



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Shane Pevehouse, Building Official

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**Council Meeting Date:** 6 February, 2023

**Agenda Item Wording:** **Public hearing and consideration of approval of a Sign Variance Request to exceed the maximum signable area allowed for a multi-unit complex monument sign for Headwaters Commercial West, located at 1055 Kibo Ridge. Applicant: Blake Rue**

**Agenda Item Sponsor:** Mayor Foulds

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**Summary/Background:** 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 variance for the height increase was administratively approved by the Sign Administrator based on the only viable location for the sign being approximately 80 feet from the edge of pavement. The Sign Administrator cannot approve an increase in the size of the signable area. The applicant received approval from PEC to place the sign in the utility easement - the power lines are overhead and the sign will not impact PEC's ability to conduct maintenance. The applicant reduced the number of tenant panels both the height and signable area increase from his original request and agreed to install 2,700K lighting as mitigation strategies.

**Recommended Council Actions:** Recommend Approval

**Attachments:** Applicant submissions

**Next Steps/Schedule:** Send to City Secretary for execution