

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION,  
TEXAS, AMENDING VARIOUS PORTIONS OF CHAPTER 86 – SIGNS - OF  
ITS CODE OF ORDINANCES; AND PROVIDING A CODIFICATION  
CLAUSE; AND PROVIDING A PUBLICATION DATE

WHEREAS, The City Council of Mission, Texas adopted the sign ordinance to regulate and control the various types of signs in Mission, Texas of which said ordinance will from time to time be in need of adjustment and revision; and,

WHEREAS, The current sign regulations regarding changeable copy signs, billboards along the Expressway Corridor and Secondary Arterial Corridor and the Public Zone District are in need of amendments and or additions, and;

WHEREAS, The City Council discussed the amendments contained herein and, after due deliberation, declare that revisions are now needed to meet the best interests of the City of Mission, Texas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS THAT:

The following sections of Chapter 86 of the Code of Ordinances are hereby amended and/or added to read as follows:

**Sec. 86-2. General definitions.**

*Secondary arterial corridor* shall be all of U.S. Business Highway 83 and the commercially or industrially zoned properties along FM 1016 frontage being lots 9-6, 9-7, 10-6, 10-7, 11-6, 11-7, 12-6, 12-7, 13-6, 13-7, 14-6, 14-7, 15-6, 15-7, 16-6, & 16-7, West Addition to Sharyland, Hidalgo County, Texas.

**Sec. 86-42. Sign classifications.**

(b)(1)Temporary banner signs three feet or less in width. In connection with such deletion, all other subsections of this section are hereby renumbered to reflect the deletion.

**Sec. 86-152. Residential districts.**

(3)*Temporary signs.* Temporary signs shall be permitted as allowed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with section 86-42(d).

a. Banner signs: shall be limited to one temporary banner per lot and shall not exceed three feet in width. Such signs may be displayed for a period of no more than 30 consecutive days. A permit shall be required for all banner signs.

**Sec. 86-153. Neighborhood-commercial district; office-building district.**

(2)*On-premises signs.* The following on-premises signs shall be limited to a combination of any two of the following permanent signs per business and/or site, unless otherwise specified:

c. Changeable copy sign:

1.Minimum setback: five feet from property line.

2.Maximum size: 100' square feet.

3.Maximum height: 20 feet.

(3)*Temporary signs.* Temporary signs shall be permitted as allowed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with section 86-42(d).

a. Banner signs: shall be limited to one temporary banner per lot and shall not exceed three feet in width. Such signs may be displayed for a period of no more than 30 consecutive days. A permit shall be required for all banner signs.

**Sec. 86-154. General business district; heavy commercial and industrial districts.**

(2)*On-premises signs.* The following on-premises signs shall be permitted, limited to a combination of any two of the following permanent signs per business and/or site, unless otherwise specified.

c. Changeable copy sign:

1. Minimum setback: five feet from property line.

2. Maximum size: 100' square feet.

3. Maximum height: 20 feet.

(3) *Temporary signs.* Temporary signs shall be permitted as listed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with section 86-42(d).

a. Banner signs: shall be limited to one temporary banner per lot and shall not exceed three feet in width. Such signs may be displayed for a period of no more than 30 consecutive days. A permit shall be required for all banner signs.

#### **Sec. 86-155. Expressway corridor and secondary arterial corridors.**

(2) *On-premises signs.* The following on-premises signs shall be permitted, limited to a combination of any two of the following permanent signs per business and/or site, unless otherwise specified:

f. Ground or tenant sign: in the case of a multiunit building, one ground or tenant sign, will be allowed per site.

1. Minimum setback: five feet from property line.

2. Maximum size: 800 square feet (maximum four faces).

3. Maximum height: 80' feet.

(3) *Temporary signs.* Temporary signs shall be permitted as listed in this section. Such signs shall be limited to one temporary sign per site and shall comply with section 86-42(d).

a. Banner signs: shall be limited to one temporary banner per lot and shall not exceed three feet in width. Such signs may be displayed for a period of no more than 30 consecutive days. A permit shall be required for all banner signs.

(4) *Off-premises signs.* The following off-premises signs shall be permitted, limited to one per site. A person may not place a sign on the property of another without first obtaining written permission from the owner or the owner's authorized agent.

b. *Billboard sign.* Billboard signs shall be restricted to the expressway corridor as outlined in each zoning district. No off-premise signs shall be permitted on any commercial corridor and will only be permitted off of the expressway, and to a lesser degree, along the secondary arterial corridors. See subsection (4)c of this section.

