



## SIGN VARIANCE REQUEST REVIEW

Date: **March 15, 2022**

Project: **Mighty Fine**

Applicant: **Ann Lewis – Lewis Sign Builders Inc.**

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

Variance Requests: an exemption from section 4.2.4(ii) of the Belterra Master Sign Plan: *"No tenant shall be allowed more than one projecting sign."*

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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 CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 26 SIGNS, Article 26.03.003 VARIANCES

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Mighty Fine is a proposed ground up project in the Belterra Commercial development. This restaurant is not yet built. The address for this proposed project is "166 Hargraves Drive, Suite T100". The tenant has requested to have 4 commercial wall signs – or as defined in the Belterra Master Sign Plan – 4 projecting signs. In doing so, their provided rendering does not comply with section 4.2.4(ii) of the Belterra Master Sign plan which only allows one projecting sign for this specific tenant. The project will be a standalone building with 4,054 sq. ft. which allows their one projecting sign to be up to 100 sq. ft. Two of the four signs are proposed at 83.06 sq. ft. and the other two are proposed at 71.62 sq. ft. – with a combined total of 309.36 sq. ft.

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

**I recommend denial of any additional signage for this project. There are no mitigation factors present. This business will still be entitled to have panels in the multi-unit monuments signs, which are in multiple locations within the commercial subdivision. This project site is only allotted one sign. Other tenants and sites within this subdivision that have more than one wall sign are either adjacent to Highway 290, or have a business with a drive through.**

Please let me know if you have any questions about this report.

Respectfully Submitted,



Sarah Cole  
Building Official