



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Shane Pevehouse, Building Official

Council Meeting Date: 20 May, 2025

Agenda Item Wording: **Public hearing, discussion, and consideration of a Sign Variance Request for 2 additional wall signs (20sqft and 14sqft) for Dutch Bro's Coffee located at 12400 W US Highway 290, Unit 300. Applicant: Derrick Wayland, Image Solutions**

Agenda Item Sponsor:

Summary/Background: Dutch Bros Coffee, located in LedgeStone Commercial, is requesting a sign variance to allow additional wall signs.

Dutch Bros Coffee is requesting 2 additional wall signs to increase visibility of the store location. The store is located in a depression below HWY 290 and does not provide adequate visibility for drivers to see the store, which could cause accidents. They have 2 wall signs on the Southern elevation and are requesting one each for the West and East elevation to increase visibility. All 4 proposed signs are 70 sq ft total – 6 sq ft larger than one wall sign. Before construction began, they designed their signs significantly smaller with the intent of requesting this variance.

I recommend approval of two additional wall signs due to the total square footage being slightly more than one wall sign and to help better identify the store and reduce potential for traffic accidents. I recommend no other variances be considered for any other types of signs proposed on the property.

**Commission
Recommendations:**

**Recommended
Council Actions:** Recommend Approval

Attachments: PowerPoint presentation

Next Steps/Schedule: Send to City Secretary for execution