

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2024-\_\_\_

**MASTER SIGN PLAN *for* CANNON RANCH SUBDIVISION**

AN ORDINANCE ENACTING CHAPTER 26, APPENDIX “C”, OF THE DRIPPING SPRINGS CODE OF ORDINANCES; ESTABLISHING REGULATIONS FOR A MASTER SIGN PLAN FOR A PORTION OF THE CANNON RANCH 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 finds there are special and unique hardships present on the site due to the size, shape and topography of the property, its distance from Ranch Road 12 and U.S. Highway 290, and the interference with lines of sight posed by adjacent properties; 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 211 of the Texas Local Government Code, the City has the general authority to regulate the use of land and construction of buildings; 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 CANNON RANCH 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 “C” 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 \_\_\_\_\_, 2024, 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:**

\_\_\_\_\_  
Andrea Cunningham, City Secretary

**City of Dripping Springs**  
**CODE OF ORDINANCES**

**CHAPTER 26: SIGNS**

**APPENDIX “\_\_\_\_\_”:**  
**MASTER SIGN PLAN FOR THE CANNON RANCH**  
**SUBDIVISION**

## 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 Cannon Ranch Subdivision.”

### **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 CANNON RANCH, that being a 96.83 Acre tract of land out of the Philip A. Smith survey number 26, Abstract Number 415, and the C.H. Malott Survey, abstract number 693, Hays county, Texas, said tract being out of that called 209.697 acre tract conveyed in a deed to Cannon Family, LTD, as recorded in Volume 1619, page 313 of the Official Public Records of Hays County, Texas [O.P.R.H.C.T], also being out of a called 58.000 acre tract described in a deed to Oryx Cannon 58 LLC., recorded in document number 20023358 [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 Cannon Ranch. 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 Cannon Ranch 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 Cannon Ranch 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 Cannon Ranch, 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 Cannon Ranch. 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 eleven (11) Temporary Signs at the approximate location shown in ***Exhibit D.*** These include the following.
- i. Marketing Signs
  - ii. Model Coming Soon Sign
  - iii. Model I.D. Sign
  - iv. Model Monument Sign
- 3.2.2** Up to eleven (11) Temporary sign locations are permitted, as shown on ***Exhibit D.*** The locations will correspond to the phasing of construction and will be removed once the phase associated with their construction is complete and all phase lots are sold. Marketing Signs (Identified as A-1; A-2; A-7; and A-11.) shall be removed prior to the completion of the associated phase if a permanent secondary sign is provided in the same area.
- 3.2.3** Building Materials: The Temporary signs shall include all or a combination of the following materials: A base comprised of rock masonry, stained/painted wood posts & framing and, Flatbed, E-Panel, MDO (Medium Density Overlay) plywood, polymer, metal for the monument background panel, and a lettering and/or logos comprised of direct print graphics with gloss lamination.

- 3.2.4** Dimensions: Temporary sign sizes shall be as follows:
- i. Marketing Signs shall not exceed 4'-6" wide and 6'-0" in height.
  - ii. Model Coming Soon Sign shall not exceed 4'-0" wide and 6'-0" in height.
  - iii. Model I.D. Signs shall not exceed forty inches (40") height and two feet (2'-0") in width.
  - iv. Model Monument Sign shall not exceed five feet (5'-0") in height and seven 7'-2" in width.
- 3.2.5** Text Dimensions: The sign area on the Temporary signs shall be as follows:
- i. Marketing sign area shall not exceed twenty-seven (27) square feet, as shown on *Exhibit D-1*
  - ii. Model Coming Soon sign area shall not exceed 4'-0" wide and 6'-0" in height. Total sign area allowed is twenty-four (24) square feet, as shown on as shown on *Exhibit D-2.*
  - iii. Model I.D. sign area shall not exceed three (3) square feet, as shown on as shown on *Exhibit D-1.*
  - iv. Model Monument sign area shall not exceed nineteen (19) square feet, as shown on *Exhibit D-2.*
- 3.2.6** Signs subject to this section shall **NOT** be illuminated.
- 3.2.7** A construction/marketing temporary sign permitted under this Temporary Sign subsection must be removed when the final phase of subdivision construction is complete. Model coming soon sign shall be removed upon completion of the model monument sign. Model monument sign and model ID sign shall be removed before the builder can request the final Certificate of Occupancy for the buyer.

### **3.3** Primary Community Entry Sign

- 3.3.1** Owner may erect one (1) Primary Community Entry Sign at the approximate location shown in *Exhibit D.*
- 3.3.2** Building Materials:  
The Primary Community Entry Sign shall consist of all or a few of the following materials: A base retaining wall comprised of stone masonry, painted metal for the sign cabinet, and painted metal lettering and/or logos comprised of painted metal/Acrylic Accents. The accent tower shall be comprised of stone and/or masonry with painted metal accents embedded into the veneer. Painted metal beams for the decorative top.
- 3.3.3** Dimensions: The maximum height for the Primary Community Entry Sign cabinet shall not exceed eight (8'-0") feet and the maximum height of the accent tower shall not exceed fifteen (15'-0") feet, both heights measured from final finish grade per



the landscape improvement plans. The maximum overall length of the sign shall not exceed thirty-six (36') feet, as shown in *Exhibit D-2*.

