



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

Submitted By: Michelle Fischer, Sign Administrator

Council Meeting Date: December 8, 2020

Agenda Item Wording: Discuss and consider approval of an Ordinance amending Chapter 26, Appendix “C” of the Dripping Springs Code of Ordinances and amending regulations for the Belterra Master Sign Plan for the Belterra Commercial Subdivision and related to Building S, also referred to as Building 13.

Agenda Item Requestor: Tim Rye, Endeavor Real Estate Group

Summary/Background: Building S (also known as Building 13) is under construction in Belterra Village. The design of the building does not allow for an adequately sized and visible projecting sign for first floor tenants. The applicant requests an amendment to the Master Sign Plan to allow the first floor tenant signs to be attached to the balcony. The Master Sign Plan and the city’s Sign Ordinance do not have regulations for this type of sign. City Staff reviewed the request and found it to be acceptable. City Staff reviewed the Master Sign Plan and recommended a few additional amendments for clarification purposes.

The following definitions are being added:

Balcony Sign: Signs depicted on Exhibits “5” and “6” and placed on balconies. This term excludes signs placed or that extend above the roof line of the building on which they are placed.

Directional Sign: Signs depicted as D on the attached Exhibit # 1 that provides information related to the location of businesses and sale of goods, services, and property.

Projecting Sign: A sign, other than a wall sign, which physically projects from and is supported by a wall of a building or structure.

Section 4.2.4. v is being added:

For Building S (13), or any other proposed two-story building, balcony signs may be used in lieu of a projecting sign, but shall follow the additional criteria below:

1. No portion of any sign located above the first floor shall extend lower than 10'6" Above Finished Floor of the first floor.
2. Signs located on building S, or any other proposed two-story building, and installed above the first floor shall be connected to the balcony above the first floor as shown in the detail in Exhibits #5 and #6.
3. All other requirements related to projecting signs in 4.2.4 shall be adhered to.

A building identification key is being added to Exhibit 1.

Exhibit 5 for balcony sign specifications for Building S (13), or any other proposed 2-story building is being added.

Exhibit 6 showing signage for Building S (13) is being added.

**Commission
Recommendations:**

NA

**Recommended
Council Actions:**

Approve the ordinance amending the Master Sign Plan for Belterra Commercial

Attachments:

Ordinance and Exhibits

Next Steps/Schedule:

Notify applicant of Council action; if approved, execute amendment and process related sign permit applications