



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

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**Submitted By:** Shane Pevehouse, Building Official

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**Council Meeting Date:** 18 September, 2025

**Agenda Item Wording:** **Public hearing and consideration of an Ordinance Approving a Master Sign Plan for Village Grove.** *Applicant: Taylor Morrison*

**Agenda Item Sponsor:** Applicant:

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**Summary/Background:** Taylor Morrison is building Village Grove sub-division and is requesting several variances through a Master Sign Plan.

The total sign count for is 25 signs and 2 flag poles. 22 of the signs are temporary and will be removed when construction is complete. The variances included in the plan are for (1) over height, (1) oversize, and (20) additional signs.

After our initial meeting, the applicant reduced heights on all temporary, off-premise, and secondary entry signs, and reduced the flagpole height. Additionally, the landscape area of the large community sign exceeds requirements, and the applicant is installing an additional Sports and Recreation Park sign on behalf of Parks and Community Services.

**Commission Recommendations:** Parks and Recreation Commission is voting on the additional “Village Grove/ Taylor Morrison” sign on the Sports and Recreation Park Sign on 15 October.

**Recommended Council Actions:** Recommend Approval of the Master Sign Plan with the Village Grove/ Taylor Morrison sign approval pending PRC decision.

**Attachments:** PowerPoint presentation  
Draft Ordinance

**Next Steps/Schedule:**      Send to City Secretary for execution