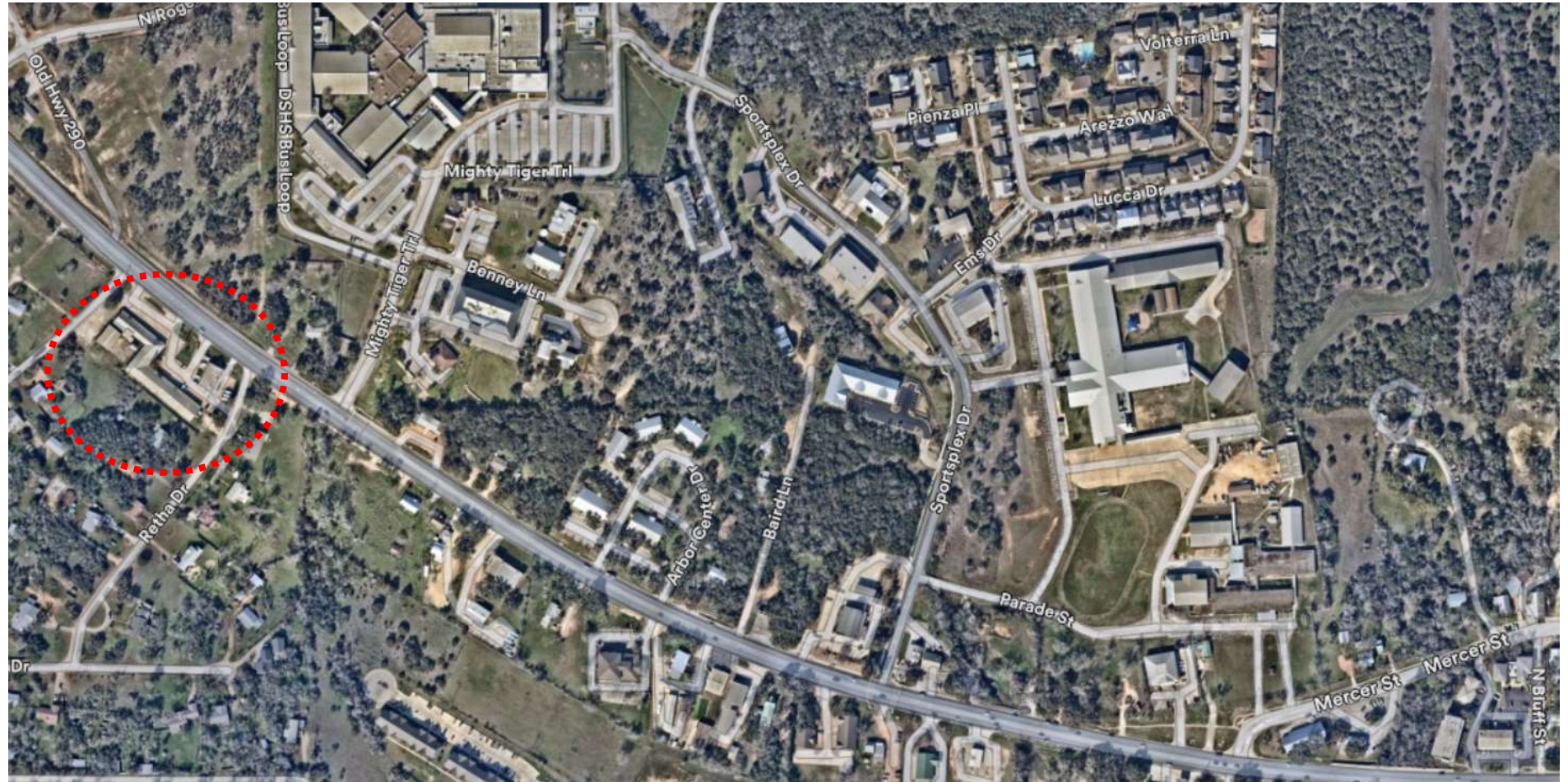




DRIPPING SPRINGS
Texas

Trailhead Market Master Sign Plan

Trailhead Market Master Sign Plan



Site Details

Zoning: Commercial

Currently operating as a shopping center

Located along Highway 290 and mostly surrounded by residential.

Trailhead Market Master Sign Plan



Overview

Trailhead Market is planning to update all property signage through a proposed Master Sign Plan.

The project includes 2 vested pole signs and 10 roof signs.

