



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING**

TUESDAY, MAY 5, 2026 AT 6:00 PM

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

AGENDA

1. Call to Order/ Roll Call/ Welcome

Recognize the resignations of Jeff Kahl and Forrest Henson.

2. Public Comments/Announcements

- 2.a. Please submit Commission applications to the city secretary before May 12th for consideration of appointment.

3. Consent Agenda

- 3.a. Discuss and consider approval of meeting minutes from April 7, 2026.

4. Discussion Items

- 4.a. Discussion regarding proposed draft amendments to the sign ordinance.
4.b. Discuss updates to the Comprehensive Plan and Ad Hoc Group progress.
4.c. Texas Water Development Board Application Updates

5. Executive Session (Closed to the Public)

6. Future Agenda Items

7. Adjournment

CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on both the indoor bulletin board and outdoor notice board of Granite Shoals City Hall on or before the 29th day of April 2026. Requests for accommodations or interpretive services must be made 8 hours prior to this meeting. Please contact the City Secretary at (830) 598-2424 for further information.

Dawn Wright, City Secretary



**This Notice and Meeting Agenda, and the Agenda Packet, are posted online
at www.graniteshoals.org**



**MINUTES
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING**

TUESDAY, APRIL 7, 2026

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

1. Call to Order/ Roll Call/Welcome

Chair Wilson called the meeting to order at 6:00 p.m. Commissioner Borths moved to approve Commissioner Kahl and Hisey's absence, the motion was seconded by Commissioner Edwards and with a unanimous vote the motion carried.

2. Public Comments/Announcements

2.a. Recognize the resignation of Mike Zagger

Commissioner Edwards moved to accept the resignation of Mr. Zagger, the motion was seconded by Commissioner Borths and with a unanimous vote, the motion carried.

Chair Wilson announced the resignation of Mr. Forest Hanson. The Commission will take formal action at the next meeting.

Chair Wilson advised that applications are currently being accepted for Planning and Zoning Commission Appointments for 2026-2028.

- *Commissioners Wilson, Hisey and Borths terms expire in May 2026.*

3. Consent Agenda

3 a. Discuss and consider approval of meeting minutes from March 3, 2026.

Commissioner Borths moved to approve the minutes as presented, the motion was seconded by Commissioner Randell and with a unanimous vote, the motion carried.

4. Presentations

4.a Addressing topics presented by Commissioner Kahl

- *Executive Session*
- *Operational Review*
- *Platting*

(The presentation is on file and maintained with the meeting minutes)

5. Discussion Items

5.a Discuss updates to the Comprehensive Plan

Mrs. Sims reviewed the presentation from the Comprehensive Plan Ad-Hoc Group meeting held on March 25th.

(The presentation is on file and maintained with the meeting minutes)

5.b Discuss updates or items regarding Chapter 40- Zoning- Signs

Mrs. Sims presented the proposed sign amendments.

5.c. Discussion regarding manufactured homes.

This item was placed on the agenda at the request of Commissioner Kahl, who was not in attendance at this meeting. Chair Wilson will follow up with Mr. Kahl to see about placing on a future agenda.

6. Future Agenda Items:

- *Sign Ordinance*
- *Manufactured Home*
- *Texas Water Development Board Application Updates*
- *Comprehensive Plan Ad-Hoc Group*

8. Adjournment- Business concluded at 7:18 p.m.

CERTIFICATION- I hereby certify that the above minutes are true and correct from the Planning and Zoning meeting of April 7, 2026.

Shannon Wilson, Chair

ATTEST:

Dawn Wright, City Secretary



Planning and Zoning Commission

STAFF REPORT

Subject: Discussion regarding proposed draft amendments to the sign ordinance.

Date: May 5, 2026

Submitted by: Becky Sims, Building & Development Specialist

Department: Planning and Development

Background:

As the City of Granite Shoals continues to plan for the community's future, it is critical to evaluate, update, and modernize its zoning and land use regulations. City ordinances should align with and support the City's long-term vision. Staff have been actively reviewing and revising various ordinances to improve administrative clarity, streamline processes, ensure consistency, and strengthen enforcement by clearly defining compliance standards.

In December 2025, City Council adopted revisions to Chapter 40, Zoning, marking the first step in updating the City's regulatory framework. This evening, staff is presenting proposed amendments to the Sign Ordinance for discussion and consideration of recommendations.

