



DRIPPING SPRINGS
Texas

Cannon Ranch Master Sign Plan

Cannon Ranch Master Sign Plan



Site Details

<p>Zoning: PDD-12 Single Family - 3</p>	<p>Phase I improvements accepted. Model home foundations have been poured. 15 permits active in MGO.</p>	<p>Located Northeast of Highway 290 and Ranch Road 12 intersection and surrounded by a mix of residential and commercial.</p>
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Overview

Ashton Woods is proposing a Master Sign Plan for Cannon Ranch.

The project includes 2 flag poles and 23 total signs, 15 of which are temporary

The Master Sign Plan includes variances for the following:

26.01.005 Authorized signs without a separate permit – (13) Directional signs - (requesting additional height and signable area)

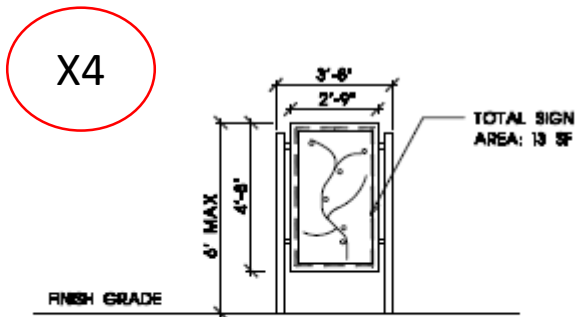
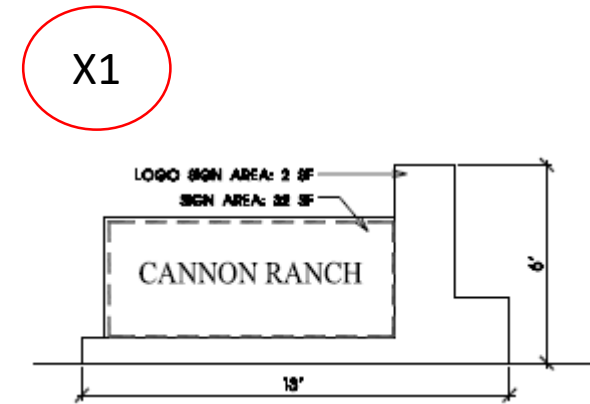
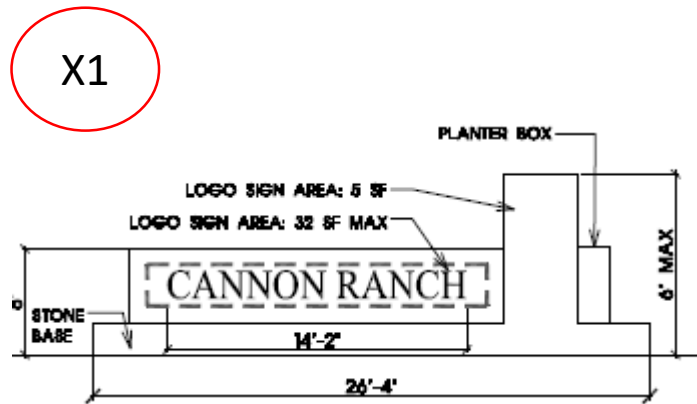
26.02.001 Residential Districts – (1)(a)(i) Monument sign (large) – (requesting additional height for one, additional signable area for three, and location for one)

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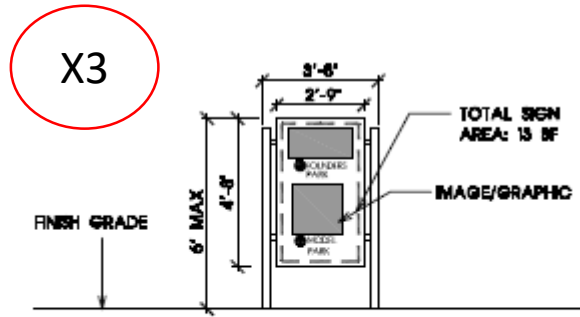


Proposed permanent signs

Cannon Ranch Master Sign Plan



(D) DIRECTIONAL SIGN
TRAILHEAD

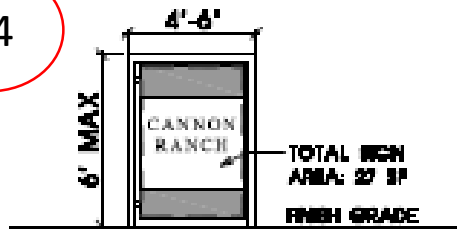


(D) DIRECTIONAL SIGN
VEHICULAR



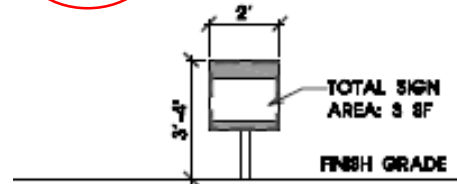
Proposed temporary signs and flag poles

X4



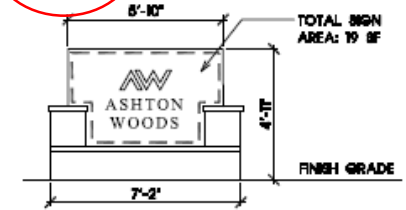
(A) TEMPORARY SIGN
MARKETING

X3



(A) TEMPORARY SIGN
MODEL I.D.

