



SIGN VARIANCE REQUEST REVIEW

Date: February 8, 2021

Project: Get Along Grill
333 Highway 290, Suite 437
Dripping Springs, TX 78620

Applicant: Lindsey Sitton, Aetna Sign Group

Submittals: Variance Application
 Sign Permit Application
 Master Signage Plan (if applicable)
 Planned Develop District/Development Agreement Signage Regulations (if applicable)

Variance Requests: Exceed the maximum height and number of text rows for a wall sign

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 26 SIGNS, Article 26.03.003 VARIANCES

The Get Along Grill is located in Planned Development District No. 2, The Springs Retail Center. The applicant requests a variance to allow a wall sign to exceed the maximum height and number of lines of lettering allowed by the Planned Development District's regulations.

The Planned Development District's regulations allow the following:

Section 25.5.3: Each tenant or occupant shall be permitted to install flat building signage, including logos, complying with the following requirements: (a) Lettering constituting such signage shall consist of one (1) horizontal line of lettering not to exceed thirty-six inches (36") in height or two (2) horizontal lines of lettering not to exceed fifty-four inches (54") in height, including a minimum six inch (6") space between the two lines.

The proposed wall sign is 7.5 feet in height and consists of 6 rows of lettering. The total area of the proposed sign is 56.25 square feet, which is 7.75 square feet less than the maximum allowed.

The proposed sign meets all other applicable regulations for signage in the Planned Development District. If the proposed sign were not in the Planned Development District, it would comply with the city's Sign Ordinance.

The variance requests relate to the consideration for granting variances as follows:

Considerations in granting variances (Sec. 26.03.003 (e))

- (1) Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.
 Applicable Not Applicable

- (2) Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.
 Applicable Not Applicable

- (3) Proposed sign location, configuration, design, materials and colors are harmonious with the hill country setting.
 Applicable Not Applicable

- (4) Natural colors (earth tones) and muted colors are favored. Color schemes must be compatible with the surrounding structures. Predominate use of bold and/or bright colors is discouraged under this section.
 Applicable Not Applicable

- (5) The sign and its supporting structure should be in architectural harmony with the surrounding structures.
 Applicable Not Applicable

- (6) Mitigation measures related to the sign in question or other sign on the same premises.
 Applicable Not Applicable

- (7) Demonstrated and documented correlation between the variance and protecting the public health and safety.
 Applicable Not Applicable

- (8) The stage at which the variance is requested. The city will be more inclined to consider a variance request when it is sought during an earlier stage of the construction approval process, for instance, when the responsible party is submitting/obtaining a plat, planned development district, development agreement, or site plan.
 Applicable Not Applicable

- (9) Whether the sign could have been included in a master signage plan. Master signage plans are highly encouraged. The city will be more inclined to favorably consider a variance request when the variance is part of a master signage plan. There will be a presumption against granting variances piecemeal, ad hoc, on a case-by-case basis when the sign for which a variance is sought could have been included in a master sign plan and considered in the course of a comprehensive review of the entire project's signage.
 Applicable Not Applicable

- (10) The sign administrator may authorize the remodeling, renovation, or alternation of a sign

when some nonconforming aspect of the sign is thereby reduced.

Applicable

Not Applicable

Approval/Recommendations/Conditions

The proposed wall sign meets many considerations for granting a variance. I recommend approval with the condition that the wall sign's height, signable area, colors, materials, and design be consistent with the one presented in the variance application.

Please let me know if you have any questions about this report.

Respectfully Submitted,

Michelle Fischer

Sign Administrator