Recommendation:

Discussion only

Fiscal Impact:

Attachments:

1. April 2026- Signs

American Planning Association Best Practices for Sign Regulation

Emphasizes that sign codes should balance competing interests, property owners, sign owners, neighbors, and the broader community, while addressing economic, aesthetic, safety, and environmental concerns.

Key APA Recommendations

Engage Stakeholders Early and Often

- **Elected officials, Planning Commission, advisory boards, community, safety experts, and sign companies.**

Define Scope and Purpose Clearly

- **Sign codes typically regulate on-premise and off-premise commercial signs, but not interior unless visible from outside.**
- **Codes should control the volume, magnitude, and visibility of messages to prevent clutter and information overload.**

Use Visual Depictions and Clear Language

- **Include visual illustrations in the code to clarify requirements and exceptions.**
- **Avoid overly complex or vague language to reduce legal challenges.**

Align with Zoning and Development Plans (Comprehensive Plan)

- **Support Community Character**

Encourage Creative and Contextual Design

Address Common Controversies

- **Free Speech, overregulation, economic impact**
- **Content neutral regulations**

Manage Amendments and Enforcement

- **Keep process transparent**
- **Hold Public Hearings for major changes**

Chapter 40 Zoning- Section 24 Signs

Permits Required

It shall be unlawful to erect, re-erect, construct, alter, or install any sign except as provided by this chapter and pursuant to a required permit for the same issued by the Building Official. Except as hereinafter provided, a permit shall be required for each sign. In addition, electrical permits shall be obtained for lighted or illuminated signs. A permit for alteration of a sign which involves only a change in copy, content, or color and which does not involve any change in any part of the structure or lighting of the sign itself shall not be denied on the basis that the sign is otherwise nonconforming, if such sign was erected in accordance with applicable city ordinances in force at the time.

Licensed Personnel Required.

(A) All signs for which permits are required shall be designed, fabricated, erected, and/or installed by contractors who are licensed by the city to engage in the business of designing, fabricating, erecting, and/or installing signage in the city.

(B) Exceptions.

(1) Temporary signs as defined herein.

(2) Signs that are designed, fabricated, and installed under the supervision of a licensed sign contractor. Said sign contractor shall then be responsible for the proper design, fabrication, and installation of said sign. This provision does not authorize an individual to perform any electrical work without the required electrician's license.

§ 40-24. Signs.

(a) Jurisdiction The provisions of this section shall apply within the city limits, and within the extraterritorial jurisdiction (ETJ) of the city. All signs erected within the extraterritorial jurisdiction of the City of Granite Shoals shall be erected in accordance with the standards imposed for property inside the city limits. A sign shall not include numbers indicating the address of a residential structure or signs erected by a governmental entity in compliance with applicable law.

(b) Purpose and objectives. Signs use public land and private land near the public rights-of-way to inform and persuade the general public by publishing a message. This chapter provides standards for the erection and maintenance of public and private signs. All private signs that are not specifically exempt as provided below shall be erected and maintained in accordance with these standards. The general purpose of these standards is to promote and protect the health, safety, welfare, convenience and enjoyment of the public, and to achieve the following objectives:

(1) Safety: To promote and protect the safety of people and property by providing the signs:

- a. Do not create a hazard due to collapse, fire, collision, decay or abandonment.
- b. Do not obstruct firefighting or police surveillance.
- c. Do not create traffic hazards by confusing or distracting motorists, or by impairing the driver's ability to see pedestrians, obstacles or other vehicles, or to read and comprehend traffic signs and other traffic control and safety devices; and
- d. Are designed, installed, constructed and maintained so that public safety and traffic safety are not compromised.

(2) Communication efficiency: To promote the efficient transfer of information in sign messages by providing that:

- a. Those signs which provide messages and information most needed and sought by the public are given priorities.
- b. Businesses and services may identify themselves.
- c. Customers and other people may locate a business or service.
- d. No person or group is arbitrarily denied the use of the sight lines from the public rights-of-way; and
- e. Persons exposed to signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or ignore said messages, according to the observer's purpose.

(3) Landscape quality and preservation: To protect the public welfare and to enhance the appearance and economic value of the cityscape, by providing the signs:

- a. Do not interfere with scenic views.
- b. Do not create a nuisance to people using public rights-of-way.
- c. Do not create a nuisance to occupancy of adjacent and contiguous property by their brightness, size, height or movement; and
- d. Protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape which affects the image of the City of Granite Shoals.