X2



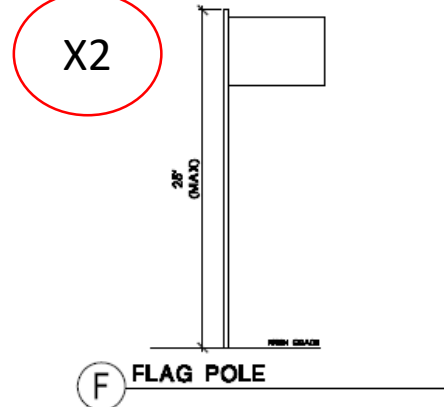
(A) TEMPORARY SIGN
MODEL MONUMENT

X2



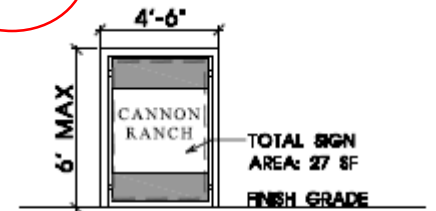
(A) TEMPORARY SIGN
MODEL COMING SOON

X2



(F) FLAG POLE

X1



(E) OFF PREMISES SIGN
LONE PEAK WAY

Cannon
Ranch
Master
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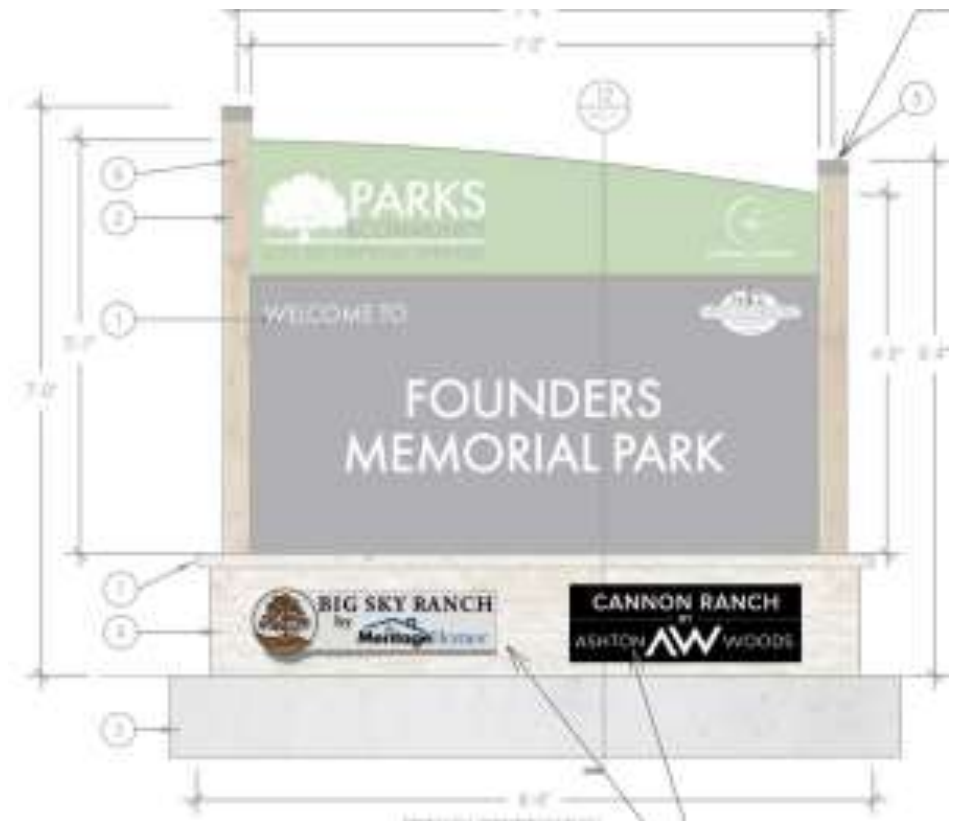
Founders Memorial Park sign improvements

Cannon Ranch Master Sign Plan



Existing

Proposed



Variance Criteria

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.
2.	Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.
3.	Proposed sign location, configuration, design, materials and colors are harmonious with the hill country setting.
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.
5.	The sign and its supporting structure is in architectural harmony with the surrounding structures.

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Variance Criteria

6.	Mitigation measures related to the sign in question or other signs on the same premises. to the sign in question or other signs on the same premises.
7.	Demonstrated and documented correlation between the variance and protecting the public health and safety.
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 unit development, development agreement, or site plan.
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.
10.	The sign administrator may authorize the remodeling, renovation, or alteration of a sign when some nonconforming aspect of the sign is thereby reduced.

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Staff Recommendation

Staff recommends approval of the Master Sign Plan

Parks and Recreation Commission recommends approval of the Founders Memorial Park sign with Cannon Ranch logo

