

ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY OF BALCONES HEIGHTS, TEXAS, AMENDING §153.12.20 OF THE CODE OF ORDINANCES OF THE CITY OF BALCONES HEIGHTS, TEXAS, RELATING TO TEMPORARY SIGNS; PROVIDING REGULATIONS; PROVIDING A REPEALER; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Balcones Heights, Texas, recognizes the importance of supporting local businesses and providing them with effective opportunities to communicate with customers; and

WHEREAS, the City Council finds that temporary signs, when reasonably regulated, serve as valuable tools for business visibility, promotion, and economic activity within the City; and

WHEREAS, the City Council further finds that allowing increased size, duration, and flexibility for temporary signs will assist businesses in reaching customers and enhancing commercial engagement while maintaining the community's overall aesthetic standards; and

WHEREAS, the City Council desires to amend §153.12.20 of the Code of Ordinances to update and improve temporary sign regulations consistent with these objectives;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BALCONES HEIGHTS, TEXAS:

SECTION 1. AMENDMENT. Section 153.12.20 of the Code of Ordinances of the City of Balcones Heights, Texas, entitled "TEMPORARY SIGNS." is hereby amended to read as follows:

§153.12.20 TEMPORARY SIGNS.



1. General. Notwithstanding any other provisions of this Article, this section shall be applicable to all temporary signs identified in this Article.

2. Maximum Area. The maximum area permitted for temporary signs shall not exceed the following:

Table 12.20A Maximum Area of Temporary Signs	
Properties fronting Limited Access Highways	32 sq. ft. per face or 10% of the building facade, whichever is less
Properties fronting Major Arterials	24 sq. ft. per face or 7% of the building facade, whichever is less
Properties fronting Minor Arterials	16 sq. ft. per face or 5% of the building facade, whichever is less
Hillcrest District	16 sq. ft. per face or 5% of the building facade, whichever is less
Properties fronting Collectors	8 sq. ft. per face or 5% of the building facade
Properties in M-3 District	Not Authorized

3. Maximum Height. The maximum height permitted for temporary signs shall not exceed the following:

Table 12.20B Maximum Height of Temporary Signs	
Properties fronting Limited Access Highways	8 feet
Properties fronting Major Arterials	6 feet
Properties fronting Minor Arterials	6 feet
Hillcrest District	6 feet
Properties fronting Collectors	4 feet
Properties in M-3 District	Not Authorized

4. Minimum Setback. The minimum setback for all temporary signs shall be ten feet (10') from any property line.
5. Time Limitations. The maximum cumulative time that temporary signs may be displayed at one location is one hundred eighty (180) days per calendar year. No property or business shall display more than two (2) temporary signs at a time. The text of any one sign may not be displayed more than ninety (90) days per calendar year.
6. Number of Signs. No more than two (2) types of temporary signs shall be permitted per business or tenant at any given time.
7. Temporary Signs shall be well maintained throughout the time they are displayed.

SECTION 2. PUBLIC PURPOSE. The City Council finds that the amendment to §153.12.20 of the Code of Ordinances is necessary to support local businesses by allowing reasonable temporary signage while preserving community aesthetics, protecting public safety, and maintaining clear rights-of-way.

SECTION 3. REPEALER. All ordinances, code sections, or parts thereof in conflict herewith are repealed to the extent of such conflict.

SECTION 4. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this ordinance are true and correct and incorporates them as findings of fact.

SECTION 5. SEVERABILITY. Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 6. PROPER NOTICE AND MEETING. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, and Chapter 551.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its publication as provided by law.

ORDERED AND APPROVED by the City Council of the City of Balcones Heights, Texas, this 27 day of April 2026.

Johnny A. Rodriguez Jr., Mayor

Attest:

Joe Bravo, City Secretary