



## DRIPPING SPRINGS Texas

### SIGN VARIANCE REQUEST REVIEW

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Date: **October 7, 2021**

Project: **Jiffy Lube Sign Variance (2021-2045)  
13046 Four Star Boulevard, Suite 300  
Austin, TX 78737**

Applicant: **SSC Signs & Lighting – Fawn Leal  
2090 McGee Lane  
Lewisville, TX 75077**

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

Variance Request:

Additional signage – (1) additional 9 sq. ft. wall sign on the West Elevation. Also requesting (8) wall signs referred to as “directional” for placement over garage bay entries for traffic guidance.

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The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs ORDINANCE 1250.15

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The Jiffy Lube business is in the LedgeStone Commercial Development (formerly referred to as Bush Ranch), within Municipal Utility District #4. This property is unique as it is a commercial condo regime development and there are several businesses that are either stand-alone structures or within a multi-tenant structure, though they are all on one legal lot which is a corner lot.

Administration has provided stand-alone businesses with the option to adhere to the Current Sign Ordinance, or to comply with Ordinance 1250.15 – adopted in 2001 – which the LedgeStone Commercial Development chose to be vested under, in accordance with the Consent to MUD #4 Agreement. The Jiffy Lube business chose to comply with Ordinance 1250.15 which allows them to have 3 business signs total. According to this ordinance, Jiffy Lube would be able to have 240 sq. ft. of signage. Jiffy Lube’s 3 business signs are currently proposed at 176 total sq. ft – those signs being:

- South Elevation Wall Sign (Defined as “Flat Sign” per Ordinance 1250.15)
- East Elevation Wall Sign (Defined as “Flat Sign” per Ordinance 1250.15)
- Monument Sign (Defined as “Free Standing Sign” per Ordinance 1250.15)

The business is under their total allowable sq. ft. by 64 sq. ft.

The variance request for 9 additional signs would put the business over their number of permissible signs with a total of 12. Furthermore, the business would be over their allotment of sq. ft. by 65 sq. ft.

Below is an inventory of the total allowable signage:

Sign	Sq. Ft.	Allowable Sq. Ft. by Ordinance	Status of Permit/NOTES
South Elevation Wall Sign	58	80	Originally permitted and installed, applicant submitted a new application for review as they are revising sign color and illumination due to a change in building paint color.
Monument Sign	60	80	Permit issued. Sign construction not yet complete.
East Elevation Wall Sign	58	80	Submitted for review 10/05/2021
<b>3 SIGNS TOTAL</b>	<b>176 SQ. FT.</b>	<b>240 SQ. FT.</b>	<b>Under their sq. ft. allotment by 64 sq. ft.</b>

Below is an inventory of the additional requested signage:

Sign	Sq. Ft.	NOTES
West Elevation Wall Sign	9	Proposed to be internally illuminated with a large portion of the sign surface white which may not comply with the Outdoor Lighting Ordinance Requirements. They will need to conform so that the white portion is not more than 33% of the total sign surface area.
Directional #1 ("TIRES")	15	South Elevation
Directional #2 ("State Inspections")	15	South Elevation
Directional #3 ("BRAKES")	15	South Elevation
Directional #4 ("Oil Change")	15	South Elevation
Directional #5 ("TIRES")	15	North Elevation
Directional #6 ("State Inspections")	15	North Elevation
Directional #7 ("BRAKES")	15	North Elevation
Directional #8 ("Oil Change")	15	North Elevation
<b>9 MORE SIGNS TOTAL</b>	<b>129 SQ. FT.</b>	<b>Exceeding total allowable sq. ft. by 65 sq. ft.</b>

Sign Ordinance 1250.15 states:

- A. *VARIANCE: There shall be a presumption against variances. However, recognizing that the strict application of the requirements of this Ordinance may work an undue hardship on certain applicants, variances may be granted by the City Council.*
- Granting the variance must be based on the City Council's opinion that undue hardship will result from strict compliance with this Ordinance.*
  - Granting the variance must not be detrimental to the public health, safety or welfare, or injurious to other property in the area.*
  - Each application for any variance shall be submitted in writing and signed by the party responsible for the sign for which the variance is being sought.*
  - Each application for any variance shall be submitted to the Administrator with a payment of a variance fee listed in the City Fee Schedule Ordinance.*
  - The City Council shall deny the variance or grant the variance with or without conditions within thirty (30) days after the application is filed; and failure of the Council to act within such period shall constitute a denial of such variance.*

The applicant's variance application states that there is a hardship in complying with the Sign Ordinance requirements because of the limited visibility from the highway. Granting the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property owners in the area

**I recommend Approval with Conditions that the Sign Specs package and overall variance request be reduced to only allow 4 directional signs on the North Elevation as this is the side of the garage bays that cars would enter. Directional signage would not be necessary above the garage bays as cars are exiting as they would not be seen for the purpose of directing. Thus, South Elevation Directional signage is not necessary, and would create excessive signage facing 290. Additionally, the recommendation is to deny the West Elevation Wall Sign and have this removed from the overall variance request and Sign Spec Package. With this removal of these signs totaling 69 sq. ft. the business would still be under the total allowable sq. ft. by 4 sq. ft.**

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, cursive script.

Sarah Cole  
Building Official