: The largest sign currently allowed on SH 288 frontage is a monument sign of 96 sq ft and 8 ft in height. A tract earning three or more monument signs may instead elect one 120 sq ft / 10 ft monument sign plus one 96 sq ft / 8 ft sign (Sec. 30-62(b)(6)a). These limits are small for signs meant to be read from a high-speed, partly elevated freeway. The amendment creates a "major sign" for large nonresidential sites on SH 288, with spacing controls to prevent corridor clutter. No existing sign standard is reduced.

SECTIONS AMENDED (Chapter 30, Article III):
- Sec. 30-61(1): adds major signs as a fourth freestanding sign type; remaining types relettered.
- Sec. 30-62(a)(1)c (new): major sign area is measured by sign face only; lettering or logos on the base count toward area; back-to-back faces count as one.
- Sec. 30-62(e) (new): major sign standards.

KEY STANDARDS: Nonresidential zoning or use with more than 500 ft of SH 288 frontage (incl. ETJ); site of at least 20 acres, or a building over 10,000 sq ft (existing or permitted); max. 200 sq ft sign face and 35 ft height; one sign plus one per additional 1,000 ft of frontage; 1,000 ft minimum spacing between major signs (first complete application has priority); within 100 ft of SH 288 ROW; at least 300 ft from residential; 10 ft setback; pole enclosed in a clad base at least 40% of sign width; shielded lighting; no electronic message display; on-premises content only; site plan plus structural/foundation plans sealed by a Texas P.E. A major sign counts as one of the property's monument signs and cannot be combined with the 120 sq ft monument option. Lots in one platted development or under an approved common signage agreement are treated as one property.

FISCAL IMPACT: None.
ATTACHMENTS: Council Summary; redline and clean text of Ch. 30, Art. III.
RECOMMENDATION: Adopt the ordinance, with any changes Council directs on the policy items above.

Requestor Signature:

==========

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary