

# Sign Code 2022 Update - Proposed Amendments List for Committee Review Draft I

Please submit questions to [SignCodeReview@sanantonio.gov](mailto:SignCodeReview@sanantonio.gov)

No.	Submittal Number	Internal/ External	(1) Submitting Agency/Person	Basis/Reason for Update(s)	Section of Proposed Update	(3) Summary of Proposed Change	Issue	Date	Committee's Suggestion
1	<a href="#">1-1</a>	External	Clear Channel Outdoor from L. de la Torre	Clarification	Link Section, Unavailable/ Multiple	Certify the City of San Antonio with TXDOT for clear management of Sign rules and regs by COSA.	<a href="#">Supporting Document provided from Clear Channel</a>	5/6/2022	Table
2	<a href="#">1-2</a>	External	Clear Channel Outdoor from L. de la Torre	Clarification	<a href="#">Sec. 28-52 (1)</a>	<p>Define Off Premise height definition to match state language for clarity/consistency.</p> <p>Sec. 28-52 (1) Height. All off-premises signs erected after the effective date of this provision shall not exceed forty-two and one-half (42 1/2) feet in height above the adjacent street grade, measured from the grade level of the centerline of the main-traveled way, not including a frontage road or controlled access highway, closest to the sign at a point perpendicular to the sign location; not to exceed a maximum of sixty (60) feet above ground level.</p>	<a href="#">Supporting Document provided from Clear Channel</a>	6/17/2022	Recommend Approval
3	<a href="#">1-3</a>	External	Clear Channel Outdoor from L. de la Torre	Clarification	<a href="#">Sec 28-52</a>	Adopt clear off premise maintenance language and permitting process.	<a href="#">Supporting Document provided from Clear Channel</a>	6/17/2022	Table

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4	<a href="#">2-1</a>	External	SASA, TSA from L. Toye	Rule Interpretation Determination	<a href="#">Ordinance: GC1 Hill Country Gateway Corridor</a>	Revise Ch. 10 and 28 that prohibits digital signs from IH 10 from UTSA to Gateway Corridor implemented by Councilmen Nirenberg & B. Conner	"Code Implemented when little development North of 1604. "	8/23/2022	Table
5	<a href="#">3-1</a>	External	W. McLeod	Clarification	<a href="#">Sec. 28-75</a>	Signs must be self-supporting and placed into the ground by one (1) to two (2) stakes. No off-premises sign is permitted on a utility pole, <b>guardrail</b> , street light pole, sign pole, fence, tree or other manmade or natural feature unless authorized under this section.	"Persons do not know guardrails are included"	6/1/2022	Recommend Approval
6	<a href="#">4-1</a>	External	Whispering Oaks HOA from P. Lund	Other	<a href="#">Sec. 28-9(b)</a>	Clearly establish minimum mandatory fine, for each violation, and allow for increase in fines for multiple violations	"Excessive temporary, nuisance signs posted by small businesses"	6/1/2022	Recommend Denial
7	<a href="#">5-1</a>	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	<a href="#">Sec. 28-74 (b)3c</a>	"Permit Validity Period. Duration of the temporary event for which the temporary sign is used for, but not more than <del>one (1)</del> <b>five (5) years.</b> "  The permit application will allow for the permit to be pulled for a minimum of 1 year and maximum of 5 years, with 1 year intervals. The permit fee will be \$150 for the first year and \$25 for each additional year, with a maximum of \$250 for a 5 year permit.	No Reason Provided	6/17/2022	Recommend Approval

8	<a href="#">5-2</a>	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	<a href="#">Sec. 28-74(b)3</a>	<p>From Seven 13 Signs add 28-74 (b) 3d:</p> <p>"The sign erector shall certify in writing that the sign will not interfere with public safety". This language is already in 28-75(c)(3) when temporary banners are placed in public right of way. This would allow these temporary signs to be placed in electrical easements just as the over the street banners and "Incidental/way finding signs" are. Sec 28-30 allows for the incidental/way finding signs to not be permitted and they are largely installed within electrical easements. Most times these Large Temporary signs are the same size (slightly larger) but always made of the same materials."</p>	<p>Goal is to add language in to the permit application (maybe not actually in the code) that sign contractor/business represented by sign contractors understands and accepts the risk should sign be damaged or need to be taken down by CPS Energy should sign be in the way of needing access to the underground/overhead lines. - Christi Barron</p>	8/23/2022	Table
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9	<a href="#">5-3</a>	External	<del>Seven 13 Signs &amp; Graphics, LLC from C. Barron</del>	Modify	<del>Link Section, Unavailable/ Multiple</del>	<del>Changes made to Accela to help with renewal reminders (Not Ch. 28, Provide correct source)</del>	Seven13 Signs stated can strike this line item but, "we might need to discuss the ability to add an addendum to any existing sign permit that is up for renewal being allowed to have the renewal submitted by a different licensed sign contractor than the original should the above point I made not work for the committee."	5/18/2022 email	Withdrawn by Applicant
10	COSA 1	Internal	COSA Staff	Clarification	<u>Definition: Sign-Face Area</u>	<u>Sign-Face</u> Area means the entire advertising area <u>or "sign face"</u> within the sign excluding any framing, <u>bracing</u> , trim, or molding and the supporting structure. <del>Also known as the "sign face."</del> A Matrix 2-D symbol is not part of the area.	Clarify definition and Remove from Sec. 28-45 (b) 1	5/6/2022	Recommend Approval

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11	COSA 2	Internal	COSA Staff	Clarification	<a href="#">Sec. 28-45 b(1)</a>	<u>Total- Sign</u> Area computation. The area of a sign shall be computed on the actual area of the sign. Included in the actual area shall be any open space which gives definition to the sign including the shape of any writing, object, representations, emblems, or other displays. Any border which forms an integral part of the background of the display, or differentiates the sign from the backdrop or structure against which it is placed should also be included in the actual <u>total-sign</u> area.	Clarify Section	5/6/2022	Recommend Approval
12	COSA 3	Internal	COSA Staff	Other: Continuity	<a href="#">Sec. 28-26</a>	Add item (5): " <b>Perform any contractor work for which a permit is required without having the permit or after the permit has been canceled.</b> "	Be in line with Chapter 10, Sec. 115 (j)	6/1/2022	Recommend Approval
13	COSA 4	Internal	COSA Staff	Clarification	<a href="#">Sec. 28-45 (f)</a>	The expressway standards set out in Tables 1 and 2 shall also apply to lots, or any portion of lots, located within five hundred (500) feet of an expressway where said lot or lots do not have frontage on an expressway and <u>shall not allow for adjacent grade allowance.</u>	Clarifying for allowance for adjacent grade footage	6/17/2022	Recommend Approval

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14	COSA 5	Internal	COSA Staff	Other: Addition	<a href="#">Sec. 28 - 46 (b)2</a>	Freestanding signs are allowed in accordance with Table 1 for Residential R-2, <del>and 3</del> <u>and MF33</u> occupancies. In addition, one (1) identification sign per entrance is allowed.	To be more inclusive	6/17/2022	Recommend Approval
15	COSA 6	Internal	COSA Staff	Clarification	<a href="#">Sec. 28 - 48 (a)</a>	Use of digital projection, <u>video or animation (i.e. car wreck, running dog, etc.)</u> is prohibited on displays greater than thirty-two (32) square feet.	Provide clear detail to what the intention of "digital projection" is defined as	6/17/2022	Recommend Approval
16	COSA 7	Internal	COSA Staff	Clarification	<a href="#">Sec. 28 - 30 (b)</a>	<u>Non-Electric or Non-Illuminated</u> Signs not exceeding thirty two (32) square feet of facing, composed of durable material, situated wholly upon private property and securely affixed to a building, fence or wall and having a frame [...]. This exception does not apply to any signs erected in the Riverwalk Area as defined in this chapter.	Clarification of sign type	6/1/2022	Recommend Approval