(c) First Amendment Rights. This article shall not be interpreted nor enforced in a manner to violate First Amendment Rights guaranteed under state and federal law. The building department shall seek the advice and recommendation of the city attorney with respect to the enforcement of any provision related to non-commercial signage.

(d) Definitions- The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in the subsection, except where the context clearly indicates a different meaning:

Allowable means permissible to do.

Awning- A projecting overhang of a rigid frame but otherwise composed of flexible canvas, nylon, or similar material.

Banner means a (temporary) sign intended to be hung without frames. *Flags of governmental jurisdiction and flags carrying the emblem of a business or institution are not to be considered banners for the purpose of this section.*

Billboard means a commercial sign that is designed for changeable copy, within fixed sign face, that will be used to display any good, service, brand, slogan, message, product, or company not located on the same site (or property) as the billboard.

Construction sign means a sign temporarily placed on a construction site identifying the project, and/or owner, developer, contractor, or architect, and may include other information regarding the project. ~~A construction sign shall be limited to no more than eight square feet.~~ These sign types may be regulated by the Manual on Uniform Traffic Control Devices (MUTACD)

Damaged sign means ~~a sign, which is unsafe, unsecured, disfigured, or broken.~~

sign that has deteriorated to the point that it no longer functions, appears, or is maintained as intended. This includes signs with broken, missing, or loose parts; faded, peeling, or illegible surfaces; structural instability; bent or twisted frames; holes or tears; malfunctioning lighting or electrical components; or any other condition showing physical deterioration, weathering, or neglect.

Detached sign means ~~an on-premises sign that is not a wall sign.~~ sign that is not attached to or supported by a building. Instead, it is freestanding, supported by one or more poles, columns, braces, or a solid base that is anchored directly to the ground.

District means zoning district of the City of Granite Shoals, Texas wherein the regulations of this section are uniform.

~~Electronic sign means any sign for which the text, letters, numbers, pictures, or symbols forming the informational portion of the sign consists of flashing, intermittent, or moving lights, including any LED screen or any other type of video display.~~ sign that displays text, images, symbols, or lighting effects using electronic or digital components, such as LEDs, LCDs, video panels, or other electronically controlled illumination, allowing the message or display to be changed, animated, or varied by automatic or remote means.

The above definition does not include:

- (1) Signs that have internal or indirect illumination that is kept stationary or constant in intensity or color at all times when such sign is in use;
- (2) Any government sign located on government property; or
- (3) Any government sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Texas Manual on Uniform Traffic-Control Devices.

Electronic signs typically include:

- LED message centers
- Digital display panels
- Electronic changeable-copy signs
- Video or multimedia signs

~~Externally illuminated sign means a sign illuminated in any manner by an artificial light source which is detached from the sign.~~ sign illuminated by a light source that is located outside the sign face and directed onto the surface of the sign.

Ground clearance means the distance between the bottom of the sign and the average established ground level below [the] sign.

~~Internally illuminated sign means a sign illuminated in any manner by an artificial light source as an integral part of the sign. This includes but is not limited to neon type signs.~~ sign that is illuminated by a light source located inside the sign structure or cabinet, where the light passes through the sign face or graphics to make the message visible.

Licensed Contractor- An individual, firm, or corporation duly licensed to perform sign work required by the Standard Building Code.

Maintenance and Minor Repairs- All routine work associated with a sign that does not constitute a change in the sign configuration, structure, or size, such as painting, bulb or ballast replacement, replacement of facings, and the like.

Monument Sign- freestanding, ground-mounted sign that is supported by a solid base built directly into or onto the ground, not by poles or posts. These signs are commonly used for commercial developments, subdivisions, campuses, municipal facilities, and office or retail centers.

Multi-Tenant Sign-freestanding sign structure, usually mounted on one or more poles, that displays the names, logos, or advertising panels for multiple businesses located on the same commercial property, such as a shopping center, strip mall, retail plaza, or mixed-use development.

Nonconforming sign ~~means a sign that does not conform to the regulations of this section, but which was placed or constructed in accordance with city ordinances existing at the time of its placement or construction.~~ sign that was lawfully installed under the regulations in effect at the time of its construction but no longer complies with current sign ordinance requirements due to a change in the law, zoning, or regulations.

Off-premise sign. Any sign that advertises products, goods, services, business entities, or other items, entities, or activities that are not located on the same premises as the sign.

On-premises sign ~~means a sign located on the property where the goods or services it advertises are sold or provided.~~ sign that advertises, identifies, or provides information about a business, service, activity, goods, or property located on the same lot or premises where the sign is installed.

Permit ~~means a written authority or warrant.~~

formal, written authorization issued by the appropriate governmental authority that grants permission to perform a specific activity, construction, installation, alteration, or use that would otherwise be prohibited without such approval.

Portable sign means a sign ~~which may be carried, wheeled, or moved about~~ that is not permanently attached to a building or the ground and can be easily moved or transported. It typically sits on a portable stand or frame and is used for short-term messaging.

Common examples include:

- A-frame (sandwich board) signs
- Portable message boards

Projecting Sign A sign which projects or extends outward from a building, making it visible from multiple directions.

Real estate sign means a sign ~~which is used to offer property for sale or lease.~~ a temporary non-illuminated sign installed, erected or displayed on a property for the notification that a building, premises, or portion thereof is offered for sale, rent or lease.

Sign means ~~any letters, figures, symbols, trademarks, or devices designed, intended or used to advertise or inform including the frame or mounting structure.~~ Any writing, name, number, figure, character, outline, emblem, graphic, window etching, stained or painted glass, mark, logo, mural, symbol, spectacle, display, delineation, announcement, advertising, billboard, signboard, flag, banner, pennant, bunting, device, appliance, structure erected for the purposes of supporting a sign, or any other thing of similar nature designed to attract attention outdoors, in or on any trace or wall, window, or store front of any building, or on any pole or other form of support or structure and shall include all parts, portions, units, and materials composing the same, together with the frame, background, and support or anchorage thereof.

(2) The following shall not be deemed to be included within the definition of SIGN:

- (a) Signs of a duly constituted governmental body including, but not limited to, traffic or similar regulatory devices required by law, and warnings at railroad crossings.
- (b) Signs required to be maintained by law or governmental order, rule, or regulation provided that the total surface area of all such signs on any one lot or parcel does not then exceed ten square feet or as required by state law.
- (c) Signs placed by a public utility for the safety, welfare, or convenience of the public, such as signs identifying high voltage, public telephone, or underground cable.
- (d) Signs upon a vehicle, trailer, boat, or wagon, provided that any such vehicle, trailer, boat, or wagon with signs thereon is not conspicuously parked or left standing for advertising purposes so as to constitute a device or other type of sign pursuant to the definition of a SIGN.

- (e) Signs not more than two in number and noticing or soliciting the sale, lease, or hire of a vehicle to which such signs are attached if such signs are nine inches by 12 inches or less.
- (f) Signs located inside a building or structure provided the sign is not so located as to be visible and readable without intentional and deliberate effort from outside the building or structure.
- (g) Barber poles of the traditional type and design not exceeding three feet in height (vertical portion of the pole) and not erected so as to extend more than 12 inches from the front of the building to which it is attached.
- (h) Noncommercial decorations in a residential zone commemorating a generally recognized seasonal event or occasion.
- (i) Commemorative/historical markers which have been approved by the City Council.
- (j) Stained-glass windows in a residence or in a place of worship, as long as no commercial connotation is associated with same.

Sign height means the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and the average established ground level beneath the sign, unless curb elevation is higher than the ground level, in which case the height shall be measured from curb level.

Tacked sign means a sign made of any material ~~when such sign is~~ affixed by tacks, tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or other objects, and the advertising matter appearing thereon is not applicable to the use of the premise upon which or adjacent to the area at which such sign is located. These types of signs are generally located on utility poles, trees, street signs or buildings.

Temporary sign means a sign which is to be used for only a limited time.

Unattached Detached sign means a portable sign which is easily carried, wheeled, or moved about without having to detach the sign from a secure anchoring device. Such signs are considered to be unattached if they can reasonably be expected to be blown about in high winds that may cause injuries to pedestrians or become traffic hazards. A freestanding ground-supported (poles, posts, or a monument base), self-supporting sign not attached to a building. Examples might be a monument sign, pylon, post and panel signs or freestanding business ID signs.

Wall Art- mural designed or intended as a decorative or ornamental feature that is painted directly onto a wall that contains no copy, advertising symbols, lettering, trademarks or other references to products, services, goods or anything sold on or off premises.

