

COUNTY OF GUADALUPE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING CHAPTER 82, ARTICLE IV OF THE SEGUIN CODE OF ORDINANCES, ADDING SECTION 82-111, SUBDIVISION ENTRANCE SIGNS; PROVIDING FOR AN EFFECTIVE DATE, PUBLICATION AND A SEVERABILITY CLAUSE; AND AUTHORIZING CITY STAFF TO PREPARE THIS ORDINANCE FOR SUBMISSION AS A SUPPLEMENT TO THE CODE OF ORDINANCES.

WHEREAS, the City Council of the City of Seguin desires to provide for the orderly, safe, and healthful development of land located within the community, and

WHEREAS, the City Council of the City of Seguin desires to regulate signage by establishing ordinances that allow residential subdivisions to advertise their developments to the general public without negatively impacting the aesthetics and attractiveness of the city; and

WHEREAS, the City Council of the City of Seguin desires to promote fair and equitable treatment of all residential developments located within the City limits and their ability to advertise with signage.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

SECTION 1. Section 82, Article IV, Signs- Construction and Maintenance, of the Seguin Code of Ordinances is hereby amended as follows by adding Section 82-111, Subdivision Entrance Signs (underlining indicates added text, ~~strike through~~ indicates deleted text):

Sec. 82-111. – Subdivision Entrance Signs.

- a) No more than two subdivision entrance signs shall be permitted per entrance.
- b) Subdivision entrance signs must be constructed of masonry, stone, brick, wood or other material deemed compatible by Director of Planning to surrounding developments.
- c) Subdivision entrance signs shall not encroach into public right-of-way.
- d) Subdivision entrance signs shall not encroach into any utility/drainage easement.
- e) Subdivision entrance signs shall not consist of more than two useable sides for copy/lettering/symbols.
- f) Subdivision entrance signs shall meet the following setbacks:

- 1) Five (5) feet from property lines adjacent to public/private rights-of-way.
- 2) Ten (10) feet from any property line adjacent to a residential lot.
- g) Subdivision entrance signs at roadway intersections, to include roadway intersections with driveways, must be outside of the sight triangle as per the most current AASHTO standards.
- h) Subdivision entrance signs and associated structures shall have a maximum height of twenty (20) feet measured from finished grade to top of structure.
- i) The maximum height of copy/letter shall be thirty (30) inches.
- j) Subdivision entrance signs must provide landscaped area(s) equal to twice the area of sign area being used.
 - 1) Landscaped area(s) shall include shrubs, plants, flowers and/or native ground cover.
- k) Restrictive covenants shall be submitted with the subdivision for the formation of a neighborhood association that will provide for perpetual maintenance of the subdivision entrance sign and its associated landscaped area(s).
- l) Structures that do not contain copy/letters used for the name of the subdivision will require separate building permits from the subdivision entrance sign.
 - 1) Any roof structure used will need to be structurally inspected as per City codes.
- m) Structural plans with structural calculations performed and sealed by a Licensed Professional Engineer for subdivision identification signs must be provided to Planning and Codes Department for record keeping.
- n) As-builts are to be submitted at final review for all structures designed, engineered and built as part of the subdivision entrance sign.
 - 1) A Letter of Concurrence, signed and sealed by a licensed professional engineer, must be filed at the completion stating that the subdivision entrance sign and any associated structures have been built as designed.
- o) All portions of the subdivision entrance signs and any additional structures proposed to be constructed with the signs will be required to meet all regulations of the City of Seguin Unified Development Code, Engineering standards, Sign Ordinance and Building Codes.

Section 2. Effective Date.

In accordance with Section 3.10 of the Seguin City Charter, this Ordinance shall become effective ten days from passage on second reading and shall be published in a newspaper of general circulation.

Section 3. Severability.

If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portions of the Ordinance, which shall continue to have full force and effect.

Section 4. Submission.

City staff is authorized to prepare this Ordinance for submission as a supplement to the Seguin Code of Ordinances.

PASSED AND APPROVED on the first reading this 5th day of March, 2019.

PASSED AND APPROVED AND ADOPTED on the second reading this 19th day of March, 2019.

Don Keil, Mayor

Attest:

Naomi Manski, City Secretary