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17	COSA 8	Internal	COSA Staff	Clarification	<a href="#">Sec. 28 - 64 (c)</a>	Temporary signs within Urban Corridors. Banners, pennants, streamers, and balloons (1) foot or less in diameter may be used as temporary advertising for a maximum duration of thirty (30) days each six (6) months. Permits in accordance with the City Code and this chapter are required for signs over <del>fifteen (15)</del> <u>thirty-two (32)</u> square feet in size.	Clarify based on 28-30 permit exemptions (b) signs not exceeding 32 sqft	8/23/2022	Recommend Approval but Withdrawn by COSA Staff
18	<a href="#">6-1</a>	External	City Council District 10 from C. Perry	Other: Concern	<a href="#">Sec. 28 - 43 (a)6</a>	Brightness of On- and Off-Premise Digital Billboards should be adjusted.	Concern for safety of drivers and well being in the area around Camp Bullis with the brightness of digital billboard signs	7/15/2022	Table
19	5-4	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	<a href="#">Temporary Event Sign Permit Application</a>	Delete Proposed date of Sign Removal from Event Sign Permit	<a href="#">serving no purpose</a>	6/1/2022	Recommend Approval
20	5-5	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	<a href="#">Temporary Event Sign Permit Application</a>	Landowner approval, more options	<a href="#">Discuss allowing other forms approval to be submitted</a>	7/1/2022	Recommend Approval
21	<a href="#">7-1</a>	External	Outfront Media from M. McCann	Modify/Update	Not Stated	Revise code to permit licensed sign builders to convert existing 14' x 48' static faces to digital along limited highways within the City.	<a href="#">Information within attached presentation</a>	8/23/2022	Table
22	<a href="#">8-1</a>	External	Urban Activation Institute from D. Ehrlich	Modify/Update	Not Stated	San Antonio Arts and Entertainment District overlay zoning amendment allows for the creation of a downtown economic development and public art program powered by outdoor media.	<a href="#">No Reason Provided;</a>	6/17/2022	Table

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23	<a href="#">9-1</a>	External	C. Waguespack	Modify/ Update	<a href="#">Sec. 28 - 76</a>	Institute an annual inspection fee for on premise digital signs to cover cost of ensuring that action of and brightness of sign remains consistent with code. Fee shall not apply to digital signs that pass initial inspection, can only remain static or changed manually (such as gas prices) and are not able to be have light intensity increased.	To limit driver distraction, ensure compliance with sign standards established by the city and to protect dark skies in and around San Antonio from needless ambient light.		
24	<a href="#">9-2</a>	External	C. Waguespack	Modify/ Update	<a href="#">Sec. 28 - 54 (b) (9)</a>	<del>Change required distance between off-premise digital signs to 1500' in any direction, including across the roadway, not to include any other digital signs on the same structure, up to a maximum of two signs, either static or digital per structure.</del>	<del>To prevent driver distraction and visual clutter.</del>		Withdrawn by Applicant

