



SIGN VARIANCE REQUEST REVIEW

Date: 7 March, 2023

Project: HTeaO

Applicant: Christie Sanders

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

Variance Requests: Exceed the maximum square footage for window signs.

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

HTeaO is located in the Shops at LedgeStone. The applicant requests a variance permitting window signs to exceed the maximum square footage allowed by the sign ordinance. The sign ordinance allows the following:

Sec 26.02.004: Commercial Districts

(2) Types of signs allowed without a permit.

(B) Window signs. A business may have a total signable area of window signs that shall not exceed 24 square feet for each business. A business where the business is at an intersection of two roadways and has windows on different sides of the building adjacent to the roadways, may have a total signable area of window signs that shall not exceed 48 square feet. The total signable area of the window signs do not count towards the cumulative total signable area allowed. A single-unit property with a drive-through shall not exceed 48 square feet of total signable area.

Due to being on the corner of Ledgestone Drive and Hwy 290, HTeaO qualifies for a total window signable area of 48 square feet. HTeaO is requesting a total of 192 square feet of window signs, a 4X increase.

HTeaO has two externally lit menu boards and two wall signs, each wall sign is 37.2 square feet, approximately half the signable area allowed for a wall sign. HTeaO omitted their monument sign and variance request for an additional wall sign.

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

Of the ten considerations for granting a variance, only one was met. No special or unique hardship exists. No measures were taken to mitigate the impact of the variance. Recommend disapproval

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

Respectfully Submitted,

Shane Pevehouse
Building Official