

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2025-___

MASTER SIGN PLAN *for* VILLAGE GROVE P.D.D.

AN ORDINANCE ENACTING CHAPTER 26, APPENDIX “L”, OF THE DRIPPING SPRINGS CODE OF ORDINANCES; ESTABLISHING REGULATIONS FOR A MASTER SIGN PLAN FOR A PORTION OF THE VILLAGE GROVE SUBDIVISION; PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; AND FINDINGS OF FACT; CODIFICATION; REPEALER; SEVERABILITY; PROPER NOTICE AND MEETING; ENFORCEMENT INCLUDING CRIMINAL PENALTIES INCLUDING CRIMINAL FINES NOT TO EXCEED \$500.00 AND CIVIL FINES OF UP TO \$500.00

- WHEREAS,** the City Council of the City of Dripping Springs (“City Council”) seeks to promote uniform regulations and specifications for signs throughout the city limits and extraterritorial jurisdiction in order to uphold and further the intent and purposes of the City’s Sign Ordinance; and
- WHEREAS,** the owners of the property more fully described in Attachment A (the “Property”), have asked for a series of approvals for signage as part of the development of the subdivision; and
- WHEREAS,** the City Council concludes that the proposed sign locations, configurations, design, materials, and colors are harmonious with the hill country setting; and
- WHEREAS,** the City Council finds that approval of this Master Sign Plan is reasonable and more efficient than individual consideration and approval of particular variances; and
- WHEREAS,** the intent of this Ordinance is to provide for consistent and compatible signage for the Property, in order to provide a uniform look and feel throughout the subdivision that is appropriate for the subdivision’s location in the city limits; and
- WHEREAS,** the City Council has determined that the standards and specifications set forth in this Ordinance are consistent with the intent of the City’s Sign Ordinance, and spirit of the City’s Comprehensive Plan; and
- WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 216 of the Texas Local Government Code, the City has the specific authority to regulate signs; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance approving the Master Sign Plan for the VILLAGE GROVE Subdivision.

NOW, THEREFORE, BE IT ORDAINED by the Dripping Springs City Council:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 26, Appendix “L” of the City of Dripping Springs Code of Ordinances is hereby established so to read in accordance with *Attachment “A”*, and all exhibits, which are attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be inserted into the Code and any struck-through text shall be deleted from the Code, as stated in *Attachment A*.

3. REPEALER

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication of caption.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ____ day of _____, 2025, by a vote of ____ (*ayes*) to ____ (*nays*) to ____ (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Mayor Bill Foulds, Jr.

ATTEST:

Diana Boone, City Secretary

City of Dripping Springs

CODE OF ORDINANCES

CHAPTER 26: SIGNS

APPENDIX “””L”:

MASTER SIGN PLAN FOR THE VILLAGE GROVE P.D.D.

SECTION 1. ENACTMENT PROVISIONS

1.1 Popular Name

This Appendix to Chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the “Master Sign Plan for the Village Grove P.D.D.”

1.2 Purpose

This Appendix provides standards for consistent and compatible signage for the complex as a whole, and signage utilized by individual tenants, in order to provide a uniform look and feel throughout the complex that is appropriate for the complex’s location in the city limits.

1.3 Scope

1.3.1 This Appendix applies to all property at VILLAGE GROVE, BEING A 112.4-ACRE TRACT OUT OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693 AND THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, SAID 112.4-ACRE TRACT BEING COMPRISED OF FIVE (5) TRACTS OF LAND: 1) A CALLED 79.0723-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO ROBERT MOKHTARIAN, INDIVIDUALLY, ROBERT MOKHTARIAN TRUSTEE FOR EDWARD MOKHTARIAN, AND ROBERT MOIGITARIAN TRUSTEE FOR EDMUND MOKHTARIAN, ALL IN JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, RECORDED IN VOLUME 1128, PAGE 849 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], 2. A CALLED 1.18-ACRE TRACT, DESCRIBED AS TRACT 2, CONVEYED TO ROBERT MOKHTARIAN, INDIVIDUALLY, ROBERT MOKHTARIAN TRUSTEE FOR EDWARD MOKHTARIAN, AND ROBERT MOKHTARIAN TRUSTEE FOR EDMUND MOKHTARIAN, RECORDED IN INSTRUMENT NO. 17041438 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], 3. A CALLED 17.038-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO 740 SPORTS PARK, LLC, RECORDED IN DOCUMENT NO. 21001644, O.P.R.H.C.T., 4. A CALLED 5.000-ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO CLINTON D. CUNNINGHAM AND DAWN CUNNINGHAM, RECORDED IN VOLUME 4258, PAGE 618, O.P.R.H.C.T. AND 5. A CALLED 10.00-ACRE TRACT, DESCRIBED AS TRACT II, CONVEYED TO CLINTON D. CUNNINGHAM AND DAWN CUNNINGHAM, RECORDED IN VOLUME 4258, PAGE 618, O.P.R.H.C.T.

