



Commercial Signs

The term "sign" shall mean any exterior structure, sign, display, light, device, figure, painting, drawing, message, plaque, poster, billboard, or other thing that is erected for the purpose of advertising or attracting attention to any business or activity and shall include exterior neon tubing, window signs and outline lighting.

All new, altered, repaired or enlarged signs require a permit:

No sign requiring a permit, shall be altered, rebuilt, enlarged, extended, replaced or relocated, nor shall sign faces be renewed or neon tubing be rearranged, except upon the issuance of a permit.

The changing or movable parts of signs which are designed for changing, or the repainting of display matter or the repairing of damaged neon tubing while a sign is in place shall not be deemed to be alterations. Permanent changing of copy on any existing sign shall be deemed an alteration.

Illuminated Signs :

All illuminated signs shall be wired in accordance with the requirements of the city electrical code. No sign shall be illuminated to an intensity greater than 200 foot candles measured at a distance from the sign of two hundred (200) feet or the nearest residentially zoned property, whichever is closer.

Submittal Requirements:

Commercial Permit Application with an original signature must be complete and submitted with the following information:

(2) Site Plans to include:

- _____ Legal Description (lot, block, subdivision)
- _____ Property lines and lot dimensions
- _____ Proposed location of sign and all existing buildings
- _____ All easements and overhead utilities

(2) Sign Design and Specifications

- _____ Must include all electric devices
- _____ Picture of sign with measurements.
- _____ Contractor Registration required for Sign Contractor and Sign Electrician

2018 IBC / 2020 NEC



City of Schulenburg

Phone: 979-743-4126

535 N Main Street

Fax: 979-743-4760

Schulenburg, Tx 78956

Commercial Permit Application

| | | | |
|---------------------------------------|--|--|--|
| Building Permit Number: _____ | | Valuation: _____ | |
| Project Name: _____ | | | |
| Project Address: _____ | | Zoning: _____ | |
| Project Description: | NEW <input type="checkbox"/> | REMODEL/ADDITION <input type="checkbox"/> | SPECIFY OTHER: |
| | PLUMBING <input type="checkbox"/> | MECHANICAL <input type="checkbox"/> | ELECTRICAL <input type="checkbox"/> |
| FENCE <input type="checkbox"/> | ACCESSORY BUILDING <input type="checkbox"/> | LAWN IRRIGATION <input type="checkbox"/> | OTHER <input type="checkbox"/> |
| Description of Work: _____ | | | |

Owner Information: _____

Name: _____ **Contact Person:** _____

Address: _____

Phone Number: _____ **E-mail:** _____ **Mobile Number:** _____

| | | | |
|------------------------------|----------------|--------------|---------------------------|
| Engineer | Contact Person | Phone Number | Contractor License Number |
| | | | |
| Architect | Contact Person | Phone Number | Contractor License Number |
| | | | |
| General Contractor | Contact Person | Phone Number | Contractor License Number |
| | | | |
| Mechanical Contractor | Contact Person | Phone Number | Contractor License Number |
| | | | |
| Electrical Contractor | Contact Person | Phone Number | Contractor License Number |
| | | | |
| Plumber/Irrigator | Contact Person | Phone Number | Contractor License Number |
| | | | |

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

A certificate of occupancy must be issued before any building is occupied

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ **Date:** _____

OFFICE USE ONLY:

| | | | |
|---------------------|--|-----------------------|--|
| Plan Review: | | Date approved: | |
|---------------------|--|-----------------------|--|

Building Permit Fee: _____
Plan Review Fee: _____

Water Tap Fee: _____
Sewer Tap Fee: _____

Total Fees: _____
Issued Date: _____
Issued By: _____

BV Project # _____



City of Schulenburg

535 N Main Schulenburg, TX 78956 (979)743-4126

CONTRACTOR REGISTRATION FORM

TYPE OF CONTRACTOR LICENSE

- | | |
|--|---|
| <input type="checkbox"/> ELECTRICAL CONTRACTOR | <input type="checkbox"/> MECHANICAL (HVAC) |
| <input type="checkbox"/> MASTER ELECTRICIAN | <input type="checkbox"/> IRRIGATOR (LANDSCAPE) |
| <input type="checkbox"/> JOURNEYMAN ELECTRICIAN | <input type="checkbox"/> BACKFLOW (SPECIAL FORM REQUIRED) |
| <input type="checkbox"/> MASTER SIGN ELECTRICIAN | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> JOURNEYMAN PLUMBER | <input type="checkbox"/> THIRD PARTY ENERGY PROVIDER |

