



SIGN VARIANCE REQUEST REVIEW

Date: 18 January, 2024

Project: Headwaters West Commercial
1055 Kibo Ridge
Dripping Springs, TX 78620

Applicant: Oryx Group (Blake Rue)

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

Variance Requests: Allow additional height and additional signable area for a multi-unit monument sign.

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 26.02.006 MULTI-UNIT COMPLEX IN A NONRESIDENTIAL DISTRICT, and Article 26.03.003 VARIANCES

Headwaters Commercial West is a large multi-unit complex located at the western entrance to the Headwaters subdivision. The applicant requests a variance permitting a height increase (2 feet, 6 inches) and signable area increase (16 square feet). The sign ordinance allows the following:

Sec 26.02.006: Multi-unit complex in a nonresidential district.

In addition to the signs allowed according to the zoning district, one monument or wall sign per complex may be erected advertising up to the total number of office or commercial tenants with a sign permit. On corner lots, the major or primary street shall be construed to be the development lot frontage and no more than one sign shall be permitted. On a development lot

located at the intersection of two arterials, a sign shall be permitted for each such thoroughfare or expressway with a sign permit. The sign area of the sign may not be larger than 48 square feet. The name of the complex and the street address with letters no less than six inches in height will appear on the sign. Height of the sign may not be taller than six feet. Address signs must be visible from an adjacent right-of-way for the primary structure on each piece of property.

The applicant's request is to increase the allowable height from 6 feet to 8 feet, 6 inches and the signable area from 48 square feet to 64 square feet.

The variance requests relate 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 Applicable Not

(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

Approval/Recommendations/Conditions

The proposed sign is located on a challenging site that limits placement due to multiple easements. Due to the only viable sign location being 80+ feet from the edge of pavement, the height variance will allow increased visibility. The applicant chose to reduce the color temperature to 2,700K as a mitigation strategy. Based on the proposed sign meeting most of the criteria for considering a variance and the mitigation efforts, I approve the variance request to allow the monument sign to be 8 feet and 6 inches in height and I recommend approval of the variance to exceed the maximum signable area allowed.

The variance request to increase the signable area must be referred to City Council for approval as it is not within the Sign Administrators authority to increase the size of the sign face.

If a variance applicant wishes to appeal the decision of the Sign Administrator, the applicant shall file for an appeal with the City Council within ten days of receipt of the Sign Administrator's decision. The City Council shall consider the appeal at its next regular meeting or as soon as practicable. The City Council shall either: (1) approve, reject, or approve upon condition the variance application, if any, at its meeting; (2) postpone its decision on the request of the applicant; or (3) postpone its decision to its next regular meeting for good cause based on need for further review by the City Council. (City of Dripping Springs Code of Ordinances, Chapter 26 Signs, Section 26.03.003 Variances, (g)).

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

Respectfully Submitted,

Michelle Fischer
Sign Administrator