

Abandoned Signage

A large, faded, light gray logo of the City of Bryan is centered in the background. The logo consists of a stylized 'B' with a star in the center of the lower loop.

**City of Bryan
City Council Workshop Meeting
August 9, 2022**

What we will discuss

- Abandoned signage and options for improving major corridor aesthetics with an initial focus on Texas Avenue
- View example abandoned signage and associated costs for new construction, repair, and removal
- Avenues for addressing abandoned signage
- Questions

Abandoned Signage

Bryan Code Chapter 98

“a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product; or activity, and/or for which no legal owner can be found.”

Typical findings associated with abandoned signage:

- Blight and lower aesthetics (rust, corrosion, peeling paint)
- Missing or damaged sign copies or advertising conflicts

Texas Avenue:

- 41 abandoned signs

Example A



New - \$18,015

Refurbish - \$6,320

Demolition - \$2,464

- Remove sign
- Cut below grade
- Remove pipe
- Fill concrete back to grade

Example B



New - \$127,070

Refurbish - \$25,870

Demolition - \$14,950

- Remove sign
- Cut below grade
- Remove pipe
- Fill concrete back to grade

Example C



New - \$9,205

Refurbish - \$4,595

Demolition - \$1,950

- Remove sign
- Cut below grade
- Remove pipe
- Fill concrete back to grade

Option 1 – Corridor Beautification Grant

Established funding option. Sign projects will compete against other beautification projects for funding.

Refurbishment

- Refurbishment of sign limited to the sign's original design build. Expansion of the sign (height or width) jeopardizes the sign's nonconforming status and may require the sign comply with current ordinance standards
- Grant committee will evaluate the owner's submitted application for creativity
- Award of project presented to City Council for consideration

New Construction

- Construction of new sign subject to current regulations and standards
- Grant committee will evaluate the owner's submitted application
- Award of project presented to City Council for consideration

Option 2 – Sign Removal by City

Reimbursement of property owner for voluntary removal of signage. Council resolution is needed to establish program eligibility and requirements, and authorize use of public funds for owner reimbursement.

Opportunity 1: 100% City-Funded Removal

- Removal of all 41 signs: estimated \$126,000

Opportunity 2: City-Funded Removal with Property Owner Participation

- City-funded up to a maximum cost of \$5,000/sign and then 50/50 matching grant for removal costs in excess of \$5,000
- Removal of all 41 signs under this method: estimated \$90,000
 - ✓ 31 signs below the \$5,000 criteria
 - ✓ 10 signs exceed the \$5,000 maximum and require owner participation

Option 3 – Enforcement

Educate-Educate-Enforce

Citation

Dangerous Signs Process:

- Repair or Removal Order
- City Abatement and Lien

Litigation:

- Determined by the City Attorney

Notification Process

Step 1: Introduction/Property Owner Education – property owner is informed in person or by phone call that his property's sign is a violation. Avenues for correction are introduced based on direction provided by City Council for removal or repair of the sign:

- Allotted response by owner 14 days

Step 2: Follow-up Letter – continuation of Step 1. The issued letter will remind the property owner of needed action to resolve the violation and opportunities for correction:

- Allotted response by owner 30 days

Step 3: Repair or Removal Order – serves as the first step in the dangerous sign process. Formal written directive requiring the property owner to repair the sign or remove the sign. The City may cause the removal of the sign if the property owner fails to comply with the written order.

Discussion Points – Council Direction

- Staff recommends moving forward with addressing abandoned signage on the Texas Avenue Corridor.
- Staff recommends changes to sign ordinance to adopt language on abandoned signage from Local Government Code and will be presented for City Council consideration at a future meeting.
- Staff recommends the City pay 100% of cost to remove the abandoned sign. If Council is in agreement, this will require adoption of a resolution establishing program policy.
- Staff recommends any existing sign that does not meet the current ordinance and wants to be refurbished by the owner to go through the Corridor Beautification Partnership Grant.



Questions