The Master Sign Plan includes variances for the following:

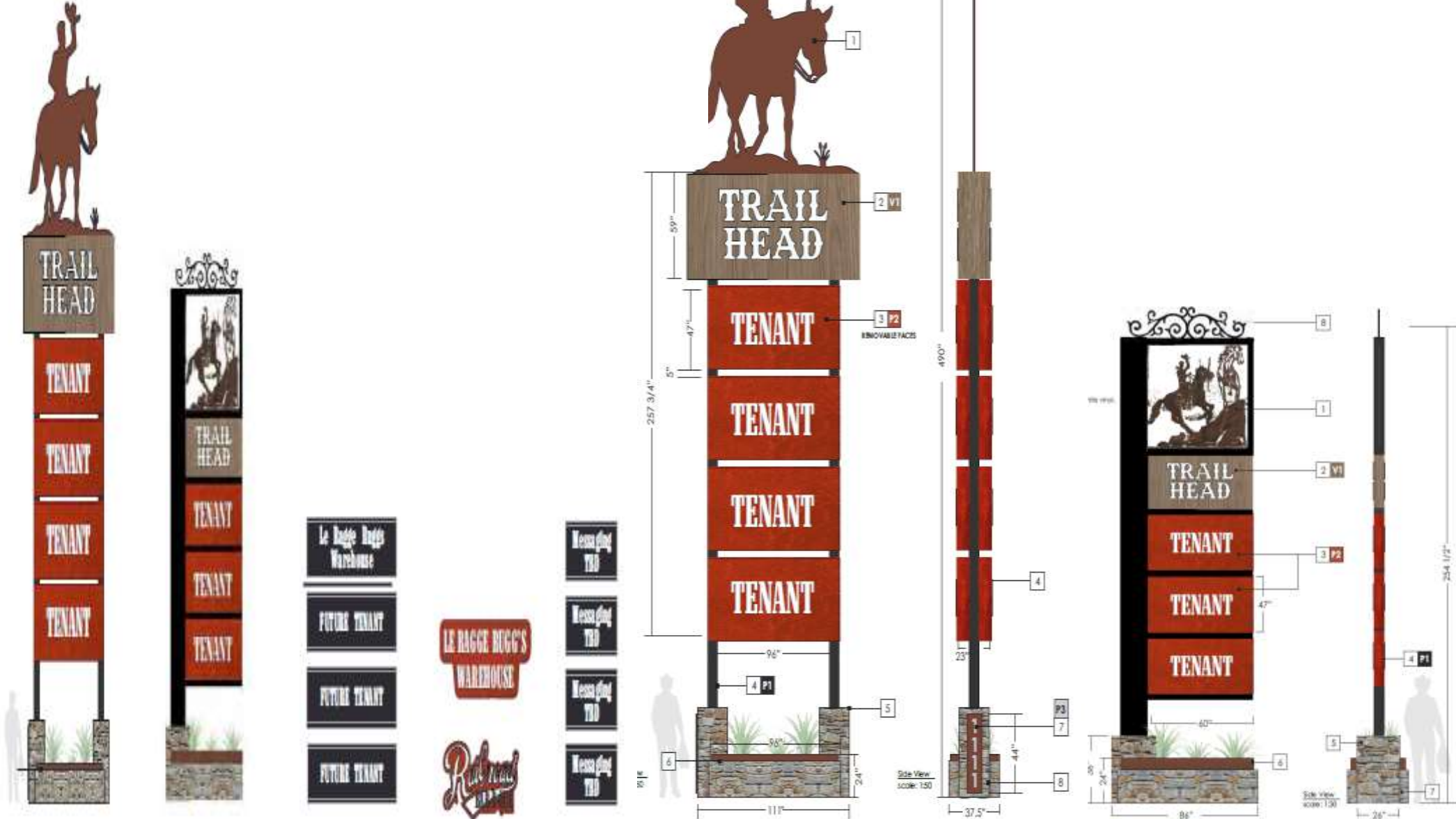
26.02.004 Prohibited Signs – (18) Roof signs (requesting to keep/update their roof signs)

26.03.001 Permit required – (12) ...the responsible party shall modify or remove any of its own nonconforming signs and sign structures...

26.04.007. - Altered, relocated, or replaced signs. Any sign which is altered, relocated, or replaced must be brought immediately into compliance with all provisions of this article.

