



SIGN VARIANCE REQUEST REVIEW

Date: 1 April, 2026

Project: Wolfe Physical Therapy
400 US 290 Ste A 102
Dripping Springs, TX 78620

Applicant: Thomas Wolfe, Wolfe Physical Therapy

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

Variance Request: Request to allow one additional tenant panel

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

Wolfe Therapy is located in the City Limits at 400 US 290, Ste A 102, Dripping Springs, TX. The business occupies two of the four tenant spaces in the building. Wolfe Therapy received an administrative variance on 27 October, 2025 for an additional wall sign. This variance is for adding an additional tenant panel on the East side of the building where the multi-unit sign is located.

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 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

Approval/Recommendations/Conditions

Approval recommended.

The previous variance was approved based on the business occupying two spaces in the complex and each space having it's own dedicated sign cabinet. As the Sign Administrator, I am limited to approving only one additional sign for a business and cannot approve a second sign. Within commercial zoning each wall sign has a corresponding tenant panel on the multi-unit sign in a multi-unit space. One major consideration when approving the 2nd wall sign was an empty sign cabinet gives the appearance of an unoccupied space and the city, building owner, and tenant would prefer having the sign cabinet filled. Using the same rationale, I recommend approval of the 2nd tenant panel.

Respectfully Submitted,

Shane Pevehouse

Building Official/Sign Administrator