

ORDINANCE NO. 010826-01

**AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING
LA VERNIA CODE OF ORDINANCES CHAPTER 26 SIGNS, SECTION 26-107
—SIGN PERMITS; FEE EXEMPTION FOR NONPROFIT AND RELIGIOUS
INSTITUTIONS; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE
DATE.**

WHEREAS, Chapter 216 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt sign regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, the City of La Vernia Code or Ordinances Chapter 26 which constitutes the City's Sign Ordinance requires a property to have signage in accordance with proper designations as defined by this ordinance; and

WHEREAS, the City Council and Planning and Zoning Commission of the City of La Vernia has met and discussed amending the above-mentioned sections of the Sign code; and

WHEREAS, the City Council of the City of La Vernia believes the amendments will comply with the standards and purpose of the Sign Ordinance and are in the best interests of the public safety and the general welfare of the residents of the City of La Vernia;

**NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
LA VERNIA, TEXAS:**

**Section 1.
Sign Regulations Amended.**

CHAPTER 26-107.- SIGN PERMIT; of the City of La Vernia's Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit "A"**.

**Section 2.
Severability**

If any section, subsection, paragraph, or sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

**Section 3.
Cumulative**

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

**Section 4.
Effective Date**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED, APPROVED, AND ADOPTED THIS 08TH DAY OF JANUARY 2026.

Martin Poore, Mayor
City of La Vernia

ATTEST:

Madison Farrow, City Secretary
City of La Vernia

Exhibit “A”

Sec. 26-107. Sign permits.

(a) *Permit and fee required.* Except as otherwise provided in this chapter, no person may construct, place, install or relocate any sign without first obtaining a sign permit from the city. Each application for a sign permit must be accompanied by the appropriate fee as currently established or as hereafter adopted by resolution of the city council from time to time.

- (1) Fees for construction, reconstruction, placement, installation, or relocation of any sign shall not be refundable.
- (2) Permit fees for subdivision temporary signs, inflatable temporary signs, banner temporary signs, or new business temporary signs shall not be refundable.

(3) Fee exemption for nonprofit and religious institutions.

Temporary sign permit fees shall not be charged to organizations recognized as nonprofit entities under Internal Revenue Code §501(c)(3), or to churches or religious institutions.

The fee exemption shall apply to no more than four (4) temporary signs per event. Temporary signs in excess of this limit shall require payment of the applicable permit fee.

- (43) A permit but no fee, is required for replacing a previously permitted sign (excluding billboards) with another sign that is of like size, location, and that is otherwise compliant with this chapter.
- (54) A permitted billboard shall renew the billboard permit annually. The annual fee is due by July 1 of each year. No fee will be assessed for routine changes of the sign face.
- (65) No permit will be issued for a proposed sign that will cause the aggregate of all signs on the property to exceed the square footage provided for in this chapter.
- (76) Changing of the complete sign message (excluding changeable copy signs and billboards) shall require a new permit and remittance of a fee.

(b) *Expiration of permits.* Properly issued permits shall expire as provided by law.

(c) *Application for sign permit.* A person proposing to erect or display a sign shall file an application for permit with the city secretary or designee. The application must be made on a form provided by the city and shall contain and have attached to it the following information:

- (1) Name, address and telephone number of the applicant;
- (2) Name, address, telephone number, and firm of person erecting sign;
- (3) If the applicant is not the owner of real property where the sign is proposed to be erected, written consent of and name, address, and telephone number of the property owner and a copy of the executed lease agreement;
- (4) Location of building, structure, address, or legal lot and block to which or upon which the sign is to be attached or erected;
- (5) A site plan indicating position, height, and size of the proposed sign and other existing advertising structures on the property in relation to nearby buildings or structures, north arrow, and scale of drawing, property lines, curblines, adjacent streets, alleys, curb cuts, and setback clearance zone;
- (6) Specifications for the construction and display of the sign;
- (7) Copy of stress diagrams or plans, when needed, containing information as to safety and structural integrity of sign. The city assumes no liability for safety and structural integrity of any sign;
- (8) Statement indicating whether the sign will require electricity. If so, the sign must comply with the International Electrical Code or any successor code as may be adopted and amended by the city;
- (9) Copy of permit approved by state department of transportation, state transportation commission, the county or successor agencies, if state law requires a state permit;
- (10) Date on which the sign is to be erected or displayed;
- (11) Any variance that will be requested; and
- (12) Such other information as the city requests to show full compliance with this and all other standards of the city.

The city is not required to act upon a permit application until it is deemed by the city to be administratively complete.

(d) *Approval and denial of permit.*

- (1) City designee shall promptly review an administratively complete application upon receipt and upon payment of applicable fees by the applicant. The city designee shall grant or deny an administratively complete permit application within 45 days after the date that the application was administratively complete, including the payment of all fees. The city designee shall examine the application, plans, and specifications and may inspect the premises upon which the proposed sign shall be erected, as needed. The city designee shall issue a permit if the proposed sign complies with the requirements of this chapter and all other regulations of the city, to include building, electrical, or other similar codes adopted by the city. If the city designee denies a permit, the city designee shall state the reasons for the denial in writing and shall mail a certified letter or hand deliver to the applicant stating the reasons for the denial.
- (2) Any applicant whose permit application is denied by the city designee may appeal the denial to the board of adjustment. Such an appeal must be filed, in writing, with the city secretary, within ten days after receipt of the denial. The board of adjustment shall review the denial and determine if the city designee incorrectly concluded the proposed sign did not comply with the requirements of this chapter and all other regulations of the city. If the city designee fails to grant or deny any application by the 45th day after the application is administratively complete, the applicant may appeal the refusal to grant or deny the application to the board of adjustment as if it were a denial.
- (3) If the board of adjustment does not issue a ruling within 30 days after a written appeal is filed with the city secretary, the sign application shall be automatically deemed denied.

(e) *Modifications.* After a sign permit has been issued by the city designee or the board of adjustment, it shall be unlawful to change, modify, alter or otherwise deviate from the terms and conditions of the permit without prior written approval by the city designee or the board of adjustment.

(Ord. No. 051117-01, § 1(Exh. A), 5-11-2017)