Wall sign ~~means a sign mounted permanently to the structure~~ a sign attached directly to a building façade or exterior wall

Window sign- A sign that is painted on, attached to, or placed directly inside a window and intended to be visible from outside the building. Window signs may include lettering, graphics, decals, or temporary materials.

(1) The following signs shall be permitted in all residential districts:

- a. Churches may display a permanent sign without a sign permit. Such sign shall be limited to 36 square feet and shall be no higher or wider than eight feet. Any such sign located closer than 25 feet to any street right-of-way shall have a minimum clearance of nine feet from the finished grade with a maximum height not to exceed 20 feet. There shall be no projections over public property, rights-of-way or easements.
- b. During construction of a building, one unilluminated sign shall be allowed without a sign permit. Such sign shall be removed immediately upon completion of the building, or upon expiration of the building permit.
- c. A person having a legal home-based business may display a commercial sign such as a name plate on the face of the building or porch. It shall be attached directly to and parallel to the face of the building or porch. It shall not exceed one square foot in area and shall not be internally illuminated but may be externally illuminated. A permit is required. No other commercial sign shall be mounted or displayed on any residential unit.
- d. Temporary signs pursuant to subsection (d) of this section.

(2) The following signs are permitted in a mobile home park district:

- a. An on-premises sign advertising the mobile home park. The sign shall be a permanent sign of not more than 36 square feet in total area and no higher or wider than eight feet. A permit is required.
- b. All permanent signs located closer than 25 feet to any street or highway right of-way shall have a minimum ground clearance of nine feet and a maximum height of 20 feet. Signs and supporting structures will be of sound construction and of a permanent nature, advertising products and services sold only at that location. There shall be no projections over public property, rights-of-way or easements.

(3) The following signs are permitted in all non-residential districts:

- a. Each business may have one wall sign. This sign may not extend above the roof line of the building, nor may it extend horizontally beyond the wall to which it is attached.
- b. Each business may have one detached sign located on the business premises. The total area of this sign shall not exceed 115 square feet, shall be no wider than eight feet, and shall have a maximum height of 33 feet from the normal grade elevation measured at the street on which the business is located to the highest part of the sign or the structure on which the sign is placed. There shall be no projection over public property, rights-of-way or easement.
 1. The one allowed detached sign on a property with frontage on FM 1431 may be an electronic sign if the electronic sign satisfies the following requirements:
 - (a) The sign must be elevated at least ten (10) feet from ground level; and
 - (b) The display may not contain any moving elements, except that the display may change from one static image to another at a change rate of no less than four (4) seconds per image.
- c. In addition to the detached sign permitted in subsection (b), a business may add one additional sign for the purpose of displaying the price of goods or services offered for sale at the business, which may include the price of various grades of fuel offered for sale at the business. An additional pricing sign under this paragraph must satisfy the following requirements:
 1. The additional sign may not exceed 75 square feet;
 2. The additional sign must be located on the same structure as the detached sign described by subsection (b); and
 3. The additional sign must be located immediately below the detached sign described by subsection (b).
- d. All permanent signs located closer than 25 feet to any street or highway right of-way shall have a minimum ground clearance of nine feet and a maximum height of 33 feet. There shall be no projection over public property, rights-of way or easements. No signs shall project over property lines. All signs and supporting structures will be of sound construction and of a permanent nature, advertising products and services sold only at that location.
- e. During construction of a building, one unilluminated construction sign shall be allowed. Such signs shall be removed immediately upon completion of the building, or upon expiration of the building permit.

(d) Temporary signs permitted by district. (feather flags, inflatable signs?)

Temporary signs shall be permitted subject to the following:

(1) Any sign, ~~poster~~ banner or advertisement put up under a permit granted pursuant to this section shall:

- a. Not remain for a period of more than 45 consecutive days.
- b. Not to exceed 36 square feet in area.
- c. If a permit is required, display the permit number issued for said sign(s) in the lower left-hand corner of said sign.
- d. Be constructed so as to have its own support structure.
- e. Be fabricated of materials designed to withstand the elements for the permitted time period.
- f. [Reserved.]
- g. Temporary signs cannot be located:
 1. Anywhere within the city's right-of-way.
 - ~~2. So as To block the view of traffic or interfere with vehicular-vehicle or pedestrian traffic.~~
 - ~~3. So as To create an immediate physical danger.~~
 4. On any utility pole or street sign.

