



SIGN VARIANCE REQUEST REVIEW

Date: **August 10, 2022**

Project: **Dripping Springs Elementary School– LED Message Board Monument Sign
29400 Ranch Road 12
Dripping Springs, TX 78620**

Applicant: **Pedro Ramos – PR Custom Signs, LLC**

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

Variance Requests: an exemption from section 26.01.004(b)(3) “*sign which cannot be expressly authorized: ...electronic signs*”

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

Dripping Springs Elementary School is located at 29400 Ranch Road 12. They propose to replace their very dated sign, which is a pole sign – a prohibited sign type. The proposed new sign is an internally illuminated monument sign which includes an LED display screen. For Monument Identification Sign within a district such as GUI, the regulations are as follows:

- 8 ft in height
- Up to 48 sq. ft. of signable area
- Sign may not be installed within any PUEs

The sign is proposed to be:

- 8 ft in height
- 32 sq. ft. in overall signable area (including the LED display)

The variance request relates 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

The DSISD is proposing to replace an existing non-conforming sign with a new monument sign. Furthermore, the sign is proposed to be smaller than the allotted sq. ft. for a GUI monument sign. I recommend approval of the proposed variance with the requirement that further information on lighting compliance is provided for the top portion of the sign panels and that the entire sign comply with the highlighted sections of the attached International Dark Sky Association Texas Chapter's Texas Model Sign Ordinance, which allows electronic message signs.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Sarah Cole', with a stylized, cursive script.

Sarah Cole, Building Official