CONTRACTOR INFORMATION

COMPANY NAME: _____ PHONE: _____

COMPANY ADDRESS: _____

CITY, STATE, ZIP: _____

LICENSEE NAME: _____

LICENSEE NUMBER: _____ PHONE: _____

ADDRESS (MAILING): _____

CITY, STATE, ZIP: _____

E-MAIL ADDRESS: _____

SIGNATURE: _____ DATE: _____

PLEASE PROVIDE COPY OF DRIVER'S LICENSE AND STATE LICENSE

Control of Outdoor Advertising Signs



**Texas
Department
of Transportation**

RIGHT OF WAY DIVISION

10. Signs erected outside an urban area if the signs are located more than 660 feet from the nearest edge of the right of way of a controlled highway and are either not visible or obviously not erected for the purpose of their message being seen from the main-traveled way of the controlled highway.
11. Signs erected within an urban area which are more than 660 feet from the right of way of a controlled highway.
12. Signs erected on or before October 22, 1965, which the Texas Transportation Commission, with the approval of the Secretary of the United States Department of Transportation, determines to be landmark signs of such historic or artistic significance that preservation would be consistent with the Federal Highway Beautification Act of 1965.

ON-PREMISE SIGN CRITERIA

A sign is considered an on-premise sign and a permit is not necessary if it meets the following requirements:

1. Purpose test.
 - On-premise business. TxDOT considers an on-premise sign to be a sign that refers to a commercial activity or business located on the same property if the sign:
 - ◆ consists solely of the name of the establishment;
 - ◆ identifies the establishment's principal product or services; or
 - ◆ advertises the sale or lease of the property on which the sign is located.
 - Off-premise business. A sign is considered off-premise outdoor advertising if it:
 - ◆ brings rental income to the property owner;
 - ◆ has over 50% of the area of its sign face dedicated to brand name or trade name advertising;
 - ◆ has over 50% of the area of its sign face dedicated to a product or service that is only incidental to the principal activity;
 - ◆ is an outdoor advertising device that advertises activities not conducted on the premises as well as activities conducted on the premises; or
 - ◆ is a sale or lease sign that advertises any product or service not located upon and related to the business of selling or leasing the land on which the sign is located.
2. Premise test.
 - An on-premise sign must be located on the same property as the activity or property advertised.
 - The property where the sign is located and the property where the activity is conducted must be under common ownership and on the same contiguous tract of land unless the sign is a part of a commercial development and multiple businesses share one sign structure.
 - The following types of property will not be considered to be a part of the same contiguous tract:
 - The following types of property will not be considered to be a part of the same contiguous tract:

- ◆ land separated from the activity by a road, highway or other activity contiguous to the land actually used by a commercial facility;
- ◆ land devoted to a separate purpose unrelated to the advertised activity;
- ◆ land held by easement or other lesser property interest than the premises where the advertising activity is located; and
- ◆ a sign site located on a narrow strip contiguous to the advertised activity, including any configurations of land that cannot be put to any reasonable use related to the activity other than for a sign.

PROHIBITED SIGNS

The following types of outdoor advertising signs shall not be erected or maintained along, or be visible from, the main-traveled way of a regulated highway unless otherwise authorized by law:

- signs that are erected or maintained upon trees or painted or drawn upon rocks or other natural features;
 - signs that are erected or maintained within the right of way of a public roadway or within what would be the right of way if the right of way boundary lines were projected across an area of railroad right of way, utility right of way, or road right of way not owned by the State or any political subdivision. Legally erected and permitted signs may be maintained as nonconforming signs in areas used jointly by TxDOT and a railroad or utility company if they were erected prior to March 3, 1986;
 - signs erected or maintained without a permit or operated without a license, which are not otherwise exempt;
 - signs prohibited by Transportation Code §544.006, governing the display of unauthorized signs, signals and markings.
- Signs prohibited by Transportation Code §544.006 include:
- signs with flashing lights within 1000 feet of an intersection;
 - signs that imitate or resemble official traffic-control devices or railroad signs or signals;
 - signs that attempt to direct the movement of traffic; or
 - signs that hide from view or hinder the effectiveness of an official traffic-control device or railroad sign or signal.