(2) Allowable temporary signs. The following temporary signs shall be authorized upon application and issuance of a permit by the city:

- a. Temporary signs advertising the opening or relocation of a business.
- b. Temporary signs advertising special events.
- ~~c. Banners and other temporary signs attached and parallel to a wall of the structure.~~
- ~~d. Banners above public streets or highways in such locations as may be approved by the code compliance officer.~~
- e. Garage sale signs, or similar signs advertising a temporary event. (must be self-supporting, located on private property with permission from owner, minimum of 100 feet from intersection, within one mile of event and must be removed following the event)

~~(3) Except as otherwise permitted herein, no sign shall be constructed, placed or installed unless a permit for such sign is issued by the city.~~

~~a. A person seeking a permit shall file an application with the city upon such forms as the city shall from time to time establish.~~

~~b. Any sign, poster, or advertisement of any nature which does not comply with this section, shall be removed by the city as directed by the city manager.~~

(4) All temporary signs must be removed within forty-eight (48) hours after the expiration of the permit.

(d) Damaged signs. ~~Damaged signs~~ as defined in this section must be repaired or removed within 30 working days following the date of notice to repair given by the code compliance officer, to the party responsible for such sign. Such 30-day period shall ~~can~~ be extended provided that a bona fide work order bearing a delivery date for repairs is submitted to the code compliance officer within a the 30-day period. ~~The 30-day period shall be extended until seven days after the day shown on the work order.~~ Extensions may be considered by the by Code Compliance/Enforcement Officer or Building Department.

(e) Temporary sign during sale or lease of real property. (Relocate with Temporary Signs) (open house signs?)

(1) Signs advertising real property for sale or lease may be placed on the real property which is for sale or lease without a sign permit. The face of such temporary signs shall not exceed five square feet on each side including sign riders such as “price reduced,” “waterfront,” “sale pending,” etc. A second sign not to exceed five square feet is permitted on the shoreline.

a. Residential. A banner or sign not to exceed 36 square feet advertising property for sale is permitted on a boat dock if located in a residential zone.

b. Commercial. A banner or sign not to exceed 36 square feet advertising property for sale is permitted if located in a commercial zone.

(2) Each sign must be constructed so as to have its own support structure and must be made of materials calculated to withstand the weather.

(3) Signs may be in place for as long as the property is offered for sale. Signs must be removed within forty-eight (48) hours after the property is leased or sold.

(4) This type sign does not require a permit.

(d) Nonconforming signs. Any sign not in compliance with the provisions of this section shall be considered to be nonconforming.

(1) Nonconforming temporary signs. All such signs must be removed within 90 days after the effective date of the ordinance from which this section is derived.

(2) Maintenance and replacement of nonconforming permanent signs.

- a. Ordinary maintenance of all signs, except nonconforming signs, is allowed without the necessity of obtaining a permit. Ordinary maintenance shall mean the refurbishment of signs as they exist with no substantial alteration. Replacement or reconstruction of any part of any sign is not ordinary maintenance.
- b. Nonconforming signs which have been damaged, blown down or otherwise destroyed or dismantled for any purpose other than maintenance operations, may be replaced only if the cost of repairing the sign does not exceed 60 percent of the market value cost of erecting a new sign of the same type at the same location. Evidence of the cost of repair market value and cost of erection of a new sign shall be submitted to the ~~code compliance officer~~ building department at the time of application for the repair permit but ~~however~~, such evidence shall not be conclusive of the ~~code compliance officer's~~ decision in issuing or not issuing a repair permit. If the repair permit is denied, the property owner may appeal the ~~code compliance officer's~~ decision to the city manager.

(e) Prohibited signs. All other signs not expressly permitted and defined in this section are prohibited, including but not limited to the following:

(1) Billboards. (criteria?)

(2) Tacked signs.

(3) Electronic signs, except as specifically permitted by this section.

(4) Off-premises signs (excluding garage sale signs in subsection (d)(2) of this section).

~~(5) Signs exceeding 20 feet in sign height.~~

(6) Multiple signs may not be arrayed together so as to violate the size restriction stated herein.

(7) Signs in the city right-of-way.

(8) Signs that emit a noise.