4. Spacing: Off-premises billboards shall not be erected within 1,500 feet of another off-premises sign. For the purposes of this regulation, the 1,500-foot radius will factor in, include, and encompass the opposite side of the expressway.

c. Billboard signs along the secondary arterial corridors shall be subject to the following restrictions:

1. Minimum setback: five feet from property line.

2. Maximum size: 484 square feet per face (maximum two faces).

3. Maximum height: 60 feet.

4. Spacing: Off-premises billboards shall not be erected within 1,000 feet of a Mission business ground pole sign although such may be on the opposite side of U.S. Business Highway 83, or those properties defined as "secondary arterial corridor" having frontage to Conway Avenue (FM 1016). Such billboard sign shall be outside a 500-foot radius of institutional uses such as a church, park, or school; and located so as not to create traffic or visual nuisance.

#### **Sec. 86-156. Public Zone District.**

The following signs are permitted in the (P) Public districts as classified by the city.

(1) *Generally.* All signs defined in section 86-1 and section 86-42(b); and all signs listed in this section, as defined in section 86-41 and under the restrictions as provided in this section.

(2) *On-premises signs.* The following on-premises signs shall be limited to a combination of any two of the following permanent signs per site, unless otherwise specified:

a. Accessory sign:

1. Minimum setback: five feet from the property line.
2. Maximum size: 16 square feet.
3. Maximum height: ten feet.

b. Canopy sign: shall be limited to one permanent sign per business and shall comply with the prevailing building code.

c. Changeable copy sign:

1. Minimum setback: five feet from property line.
2. Maximum size: 40 square feet.
3. Maximum height: 20 feet.

d. Directory sign:

1. Minimum setback: five feet from property line.
2. Maximum size: 40 square feet.
3. Maximum height: 20 feet.

e. Ground/tenant sign: shall be limited to one permanent sign per site.

1. Minimum setback: five feet from property line.
2. Maximum size: 60 square feet.
3. Maximum height: 40 feet.

f. Wall sign: shall be limited to two per site, of which there shall be no more than one facing in each direction. Wall signs shall comply with the prevailing building code.

1. Minimum setback: attached or painted on wall or fence.
2. Maximum size: 64 square feet of wall or fence.

(3) *Temporary signs.* Temporary signs shall be permitted as allowed in this subsection. Such signs shall be limited to one temporary sign per site and shall comply with section 86-42(d).

a. Banner signs: shall be limited to one temporary banner per lot and shall not exceed three feet in width. Such signs may be displayed for a period of no more than 30 consecutive days. A permit shall be required for all banner signs.

b. Construction sign: shall be limited to one temporary sign per site and shall comply with section 86-42(d)(1).

1. Minimum setback: five feet from property line.
2. Maximum size: 40 square feet.
3. Maximum height: ten feet.

c. Portable signs shall be permitted on an "on-premise" basis and only during the business' grand opening date which commences from the date the city issues a business permit for such business. Portable signs shall be removed no later than 30 calendar days from the grand opening date. No portable signs shall be otherwise permitted.

d. Political sign: shall be limited to temporary signs and shall comply with section 86-42(d)(2), including their placement at 25-foot intervals from each other and their removal within 15 days after the results of the election for which such signs are placed.

1. Minimum setback: property line.

2. Maximum size: 40 square feet.

3. Maximum height: ten feet.

e. Portable sign: shall comply with section 86-42(d)(4).

1. Minimum setback: five feet from property line.

2. Maximum size: 40 square feet.

3. Maximum height: ten feet.

f. Real estate sign: shall be limited to one temporary, nonilluminated sign per site and shall comply with section 86-42(d)(3).

1. Minimum setback: five feet from property line.

2. Maximum size: 40 square feet.

3. Maximum height: ten feet.

g. Street banner sign: shall be allowed on special occasion with the permission of the city manager; such signs shall in no way affect the traffic flow visibility.

*(5) Additional requirements.*

a. No sign shall have less than a minimum setback of five feet from any property line, except as listed in this section.

b. No permanent sign shall have a face larger than 40 square feet, except as listed in this section.

c. No sign shall exceed 40 feet in height, except as listed in this section.

d. When computing the face area of an on-premises sign, it shall be computed as outlined in section 86-73(d).

e. There shall be no limit to the number of political signs allowed in P districts except that such signs be spaced at 25-foot intervals to avoid visual cluttering.

**SEVERABILITY**

If any part or parts of this Ordinance are found to be invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining parts hereof, and such remaining parts shall remain in full force and effect, and to the extent this Ordinance is considered severable.

**CUMULATIVE PROVISION**


All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.


**PUBLICATION**

This Ordinance shall be effective upon publication of the caption of this Ordinance which shall be published by the City Secretary in a newspaper of general circulation of the City of Mission according to law.

READ, PASSED, CONSIDERED, AND APPROVED ON THIS THE 25 DAY OF AUGUST, IN THE YEAR OF OUR LORD, 20 14.

ATTEST:

  
Anna Carrillo, City Secretary  
Mission, Texas

  
Norberto Salinas, Mayor  
Mission, Texas