SECTION 8. SIGN REGULATIONS

[8.0.] General.

All new signs shall conform to the same requirements as the building code and this ordinance. For detailed information on the classifications shown in quotation marks, refer to the building code.

8.1. Existing signs.

8.2. *Temporary signs.* A temporary sign pertaining to the lease, rental or sale of premises or structure located thereon is permitted in all districts when located on such premises or structure. Such signs shall not be lighted, and shall not exceed fifteen (15) square feet in area. No permit is required.

8.3. *Development signs.* Ground signs announcing or describing a legally approved subdivision or land development may be temporarily erected for a period of not more than six (6)

months. Such signs shall not exceed three hundred (300) square feet in area, and may be indirectly lighted. Signs having flashing or moving parts, or spectacular signs are not permitted. Refer to the building code for permit requirements.

8.4. Special district sign requirements.

8-D.1.[8.4.1.] *Residential districts.* A person having a legal home occupation may display a nameplate on the face of the building or porch. The nameplate may contain only the name and the occupation of the resident. It shall be attached directly to, and parallel to the face of the building or porch. It shall not exceed two (2) square feet in area, shall not be illuminated in any way, and shall project not more than six (6) inches beyond the building or porch. No permit is required.

8.5. *Residential display.* Display of merchandise or examples of work is classified as a sign, and is not permitted in any residential district, except on approved nonconforming property where legally permissible. This is also applicable to residences in P.U.D.'s.

8.6. *Apartment or townhouse-rowhouse districts.* One (1) ground sign or wall sign or marquee sign may be erected on the property of an apartment, apartment complex, townhouse or rowhouse complex, visible from a particular street, if not more than one hundred fifty (150) square feet in area, to advertise the name and facilities available. It may be indirectly lighted, but must have no flashing or moving parts. No spectacular signs may be installed. See building code for permit requirements. This is also applicable to apartments or townhouses in P.U.D.'s.

8.7. *Mobile home park districts.* A ground sign or wall sign of not more than one hundred (100) square feet total area may be erected on the property of the mobile home park, and may be indirectly lighted; however, it shall have no flashing lights or moving parts, and no spectacular signs may be installed. See building code for permit requirements. This is also applicable to mobile home parks in P.U.D.'s.

8.8. *Neighborhood business districts.* Signs when attached to buildings shall advertise only services or products which are offered within the building to which the sign is attached, and such signs shall not extend above the roof line or such building or more than one (1) foot from the face of the building. No flashing or moving signs are permitted and no spectacular signs are permitted. No detached signs or billboards are permitted. See building code for permit requirements. This is also applicable to neighborhood businesses in P.U.D.'s.

8.9. *Other districts.* No sign shall have flashing lights or moving parts if within fifty (50) feet of a public street. Spectacular signs must be installed with bottom of sign a minimum of fifteen (15) feet above the ground, and must be at least fifty (50) feet from a public street. No sign or any part thereof shall be located within ten (10) feet of any public street or public easement. No more than one (1) detached sign shall be allowed on any one (1) building plot.

8.10. Billboards.

No billboards or signs shall be erected advertising products or services not available on the site, except as provided in section 8.5.

ARTICLE III. CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGNS*

Sec. 11-51. Definitions.

For the purposes of this section, *Building Official* means the city administrator or his or her designee.

For the purpose of this section, a *Changeable electronic variable message sign (CEVMS)* shall mean a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

For the purpose of this section, an *interested person* is one who is affected by a proposed CEVMS sign because:

- (1) The person owns real property located within two hundred (200) feet of the location of the proposed sign;
- (2) The sign will be clearly visible and fully legible from property owned or occupied by the person; or
- (3) The person is the designated spokesperson for no less than two hundred (200) citizens who are residents of the City of Schulenburg who have signed and submitted a petition to the city's building official in opposition to the construction or erection of the proposed CEVMS sign.