~~(f) Temporary Political Signs—Guidance and Regulatory Requirements Governed by Texas Election Code- Chapter 255, Texas Ethics Commission, and the Texas Secretary of State~~ ~~Temporary signs during election.~~

~~A property owner may display one or more temporary signs on private property without a permit if the sign satisfies the following requirements:~~

- ~~—(1) Is not more than eight feet high;~~
- ~~—(2) Has an effective area less than thirty-six square feet;~~
- ~~—(3) For any property located in a nonresidential zoning district (GB-1 GB-2, or I), is located on the property for a period of no more than ninety (90) days prior and nor more than forty-eight (48) hours after an election involving candidates for a federal, state, or local office that represents the area in which the property is located or that involves a measure on the ballot of an election within the area;~~
- ~~—(4) Is not illuminated;~~
- ~~—(5) Does not have any moving elements; and~~

~~Meets all other city ordinance requirements that do not conflict with this subsection~~

PERMITS NOT REQUIRED.

The following shall be subject to all other requirements of this chapter even though a permit shall not be required therefore:

- (A) Maintenance and minor repairs to existing signs for which a valid permit was obtained if required at the time of the initial installation.
- (B) Repainting without the alteration of existing signs to which a valid permit was obtained if required at the time of the initial installation.
- (C) Signs for public safety and convenience or those required for the enforcement of private property rights, such as “Entrance,” “Parking,” “No Trespassing,” or “No Parking” provided not more than one such sign is maintained on each street, courtyard, or alley frontage on each site area and provided such signs do not exceed 150 square inches in area in any residential zone or four square feet in any non-residential zone.
- (D) Flags
- (E) Political signs.
- (F) Real estate signs.
- (G) Address and security protection signs.
- (H) Construction signs.
- (I) Wall Art/Mural?

New Sign Details

- Window Signs
- Multi-Tenant Signs
- Pole Sign vs. Monument Sign

Comparison Chart: Existing Ordinance vs. Recommended Updates

Window Signs

Topic	Existing Ordinance	Recommended Update
Definition of window signs	No definition; window signs are not addressed anywhere in §40-24.	Add a clear definition: any sign applied to, placed inside within 3 ft of, or visible through a window.
Maximum coverage	No limits. Businesses may fully cover windows with posters, vinyl, or interior signs.	Cap coverage at 25% of transparent window area per façade. Window signs are allowed as long as they don't cover more than 25% of a window, don't block visibility, and aren't illuminated or cluttered. They're meant to be a subtle way to share information, not turn windows into full signs.
Illumination	No rules specific to window signs.	Prohibit illuminated, animated, reflective, or flashing window signs.
Interior signs functioning as window signs	Not addressed.	Treat interior signs within 3 ft of a window as window signs if intended to be viewed from outside.
Temporary vs. permanent	No distinction.	Allow temporary window signs but count them toward the coverage limit.

SIGN POLLUTION



Multi-Tenant Developments (Strip Centers, Plazas, Multi-Suite Buildings)

Topic	Existing Ordinance	Recommended Update
Detached signs	Each business gets one detached sign up to 115 sq ft and 33 ft tall. This results in multiple tall signs on one property. (results in sign pollution)	Require one shared monument sign for the entire center; prohibit individual detached signs for each tenant.
Sign height	Up to 33 ft for each business.	Limit shared sign to 15–20 ft to match Hill Country corridor standards.
Design coordination	No requirement for consistent materials, colors, or panel layout.	Require coordinated design: same materials, colors, illumination, and panel sizes.
Wall signs	Each business may have one wall sign; no proportionality rules.	Allow one wall sign per tenant to be sized proportionally to frontage (e.g., 1 sq ft per linear foot).
Electronic signs	Allowed on FM 1431 if elevated 10 ft and static 4-second changes.	Allow electronic displays only within the shared monument sign; prohibit elevated electronic pole signs.

Signage Results

Image #				
	#95	#91	#90	#102
Mean	3.4	2.8	(1.8)	(2.8)
Median	4.0	3.0	(2.0)	(3.0)
Mode	5.0	3.0	(5.0)	(5.0)
Std. Dev.	1.9	2.0	2.8	2.2

Consistent with previous results, natural materials, landscaping and features that have a human scale were favored in the signage category.

Visually congested signage was not favored. Consistency in signage application would be considered an improvement to these areas.



Monument Signs
The influence of signs on a corridor’s image can be profound. Signs can dictate whether a driver feels the area to be cluttered and whether it is a desirable place to stop. Signs along a community’s primary thoroughfare and the image they create can influence a person’s perception of the entire town. Therefore, it is in the community’s interest to provide a unified and organized streetscape through consistent signage. While Granite Shoals does not have an abundance of “sign clutter,” efforts should be taken to reduce visual clutter and improve the City’s visual character along both of the corridors.