1.3.2 This appendix applies to the owner, builder within the subdivision, and to any individual Tenant occupying the Property at Village Grove. Owner shall provide each Tenant or Builder with a copy of this Appendix. The Owner, Builder, and any Tenants are Responsible Parties under Chapter 26 for purposes of Enforcement of this Appendix and Chapter 26.

1.4 Applicability

- 1.4.1 The standards set forth in this Appendix, along with the illustrations identified as ***Exhibit D***, which are included herein for all intents and purposes, shall govern the signage erected on the Property.
- 1.4.2 Permit applications for signs proposed to be erected and maintained at the Property at Village Grove shall be evaluated for compliance with the standards set forth in this Appendix, Chapter 26 (Signs), Chapter 24-Article 24.06 (Lighting), and the Code of Ordinances (generally).
- 1.4.3 Variance applications for signs proposed to be erected at the Property at Village Grove shall be evaluated in accordance with the standards set forth in this Appendix, Chapter 26 (generally), Chapter 24-Article 24.06 (Lighting), and the Code of Ordinances (generally).
- 1.4.4 If the standards in this Appendix conflict with specific provisions of Chapter 26, this Appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this Appendix.

1.5 **Administration**

- 1.5.1 Sign permit applications under this Appendix are subject to the general rules and procedures for sign permits set forth in Chapter 26.
- 1.5.2 Sign permit applications must include the written consent of the Owner stating that the Owner has reviewed the specifications of the proposed sign and supports the permit application.

SECTION 2. DEFINITIONS

2.1 **Rules of Interpretation**

Words and phrases used in this Appendix shall have the meanings set forth in this section. Terms that are not defined below, but are defined in Chapter 26 of the Code of Ordinances, or elsewhere in the Code, shall be given the meanings set forth in the Code. Words and phrases not defined in the Code of Ordinance shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and *vice versa*); and words in the masculine gender shall include the feminine gender (and *vice versa*). The word “shall” is always mandatory, while the word “may” is merely directory. Headings and captions are for reference purposes, only.

2.2 **Specific Terminology**

City: the City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Owner: the person who owns property at Village Grove, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this Appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: a human individual, agency, association, business, corporation, partnership or sole proprietorship.

Tenant: a person with a leasehold interest in a designated unit within the Property at Village Grove. Subtenants shall not be treated as separate Tenants for purposes of calculating the maximum allowable signage under this Appendix.

SECTION 3. PROPERTY SIGNAGE

3.1 General Consistency

3.1.1 Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

3.1.2 Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as ***Exhibit D***.

3.1.3 Logos. Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4 Static. Signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall remain static and evenly illuminated.

3.2 Temporary Sign

3.2.1 Owner may erect up to nineteen (19) Temporary Signs at the approximate location shown in ***Exhibit D***. These include the following:

- i. Model Homes Ahead (A-1, A-2)
- ii. Model Homes (B-1, B-2, B-3)
- iii. New Phase (C-1, C-2, C-3, C-4, C-5)
- iv. Burma Sign (D-1, D-2, D-3, D-4, D-5, D-6)
- v. Park Sign (E-1)
- vi. Amenity Sign (F-1, F-2)

3.2.2 Building Materials: The Temporary signs shall include all or a combination of the following materials: Stained/painted wood posts & framing, Flatbed, E-Panel,

MDO (Medium Density Overlay) plywood, polymer, and/or a lettering and/or logos comprised of direct print graphics with gloss lamination.

