



City of  
Dripping Springs  

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Sign Administrator

Date: June 7, 2012

To: Mayor Purcell & City Council Members  
From: Michelle Fischer, Sign Administrator

Re: **DS Grocery Sign & Lighting Variance Requests**

DS Grocery has changed its gas to Citgo. In doing so, existing signage is being replaced. The applicant requests the following variances:

**Sign Variance Request to allow an existing nonconforming pole sign to remain;**

**Sign Variance Request to allow an electronic LED changeable fuel price sign;**

**Sign Variance Request to exceed the maximum height allowed for a monument sign for a single unit property;**

**Sign Variance Request to exceed the maximum signable area allowed for a monument sign for a single unit property; and**

**Sign Variance Request to exceed the cumulative total signable area allowed for a single unit property.**

In my opinion, the variance requests relate to the Design Standards for Variances (Sec. 26.03.002, Code of Ordinances) as follows:

- The proposed monument sign uses native stone at the base and is harmonious with the hill country setting.
- The proposed monument sign does not visually dominate the structure to which it belongs or call undue attention to itself.
- The monument sign's supporting structure is in architectural harmony with the surrounding structures.
- Natural colors and muted colors are used in the monument sign structure.
- The proposed pole sign is not harmonious with the hill country setting.
- The proposed pole sign calls undue attention to itself.

The City's Sign Ordinance requires that before permits can be issued for new signs, all existing nonconforming signs on the property must be brought into conformance. The applicant has submitted sign permit applications for using an existing pole sign and a monument sign that do not comply with the Sign Ordinance. However, the applicant has agreed to remove all of the projecting and banner type signs on the building, bring the exterior and canopy lighting into



compliance with the Lighting Ordinance, and bring the canopy signage into compliance with the Sign Ordinance.

**Sign Variance Request to allow an existing nonconforming pole sign to remain.** The Sign Ordinance was written with the intention of removing pole signs when such opportunities as this arise. The pole sign is one of the tallest in Dripping Springs. I recommend denial of the variance request to allow the pole sign to remain. I also recommend that the pole sign be removed within the earlier of 60 days or the monument sign being constructed. The Planning & Zoning Commission does not agree with my recommendation and recommends approval of the variance request.

**Sign Variance Request to allow an electronic LED changeable fuel price sign.** Electronic signs are prohibited. I am concerned with the brightness of the sign at night. I recommend approval of the variance request with the following conditions:

the electronic signage be dimmed when it becomes dark outside; and

the canopy lighting and all exterior lighting on the property be brought into compliance with the Lighting Ordinance within 60 days of approval of the variance request.

The Planning & Zoning Commission recommends approval of the variance request without conditions.

**Sign Variance Request to exceed the maximum height allowed for a monument sign for a single unit property.** The applicant proposes to “reface” the existing sign and turn it into a monument sign with stone at the base. The existing sign is 7 feet and 7 inches in height. The Sign Ordinance allows a maximum of 6 feet. I recommend denial of the variance request. The Planning & Zoning Commission does not agree with my recommendation and recommends approval of the variance request.

**Sign Variance Request to exceed the maximum signable area allowed for a monument sign for a single unit property.** The Sign Ordinance allows the monument sign to be a maximum of 48 square feet in signable area. The proposed sign is approximated 62 square feet in area. I recommend denial of the variance request. The Planning & Zoning Commission does not agree with my recommendation and recommends approval of the variance request.

**Sign Variance Request to exceed the cumulative total signable area allowed for a single unit property.** The cumulative total signable area allowed for a single unit property is 64 square feet. The applicant’s letter requests a cumulative total signable area of 166.62 square feet. If the applicant has a monument sign (48 square feet), projecting sign (24 square feet), and canopy signage (24 square feet) that comply with the Sign Ordinance requirements, the cumulative signable total would be 96 square feet. The variance request is excessive. I recommend approval of the variance request with a cumulative signable total not to exceed 96 square feet. I recommend that the variance be contingent on the following:

all nonconforming signs on the property will be removed or brought into compliance; and

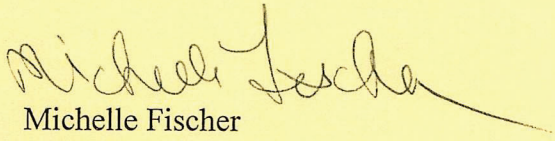
the canopy lighting and all exterior lighting on the property be brought into compliance with the Lighting Ordinance within 60 days of approval of the variance request.



