

MEMORANDUM

Date: May 22, 2025
To: Mayor & City Council Members
From: Dinh V. Ho, P.E.
RE: Regulations of Signage for Subdivision Entry Monuments
CC: Mayor Wil Kennedy/Natasha Brooks, Kayleen Rosser

Staff was requested to review the Signage requirements for Subdivision Monuments within the City limits and ETJ. We compared the City current signage regulations for subdivision monument signage for nearby communities, including City of Manvel and Pearland. Below is a comparison of the cities.

Subdivision Monument Sign Regulations Comparison

SH288 Corridor			
City	Effective Area (SF)	Max Height (ft)	# Allowed
Pearland	120	8	2 per street entrance
Manvel	32	6	1
League City	200	15	1
Iowa Colony	36	4	1/500'

SH 6 or Major Thoroughfare			
City	Effective Area (SF)	Max Height (ft)	# Allowed
Pearland	120	8	2 per street entrance
Manvel	32	6	1
League City	100	10	1
Iowa Colony	36	4	1/500'

Note: City of Iowa Colony sign ordinance allows for the development of Overall Masterplan Signage plan. If the Master Signage Plan is submitted for recommendations by the planning commission, this will substitute for the requirements of the signage plan with only one sign permit required for all signs indicated in the approved master signage plan.

Staff recommendations:

SH 288 Corridor: Effective Area = 120 SF; 15' Height

SH6 or Major Thoroughfare: Effective Area = 50 SF; 6' Height

Redefine definition of Effective Area of monument signage to include only the surface area of the sign. Does not include architectural features.