The City should require monument-type signage constructed of masonry materials along its two major corridors. The maximum allowable height, including the base, for a monument sign should be about six (6) feet. The overall surface area of the sign, including the base, should be no more than about eighty (80) square feet per side. This restriction would not apply to temporary real estate, development, or construction signage. As used in this guideline, a monument sign refers to a sign with a continuous base approximately the same width as the actual signage, with the signage generally directly attached to this base.



FM 1431 Corridor – Pole Signs vs. Comprehensive Plan Alignment



Topic	Existing Ordinance	Recommended Update (Plan-Aligned)
Detached sign height	Up to 33 ft tall.	Reduce to 15–20 ft to match scenic corridor goals.
Sign type	Pole-style signs effectively allowed (33 ft, narrow width).	Transition to monument signs only for new development.
Electronic signs	Allowed if elevated 10 ft and static 4-second image changes.	Allow electronic displays only if integrated into a monument sign; prohibit elevated electronic pole signs.
Visual character	Creates a highway-style, tall-sign corridor.	Supports Hill Country character, reduced clutter, and cohesive design.
Grandfathering	Not addressed.	Allow existing pole signs to remain but prohibit height increases or new pole structures.

General Aesthetic & Safety Enhancements

Topic	Existing Ordinance	Recommended Update
Landscaping at base of signs	Not required.	Require landscaping around monument signs.
Dark-sky compliance	Not addressed.	Add downward-directed lighting, lumen limits, and color-temperature standards.
Spacing between signs	No spacing rules between detached signs on the same property.	Add spacing requirements to reduce clutter.
Maintenance standards	Only defines “damaged signs” and requires repair within 30 days.	Add clearer standards for illumination failures, repainting, and deterioration.

The biggest shifts from the current ordinance are:

- Moving from **multiple tall pole signs** to **shared monument signs**
- Adding **window-sign limits** to reduce clutter and improve safety
- Aligning FM 1431 with the **comprehensive plan’s scenic-corridor vision**
- Introducing **design coordination** for multi-tenant centers
- Reducing overall sign height and visual competition (*alleviates sign pollution*)

These updates modernize the ordinance and bring Granite Shoals in line with Marble Falls, Horseshoe Bay, Lago Vista, and other Hill Country cities.

TEMPORARY SIGNS

Topic	Existing Ordinance (Granite Shoals)	Recommended Update (Modernized)
General definition	“Temporary sign” defined but broad; no categories.	Create clear categories: event signs, business-opening signs, promotional banners, real-estate signs, construction signs.
Display duration	Max 45 consecutive days for most temporary signs. Must be removed within 48 hours after permit expiration.	Shorten or structure duration: e.g., 30 days per quarter, or 60 days per year total.
Size limit	Max 36 sq ft for most temporary signs.	Keep 36 sq ft for commercial corridors but reduce to 24 sq ft in neighborhood commercial or mixed-use areas.
Permit requirement	Most temporary signs require a permit; garage sale signs allowed with permit.	Allow permit-free low-impact temporary signs (e.g., 6–12 sq ft). Require permits only for larger banners or extended durations.
Placement restrictions	Cannot be in ROW, block visibility, create hazards, or be on utility poles.	Add setback requirements (e.g., 10 ft from curb), prohibit placement on fences, and require spacing between temporary signs on same lot.
Construction standards	Must have own support structure and withstand weather.	Add requirement for professional-grade materials for signs over 16 sq ft; prohibit flimsy or wind-hazard materials.
Business-opening signs	Allowed with permit; no special rules.	Allow one 30-day “grand opening” banner without permit; prohibit repeated use.
Special event signs	Allowed with permit; no time-window rules.	Allow event signs 7 days before and 48 hours after event; require event sponsor identification.
Election signs	Allowed without permit; up to 36 sq ft, 8 ft height, and limited to 90 days before/48 hours after election.	Keep state-law-compliant rules but add spacing, setback, and material standards to reduce clutter.

Zoning Format Example

Sign Type	Allowed Zoning	Maximum Size/Area	Maximum Height	Maximum Number	Duration	Permit Required
Wall Sign	GB-1, GB-2, Industrial	1 sq ft per linear ft.	Height of wall surface (can not extend above top of wall/roofline)	Allowable area	Not applicable	Yes