**3.3.4** Text Dimension: The “CANNON RANCH” text will be up thirty-two (32) square feet, as shown in *Exhibit D-2*.

**3.3.5** Signs subject to this section may be illuminated, subject to Chapter 24-Article 24.06 (Lighting).

### **3.4** Secondary Community Entry Sign

**3.4.1** Owner may erect two (2) Secondary Community Entry Sign at the approximate location shown in *Exhibit D*. These include the following.

- i. Neighborhood Entry
- ii. Secondary Community Entry

**3.4.2** Building Materials: The Secondary Community Entry Signs shall include all or a combination of the following materials: A base wall and column comprised of stone masonry and decorative metal with painted metal for the sign cabinet and accent boxes, and lettering and/or logos comprised of painted metal and acrylic accents.

**3.4.3** Dimensions: The maximum size for the Secondary Community Entry Signs shall be as follows:

- i. Neighborhood Entry shall not exceed six feet (6'-0") from final finish grade, per the landscape improvement plans. The maximum length for the Neighborhood Signs shall not exceed thirteen feet (13'-0") as shown in *Exhibit D-3*.
- ii. Community Entry shall not exceed eight foot-six inches (6'-0") from final finish grade, per the landscape improvement plans. The maximum length for Secondary Community Entry Sign shall not exceed twenty-six feet & four inches (26'-4"), As shown in *Exhibit D-3*.

**3.4.4** Text Dimension: “CANNON RANCH” will be as follows:

- i. Neighborhood Entry shall not exceed thirty-two (32) square feet, as shown in *Exhibit D-3*.
- ii. Community Entry shall not exceed thirty-two (32) square feet, as shown in *Exhibit D-3*.

**3.4.5** Signs subject to this section may be illuminated, subject to Chapter 24-Article 24.06 (Lighting)

### **3.5** Directional Signs

- 3.5.1** Owner may erect up to seven (7) Directional Signs at the approximate location shown in *Exhibit D*. These include the following.
- i. Vehicular Signs
  - ii. Trailhead Signs
- 3.5.2** Building Materials: The Directional Signs shall include all or a combination of the following materials: A metal frame and a metal panel with a vinyl or acrylic trail/roadway map and/or metal or vinyl lettering and/or logos.
- 3.5.3** Dimensions: Directional Signs sizes will be as follows:
- i. Vehicular Signs shall not exceed 3'-8" wide and 6'-0" in height.
  - ii. Trailhead Signs shall not exceed 3'-8" wide and 6'-0" in height.
- 3.5.4** Text Dimensions: The text on the Sign will be as follows:
- i. Vehicular Signs shall not exceed 2'-9" wide and 4'-8" in height. Total sign area allowed is thirteen (13) square feet, as shown on *Exhibit D-3*.
  - ii. Trailhead Signs shall not exceed 2'-9" wide and 4'-8" in height. Total sign area allowed is thirteen (13) square feet, as shown on *Exhibit D-4*.
- 3.5.5** Sign subject to this Directional Sign subsection shall **NOT** be illuminated.

### **3.6** Off-Premise Signs

- 3.6.1** Owner may erect up to two (2) Off-Premise Signs at the approximate location shown in *Exhibit D*, with a written agreement from the property owner and any co-tenant who shares the sign, if any. These include the following locations.
- i. Founders Park Replacement Monument at Ranch Road 12
  - ii. Lone Peak Way at Hwy 290
- 3.6.2** Building Materials: The Off-Premise Signs shall include all or a combination of the following materials:
- i. Founders Park Replacement Monument: Materials and structure shall be modeled from current and approved City of Dripping Springs parks and community services signs.
  - ii. Lone Peak Way at Highway 290 shall include all or a combination of the following materials: Wood posts & framing, flatbed, direct print graphics onto a MDO with gloss lamination.
- 3.6.3** Dimensions: Off-Premise Signs sizes shall be as follows:
- i. Founders Park Replacement Monument: The structure size shall be modeled from current and approved parks and community services signs.
  - ii. Lone Peak Way at Hwy 290 sign will be up to 4'-6" wide and 6'-0" in height.

- 3.6.4** Text Dimensions: The text on the signs will be as follows:
- i. Founders Park Replacement Monument: The text size shall be modeled from current and approved parks and community services signs.
  - ii. Lone Peak Way at Highway 290: The text on the Off-Premise Sign will be up to 3'-6" wide and 5'-0" in height. Total sign area allowed is twenty-seven (27) square feet, as shown on *Exhibit D-4*
- 3.6.5** Signs subject to this Off-Premise Sign section shall **NOT** be illuminated.
- 3.6.6** The Builder's logo on the Founders Park Replacement Monument shall be removed after five (5) years from date of this ordinance. The date for removal may be extended by the Building Official for two-year terms if the houses within the subdivision are still being built and the sales office is still open, which extension shall not be unreasonably withheld. The extension shall not extend past one year of the last issued building permit following the provision of wastewater to all lots.

#### **SECTION 4. PROHIBITION**

It is an offense for any person to erect, install or place signage at CANNON RANCH 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.