3.2.3 Dimensions: Temporary sign sizes shall be as follows:

- i. Model Homes Ahead Signs shall not exceed 4'0" wide and 10'0" in height, and sign area shall not exceed thirty-two (32) square feet, as shown on ***Exhibit D-1 (A)***.
- ii. Model Homes Sign shall not exceed 4'0" wide and 6'0" in height, and sign area shall not exceed sixteen (16) square feet, as shown on ***Exhibit D-1 (B)***.
- iii. New Phase Signs shall not exceed 4'0" wide and 10'0" in height, and sign area shall not exceed thirty-two (32) square feet, as shown on ***Exhibit D-2 (C)***.
- iv. Burma Signs shall not exceed 4'0" wide and 6'0" in height, and sign area shall not exceed sixteen (16) square feet, as shown on ***Exhibit D-3 (D)***.
- v. Park Signs shall not exceed 4'0" wide and 6'0" in height, and sign area shall not exceed sixteen (16) square feet, as shown on ***Exhibit D-4 (E)***.
- vi. Amenity Signs shall not exceed 4'0" wide and 10'0" in height, and sign area shall not exceed thirty-two (32) square feet, as shown on ***Exhibit D-4 (F)***.

3.2.4 Signs subject to this section shall **NOT be** illuminated.

3.2.5 Temporary Signs under this subsection must be removed when the final phase of subdivision construction is complete. Model Homes Ahead and Model Homes Signs shall be removed before the builder can request the final Certificate of Occupancy for the buyer.

3.3 Monument Sign

3.3.1 Owner may erect two (2) Monument Signs at the approximate location shown in ***Exhibit D***. These include the following.

- i. Monument Identification Sign (Large) (I-1)
- ii. Sports Field Sign (G-1)

3.3.2 Building Materials:

- i. Monument Identification Sign (Large) signs shall consist of all or a few of the following materials: A base wall comprised of stone masonry, painted metal for the sign cabinet, painted metal lettering and/or logos comprised of painted metal/Acrylic Accents and painted metal roofing. The two accent columns shall be comprised of stone and/or masonry with painted metal accents embedded into the veneer. Adjacent accent tower shall be comprised of masonry and wood framing with faux decorative windows. Painted metal beams for the decorative arches, as shown on ***Exhibit D-6 (I)***.
- ii. Sports Field Sign: Materials and structures shall be modeled from current and approved City of Dripping Springs parks and community services signs. A

metal pin-mounted logo as shown on **Exhibit D-5 (G)** for the Village Grove community shall be allowed to be mounted to the base of the sign.

3.3.3 Dimensions: Monument sign sizes shall be as follows:

- i. Monument Identification Sign (Large) base shall not exceed thirty (30'0") feet and a maximum height of the accent tower shall not exceed fourteen feet and two inches (14'2"), both heights measured from final finish grade per the landscape improvement plans. The maximum overall length of the sign lettering shall not exceed twelve feet and ten inches (12'10"), as shown on **Exhibit D-6**. Sign area shall not exceed twenty-six (26) square feet, and logo area shall be a total of eight (8) square feet for two (2) logos mounted on columns, for a total of thirty-four (34) square feet of sign area, as shown on **Exhibit D-6**.
- ii. Sports Field Sign shall not exceed 8'4" wide and 7'-0" in height, and sign area shall not exceed thirty-six (36) square feet, as shown on **Exhibit D-5 (G)**.

3.3.4 Monument Identification Sign (Large) area sign may be illuminated, subject to Chapter 24-Article 24.06 (Lighting). Sports Field Sign shall **NOT be** illuminated.

3.4 Construction/Development Signs

3.4.1 Owner may erect up to four (4) Construction/Development Signs at the approximate location shown in **Exhibit D**. These include the following.

- i. Construction Development Sign – Sales Center Monument (L-1)
- ii. Construction Development Sign – Now Open (J-1)
- iii. Construction Development Sign – Coming Soon (H-1, H-2)

3.4.2 Building Materials: The Construction/Development Signs shall include all or a combination of the following materials:

- i. Sales Center Monument shall consist of combination of primed and painted metal cabinet, wood textured siding, direct print graphics onto a MDO with gloss lamination, painted metal lettering and/or logos comprised of painted metal/Acrylic Accents.
- ii. Construction Development Sign – Now Open sign shall consist of stained/painted wood posts & framing and, Flatbed, E-Panel, MDO (Medium Density Overlay) plywood, polymer, and a lettering and/or logos comprised of direct print graphics with gloss lamination.
- iii. Construction Development Sign – Coming Soon sign(s) shall consist of stained/painted wood posts & framing and, Flatbed, E-Panel, MDO (Medium Density Overlay) plywood, polymer, and a lettering and/or logos comprised of direct print graphics with gloss lamination.