25	<a href="#">9-3</a>	External	C. Waguespack	Modify/ Update	New Section	<p>Develop a process for equitable distribution among sign owners of rights to convert billboards from static to digital, as well as prioritize locations where takedowns shall occur.</p>	<p>Many of San Antonio residents and visitors desire the opportunity to appreciate the unique beauty and character of San Antonio without visual clutter and to improve public safety by limiting driver distractions. That desire must be balanced with the needs of owners of off-premise billboards and their customers, including local business owners who utilize these services. Conversion over time will allow for periodic assessment by both the public and city leaders of the effect of such signage on public safety and the beauty of the San Antonio skyline.</p>		
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26	COSA 9	Internal	COSA Staff	Clarification	Multiple Locations	<p>The current Chapter 28 has an effective date of July 3, 2017. The ordinance uses the statement "prior to the effective date of this Ordinance" in multiple locations. Staff needs to review each occurrence of this statement to determine if the date needs to be updated to July 3, 2017, remain the same, or be removed completely. This should be a clerical exercise to insure the date referenced in each section is consistent with the intent of the section.</p>	<p>Clarify effective dates of various code sections with Chapter 28 and update them to reflect the effective date of the current version of Chapter 28 or the effective date of the updated version of Chapter 28 currently be reviewed.</p>	8/23/2022	Recommend Approval
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27	10-1	External	Sign Code Committee	Modify/Update	<a href="#">Sec. 28 - 31 (d)</a>	<p>Addition of a new subsection 4 that would allow a billboard owner to allocate a relocation permit to be used to adjust the height of an existing billboard up to maximum of 85 ft.</p> <p>Height adjustment permits. A height adjustment permit can be issued if all of the following conditions are met for an existing billboard structure.</p> <p>a. The owner shall file an application with the development services department providing it with photographic evidence that the sign face is obstructed by a ramp, elevated roadway, traffic sign or similar highway structure that was not present prior to January 1, 2006.</p> <p>b. The existing billboard structure was installed prior to the building or installation of the obstruction.</p> <p>c. The existing billboard must retain the same basic structural configuration, including number of faces and lighting method after adjustment. The Building Official may allow minor alterations that do not affect the configuration.</p> <p>d. The adjusted height would be coordinated with and approved by the development services department to create adequate sign face visibility for an existing obstructed billboard but may not exceed eighty-five (85) feet above the grade level at the base of the sign. The bottom of the sign face may not exceed ten (10) feet above the obstruction at the point nearest the billboard.</p> <p>e. All adjustments shall comply with the most recently adopted version of the IBC.</p>	<p>With increased heights of adjacent grades due to the addition of flyovers and highway interchanges, there are existing off-premise billboards that are no longer tall enough to be visible to these flyovers. This amendment would allow a billboard operator to utilize the relocation permit detailed in Sec. 28-31(d) to increase the heights of these billboards up to 85 ft.</p>	7/1/2022	Table
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28	11-1	External	M. Ross	Modify/ Update	<a href="#">Sec. 28 - 74 (c) 3</a>	<p>Add an exception for the requirement to pull a permit for small temporary signs placed on private property.</p> <p>Sec. 28-74 (c) 3 (a) - Exemption: If placing the sign within your own property lines or on the Right-of-Way directly abutting your private property, a permit shall not be required. If exempted, the sign will still be required to follow Sec. 28-74(c)(3)c and d.</p>	<p>Limit the number of small temporary signs that require permits if the sign is being placed on the installers private property or right-of-way directly abutting the private property of the installer.</p>	8/23/2022	Table
29	<a href="#">12-1</a>	External	Clear Channel Outdoor from L. de la Torre	Modify/ Update	<a href="#">Sec. 28 - 54</a>	<p><b>Sec. 28-54 (e) - The owner of a sign qualifying for a second digital display under subsection (d) above that did not deploy the display during the allotted time may place a second display so long as all permits have been applied for within nine (9) months of the approval of this article. Such placement may only occur if all other applicable requirements of subsection (d) have been satisfied.</b></p>	<p>Due to TxDOT sign regulations that prevented the deployment of two (2) digital displays, Clear Channel seeks permission to place these remaining displays at their qualifying locations. Under the previous program all signs with a face size of 100 square feet or less have already been removed. Any existing signs needing to be removed for the qualifying displays will be removed prior to submitting permits to the city. All other applicable conditions contained in Section 28-54 will be met.</p>	7/15/2022	Recommend Approval

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30	<a href="#">13-1</a>	External	Hill Country Alliance from D. Davies	Modify/Update	Multiple Locations	<a href="#">Language in blue font are proposed added language</a>	The updates reflect current night-sky friendly lighting standards and maximum values as recommended by the International Dark-Sky Association, the Illuminating Engineering Society, and the International Commission on Illumination.	7/15/2022	Table
31	14-1	External	Sign Code Committee	Modify/Update	<a href="#">Sec. 28 - 6 and Sec 28-2</a>	Sect. 28-6 Definitions, update the definition of maintenance. Sect. 28-23 On-Premises Sign Operator License, update what scope of work requires a licenses.	Reduce the scope of work completed on an on-premises sign that requires a license issued by the City of San Antonio.	8/23/2022	Table
32	<a href="#">15-1</a>	External	Sign Code Committee	Modify/Update	<a href="#">Sec. 28 - 49</a>	Sect. 28-49 Sign Master Plan Development Agreement, change the requirements needed to modify an existing Sign Master Plan (SMP) when an existing lot owner within the SMP is non responsive to requests for change	Currently, a change to an approved SMP would require all lot owners within the SMP to sign off on the agreement. In the event lot owners would like to ammend the SMP but are not able to get a responses from all lot owners within the SMP, then the modification can be made after three attempts for response have been made.		