



## SIGN VARIANCE REQUEST REVIEW

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Date: **August 10, 2022**

Project: **Mighty Fine  
166 Hargraves Drive, Suite T100  
Austin, TX 78620**

Applicant: **Ann Lewis – Lewis Sign Builders Inc.**

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

Variance Requests: a variance from section 4.2.4(ii) of the Belterra Master Sign Plan: *"No tenant shall be allowed more than one projecting sign"* to allow an additional projecting sign

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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

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Mighty Fine is a proposed ground up project in the Belterra Commercial development. This restaurant is not yet built. The address for this proposed project is "166 Hargraves Drive, Suite T100". The tenant has requested to have 2 commercial wall signs – or as defined in the Belterra Master Sign Plan – 2 *projecting signs*. In doing so, their provided rendering does not comply with section 4.2.4(ii) of the Belterra Master Sign plan which only allows one projecting sign for this specific tenant. The project will be a standalone building with 4,054 sq. ft. which based on section 4.2.4(ii), allows their one projecting sign to be *up to* 100 sq. ft. Each wall sign proposed is rendered to be 49.68 sq. ft. – with a combined total of 99.36 sq. ft.

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

**I recommend approval of 1 additional wall sign (projecting sign) for this project with the condition that the total cumulative area of the 2 projecting signs not exceed 100 square feet. Mighty Fine proposes to use mitigation measures by having the square foot of the 2 wall signs to be ever so slightly under the allotted 100 sq. ft. total. I recommend no other variances be considered for any other types of signs proposed on the property.**

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, flowing script.

Sarah Cole, Building Official