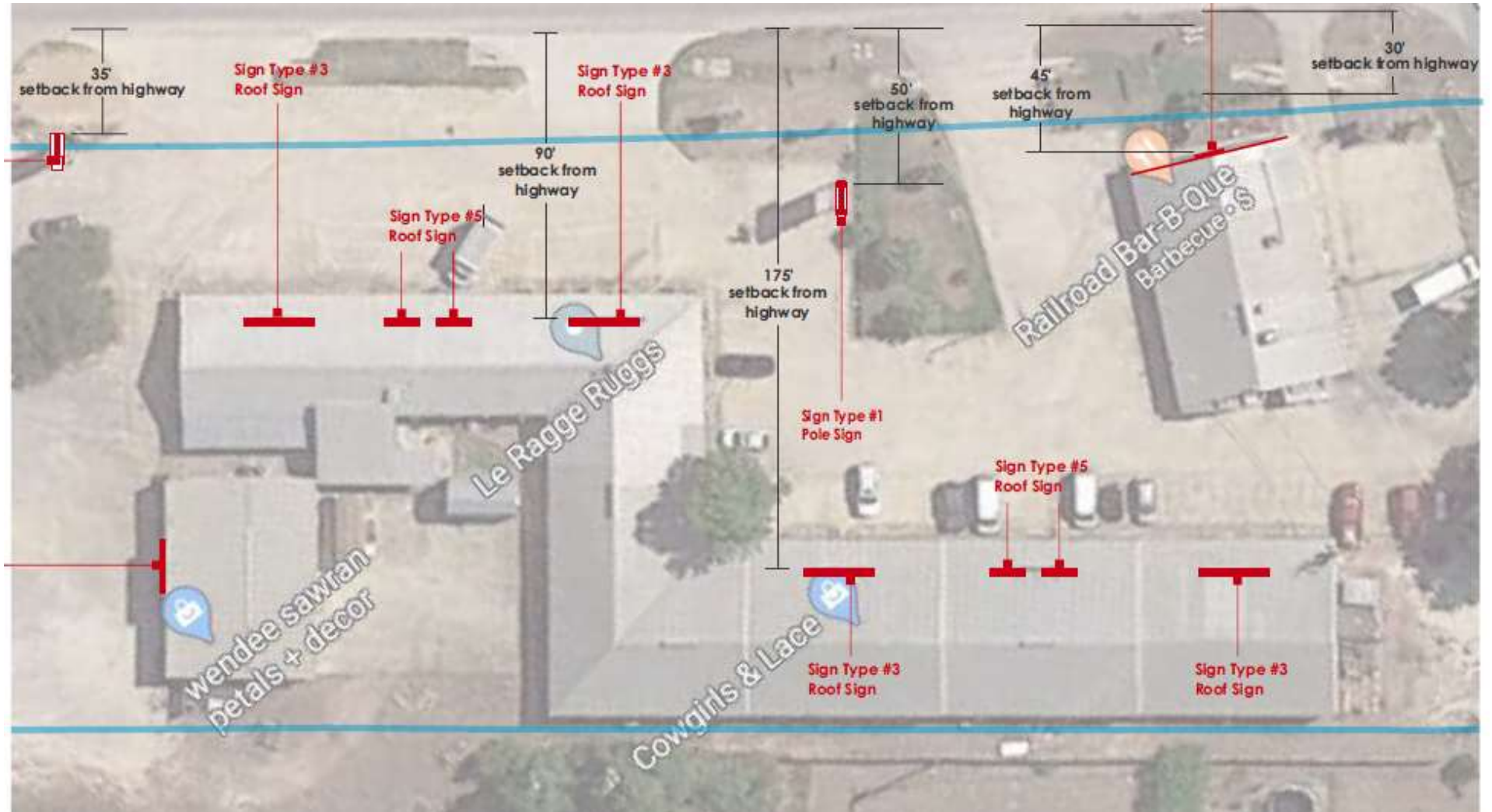
Proposed sign changes

Trailhead Market Master Sign Plan



Proposed Site Plan

Trailhead Market Master Sign Plan



Additional code considerations

Sec. 26.03.001. - Permit required.

(12) Before any permit may be issued for a new sign under this chapter, the responsible party shall modify or remove any of its own nonconforming signs and sign structures displayed or erected on the same property for which the permit is being sought, so that all the signs and sign structures they are responsible for on the property conform to the provisions of this chapter. This provision does not apply to real estate signs, banners, temporary signs, or daily display signs. This provision does not apply to nonconforming signs with a variance.

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.

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.

Trailhead Market Master Sign Plan

Staff Recommendation

Staff recommends approval of the Master Sign Plan