The recommended conditions to the above variance requests will make the property and the sign designs, materials and colors more harmonious with the hill country setting and the surrounding structures. The Planning & Zoning Commission does not agree with my recommendation and recommends approval of the variance request.

Please let me know if you have questions about the variance requests or my recommendations.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Michelle Fischer". The signature is written in dark ink and extends to the right with a long, thin flourish.

Michelle Fischer  
Sign Administrator



RECEIVED  
City of Dripping Springs

5/30/12  
m. J. [signature]

## VARIANCE REQUEST LETTER

The owner of the Shamrock gas/store convenience facility located at 601 Hwy 290 W desires to change gas brands to CITGO, using the registered trademark logo and colors. In an effort to convert the brand in the quickest and most cost effective way, all existing signs will be just refaced, not adding any additional signage to this location. The variances requested are as follows:

1. **Sign Variance Request to allow an existing nonconforming pole sign to remain (Section 26.04.004)**  
High-rise pylon is existing at 36'6" overall height and has a face size of 10'5" X 7'9" equaling 80.75 square feet in size with the registered trademark logo. This is a variance from height and size.
2. **Sign Variance Request to allow an electronic LED changeable fuel price sign;**  
**Sign Variance Request to exceed the maximum height allowed for a monument sign for a single unit property;**  
**Sign Variance Request to exceed the maximum sign able area allowed for a monument sign for a single unit property;**  
Monument sign with the gas prices is
  - a. 109" tall and has Section. 26.06.063c(d)
  - b. electronic gas price changers with Section 26.05.001(3)Square footage of 62.57, also, has the registered trademark. Section 26.05.002 (2)  
The legal documents for the registered trademark logo are attached.
3. **Finally, the cumulative total of all signage is 166.62. This is a variance to Section 26.07.002c.**

The existing building front signs will be removed and the canopy lighting and exterior lighting will be brought in to compliance with the City's lighting ordinance.





**LEWIS SIGN**

1 8 0 0 L E W I S S I G N

16910 S.H. 35 Buda, TX 78610

Office: 512.312.4555 Fax: 512.312.4551

email: info@lewisign.com

DESIGN No.: 05-033	
Sheet: 1 of 6	PROJECT
CITGO ADDRESS	
601 HWY 290 DRIPPING SPRINGS TX	
Acc. Rep.: BRANDON HALL	
Designer: ASHLEIGH FIDDLER	
Date: 05/15/12	REVISION / DATE

**MANDATED BY STATE STATUTE:**  
 Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signals, LED's and existing outdoor electric discharge lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractors License.