(Ord. of 2-4-13, § 2A)

Sec. 11-52. Permit required.

From and after the effective date of this article, no CEVMS shall be allowed within the city limits or extraterritorial jurisdiction of the city unless prior to its construction or erection its owner or responsible party applies for and obtains a permit from the city for that purpose. Community service signs and governmental signs are exempt from this prohibition.

(Ord. of 2-4-13, § 2A)

Sec. 11-53. Application process.

(a) The owner of a proposed CEVMS sign or a person with legal authority to represent such an owner shall make application to the city, through its building official, no less than sixty (60) days prior to the proposed erection or construction of a CEVMS sign.

***Editor's note**—An ordinance adopted Feb. 4, 2013, amended Art. III, §§ 11-51 and 11-52, in its entirety and enacted new provisions to read as herein set out. Prior to this amendment, Art. III pertained to similar subject matter. See Code Comparative Table for derivation.

(b) The application shall fully describe or depict the dimensions, location, purpose, and appearance of the proposed sign, including the content of the proposed messages to be conveyed, depicted, or communicated by such sign.

(c) The applicant shall, if requested by the building official, include the names and addresses of all owners of real property located within two hundred (200) feet of the proposed sign, and shall, if requested by the building official, send a notice by registered mail, return receipt requested, to each such owner informing each of the applicant's intention to erect the proposed sign, the availability of the application for review at the city's offices, and shall inform each that they may request that the city's building official schedule a meeting at which all interested persons may meet with the applicant and the building official to discuss the proposed sign provided that the request is made no less than fourteen (14) days from the date of the notice.

(d) If, as a result of that meeting, any interested person files a written request with the building official within five (5) days of the meeting that the matter be presented to the city council, the building official shall notify the city secretary, who shall include the application as an agenda item for the next available meeting of the city council.

(Ord. of 2-4-13, § 2A)

Sec. 11-54. Standards for issuance of permit.

(a) The building official shall receive and conduct an initial review of the application and determine if it is administratively complete. Following the initial review, should the building official conclude that the sign has the potential to produce one (1) or more of the effects described in subsections (1) through (5) of subsection (c) of this section, he or she shall require the applicant to provide the names and addresses and send the notices described in section 11-53(c), and shall, if the meeting described [in section] 11-53(c) is requested, arrange and conduct that meeting.

(b) If the application is administratively complete and the building official concludes that the sign does not have the potential to produce any of the effects described in subsections (1) through (5) of subsection (c) of this section, the building official shall issue the permit.

(c) The city, acting either through the building official or the city council, shall not issue the permit for the CEVMS sign that is the subject of a valid application if it is determined by a preponderance of reliable evidence presented that:

- (1) The sign will pose a safety hazard or dangerous obstruction to visibility or line of sight for vehicles on public streets, highways, or roadways;
- (2) The sign will pose a significant safety hazard to, will interfere significantly with, or will cause significant damage to public property, air traffic, radio, television, or Internet reception, the use or effectiveness of systems that protect the public safety, or other necessary and useful electronic transmissions;
- (3) The contents of the messages or matters depicted on the proposed sign will clearly be offensive to a large number of persons of reasonable sensitivity in the community;

MISCELLANEOUS OFFENSES AND PROVISIONS

§ 11-66

- (4) The sign will reduce the market value of real estate located within two hundred (200) feet of the sign, according to a real estate appraisal prepared by a qualified appraiser of real estate, by an amount in excess of five thousand dollars (\$5,000.00); or
- (5) The appearance of the sign will clearly be offensive, disruptive, or detrimental to the aesthetic qualities, reputation, or image of the city in a manner that cannot be eliminated or satisfactorily reduced by reasonable modifications to the sign.

(Ord. of 2-4-13, § 2A)

Secs. 11-55—11-64. Reserved.

~~OFFENSES IN CONNECTION WITH THE PREVENTION PROGRAM~~