



SIGN VARIANCE REQUEST REVIEW

Date: **June 15, 2022**

Project: **2022-1601 Freebirds – Single Sign in Multiunit Project**

Applicant: Brazo Sign Company – Janet Glasscock

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

Variance Request: Requesting an additional panel within the second multi-unit monument sign within the LedgeStone commercial development.

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

Freebirds is located within the LedgeStone commercial development on Highway 290. The development waived their option to execute a Master Sign Plan for the community and opted to instead comply with an older vested ordinance, Ordinance 1250.15. The City has provided the option for freestanding buildings to choose whether they would like to comply to the vested ordinance or the current adopted sign ordinance. For tenants within a multiunit structure, the developer was to choose how all tenants would comply. For this shell structure, the developer selected Ordinance 1250.15. Based on City Attorney and City Administrator interpretation, these tenants are only permitted to have 3 business signs total. Freebirds chose to have 2 walls signs, and 1 panel sign on the highway 290 multiunit monument sign. Freebirds has reached their allotted sign quantity.

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

Based on the information provided, I do not recommend approval of this variance. The business has 3 signs total and lack a hardship to further consider this request.

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