3.4.3 Dimensions: Construction/Development Sign sizes shall be as follows:

- i. Sales Center Monument shall not exceed 6'6" wide and 4'8" in height, and sign area shall not exceed a total of twenty-five (25) square feet, and sign area shall not exceed twenty-five (25) square feet, as shown on ***Exhibit D-8 (L)***.
- ii. Construction Development Sign – Now Open sign shall not exceed 8'0" wide and 7'-0" in height, and sign area shall not exceed a total of forty (40) square feet, as shown on ***Exhibit D-7 (J)***.
- iii. Construction Development Sign – Coming Soon sign shall not exceed 8'0" wide and 7'-0" in height, and sign area shall not exceed a total of forty (40) square feet, as shown on ***Exhibit D-5 (H)***.

3.4.4 Signs subject to this section shall **NOT be** illuminated.

3.4.5 Construction/Development Signs shall be temporary. Signs under this subsection must be removed when the final phase of subdivision construction is complete.

3.5 Off-Premises Signs

3.5.1 Owner may erect up to three (3) Off-Premises Signs at the approximate locations shown in ***Exhibit D***, with a written agreement from the property owner and any co-tenant who shares the property, if any. This includes the following locations.

- i. Temporary Sign – Model Homes Ahead (A-2)
- ii. Monument Sign - Sports Field Sign (G-1)
- iii. Construction Development Sign – Coming Soon (H-2)

3.5.2 The building materials used, overall dimensions of sign, sign area, and lighting for Off-Premise Signs must comply with general sign category requirements defined for each sign type described in sections 3.2, 3.3 and 3.4 above.

3.6 Flag Poles

3.6.1 Owner may erect up to two (2) Flag Poles at the approximate location shown in ***Exhibit D*** (K-1 and K-2).

3.6.2 Building Materials: The Flag Poles shall include all or a combination of the following materials: A primed and painted metal pole.

3.6.3 Dimensions: Flag Pole sizes will be as follows:

- i. Flag Poles shall not exceed 25'0" in height.

3.6.4 Flag Poles with a height greater than 20 feet above ground level shall be illuminated from above, if illuminated at all.

- 3.6.5** Flag Poles shall be temporary. Flag Poles under this subsection must be removed when the final phase of subdivision construction is complete. Flag Poles shall be removed before the builder can request the final Certificate of Occupancy for the buyer.

SECTION 4. PROHIBITION

It is an offense for any person to erect, install or place signage at VILLAGE GROVE Subdivision in violation of this Appendix.

SECTION 5. ENFORCEMENT

5.1 Civil & Criminal Penalties

The City shall have the power to administer and enforce the provisions of this Appendix as may be required by governing law. Any person violating any provision of this Appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this Appendix is hereby declared to be a nuisance.

5.2 Offense

(a) A person who violates, causes, allows, or permits a violation a section of this Appendix or Chapter 26 of the code of ordinances designated as an offense commits a misdemeanor punishable by a fine not exceeding \$500.00.

(b) Each violation of this Appendix or Chapter 26 designated as an offense constitutes a separate offense.

(c) No culpable mental state is required to prove an offense under this Appendix or Chapter 26 if the offense involves:

- (1) placement of a sign in the right-of-way;
- (2) placement of a sign in another person's property without the person's permission;
- (3) placement of a sign that encumbers access to a person's property or encumbers use of a street, sidewalk, trail, path, or driveway.

5.3 Civil Remedies

Nothing in this Appendix or Chapter 26 shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this Appendix or Chapter 26 and to seek remedies as allowed by law, including, but not limited to the following:

- (1) Injunctive relief to prevent specific conduct that violates this Appendix or Chapter 26 or to require specific conduct that is necessary for compliance with this Appendix or Chapter 26, including removal of signs that violate this Appendix or Chapter 26 at the expense of the responsible party;
- (2) A civil penalty up to \$1,000.00 a day when it is shown that the defendant was notified of the provisions of this Appendix or Chapter 26 and after receiving notice committed acts in violation of this Appendix or Chapter 26 or failed to take action necessary for compliance with this Appendix or Chapter 26; and

other available relief; and

- (3) An impoundment fee may be charged to recover a sign that has been impounded based on the current city fee schedule.
- (4) In the event work is not being performed in accordance with this Appendix or Chapter 26, the City shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.