



# Notice of Violation

**DATE ISSUED:** August 5, 2024

**NAME & ADDRESS OF VIOLATOR:** Mr. Amer Massood  
601 Hwy 290 W.  
Dripping Springs, Tx 78620

**LOCATION OF SITE:** 601 Hwy 290 W.  
Dripping Springs, Tx 78620

**NOTICE ISSUED BY:** Mark Escobedo  
Code Enforcement Inspector  
Phone: 512-858-4725

**VIOLATIONS:** Building lighting is not in compliance with City Code Ordinance Sec. 24.06.006-(c) Shielding and total outdoor light output & Ordinance Sec. 24.06.12-(b) Prohibitions.

**VIOLATION NOTICE:** 1. All outdoor lighting shall be shielded so that the luminous elements are not visible from any other property.  
2. Luminaries rated at more than 3,000 Kelvin are prohibited.

**ACTION REQUIRED:** In the next 5 days please contact Mark Escobedo at (512)-858-4725 or come to our office at 661 West Highway 290 Dripping Springs, Texas to schedule an inspection with city staff to identify whether the listed lights are non-compliant with the Lighting Ordinance:

1. Uninstalling and/or replacing outdoor lighting fixtures that are prohibited.
2. Modifying outdoor lighting fixtures that are non-compliant.
3. Complying with any terms or conditions set forth in a permit or existing lighting plan.
4. Submitting a commercial lighting plan including a lumens worksheet for City approval that all/some lights are compliant.
5. Contact your electrical contractor to reduce the output, color, and time adjustments to suffice City Ordinance.

**FAILURE TO ACT:** Failure to comply may result in further action by city officials, including but not limited to fines or additional enforcement measures.

*Sanir mounk*  
Printed Name

*Mark*

*[Signature]*  
Signature

*8-6-24*  
Date

*8-6-24*



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**NOTICE ISSUED BY:** Mark Escobedo  
Code Enforcement Officer  
Phone: 512-858-4725

**VIOLATIONS:** This notice serves to inform you that the Citgo Pole sign has been found to be in violation of the city ordinance Chapter 26 Article 26.04; Sec 26.04.001 Maintenance of existing sign.

**VIOLATION NOTICE:** It is an offense under section 26.05.002 for a responsible party to fail to maintain signs and sign structures in a good and sound condition as determined by the building official in accordance with the International Building Code. Responsible parties must repair or replace the sign. Responsible parties shall not allow signs or sign structures to become dangerous because of inadequate design, construction, repair, or maintenance. The city can seek to compel immediate removal of signs that are in such a state of disrepair as to constitute an imminent threat to public health, safety and welfare.

**ACTION REQUIRED:** You are hereby required to take corrective action by either removing or make repairs to existing sign within 14 days from the date of this notice.

**FAILURE TO ACT:** Failure to comply may result in further action by city officials, including but not limited to fines or additional enforcement measures.

SAMIR MOMEN  
Printed Name

[Signature]  
Signature

08.06.24  
Date

MARK ESCOBEDO

8-6-24



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**NOTICE ISSUED BY:**

Mark Escobedo  
Code Enforcement Officer  
Phone: 512-858-4725

**VIOLATIONS:**

This notice serves to inform you that you are in breach of the agreed variance granted by the Sign Administrator. All non-conforming signs to be removed from the building store front. (metal, plastic advertisement signage) This variance will be sent to the City Council meeting on September 3, 2024.

**VIOLATION NOTICE :** Non-Compliant Sign's Chapter 26 Section 26.01.011. It is an offense for a person to install, maintain, repair, alter or relocate a sign within the city limits or ETJ, except in accordance with the provisions of this chapter. It is an offense for a person in the city or its ETJ to have any sign located on the property in violation of this chapter. A violation of this section is an offense under Section 26.05.002, -Section 26.03.004

The sign administrator or city council board of adjustment may impose conditions upon the granting of a variance under this chapter. The city council may condition sign variances on the responsible party bringing other existing, nonconforming signs into compliance with current regulations. A responsible party's failure to comply with conditions placed on a variance may result in the city council voiding the variance and authorizing all available code enforcement actions and other remedies available in equity or at law.

**ACTION REQUIRED:**

You are hereby required to take corrective action by removing existing signs from the building within 14 days of the date of this notice.

**FAILURE TO ACT:** Failure to comply may result in further action by city officials, including but not limited to fines or additional enforcement measures.

SAMIR. MONIN  
Printed Name

[Signature]  
Signature

08.06.24.  
Date

Maria Escobedo  
Printed Name

[Signature]  
Signature

8-6-24  
Date