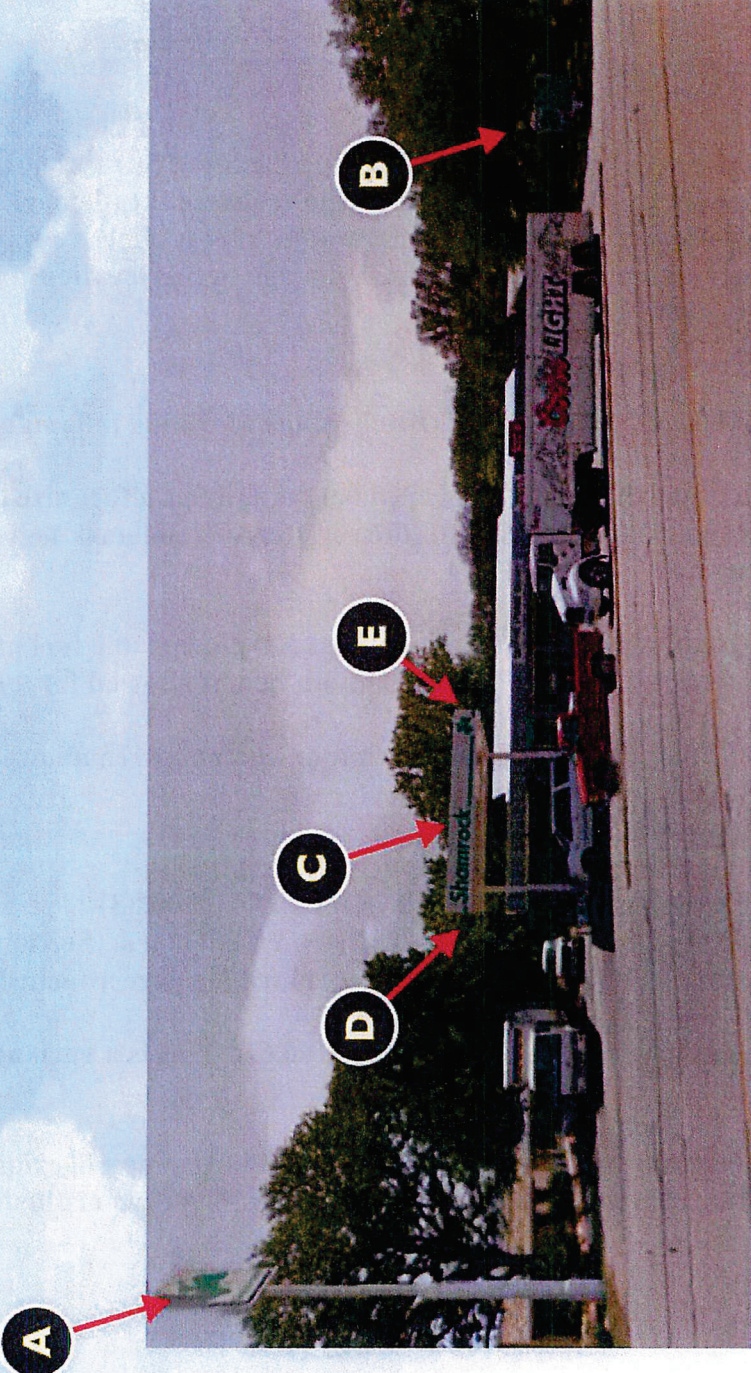
These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-803-9202, 512-463-6599, or www.license.state.tx.us.

This firm's license is TSCC #18067 Sign Master's License #7312. To verify a company's license, log on to www.license.state.tx.us/LicenseSearch Enter the company's name at "Inquire By Name" and press enter.

**ELECTRICAL CONNECTION**

IF PRIMARY POWER/BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



**SITE PLAN - CITGO DRIPPING SPRINGS**

601 HWY 290, DRIPPING SPRINGS

CLIENT'S APPROVAL

Approval required before work can begin





PERMIT NUMBER \_\_\_\_\_

# Sign Permit Application

## SIGN PERMIT APPLICANT:


Name Lewis Sign - Ann Lewis

Mailing Address PO Box 1665 Buda Tx 78610

Telephone Number 512-312-4553 Email Address ann@lewissign.com

If the Applicant is a tenant, the property owner must agree to and sign the following:

*I hereby grant permission for the construction, operation, maintenance, modification, or display of the proposed sign or sign structure as described in this application.*

 \_\_\_\_\_  
Signature of Property Owner

5/15/2012  
Date

Printed Name of Property Owner Amer Massood

Telephone Number 512-797-7235 Email Address amer@austini.rr.com

## CONTRACTOR INSTALLING THE SIGN, if any:

Name Lewis Sign

Address PO Box 1665 Buda, Tx 78610

Telephone Number 512-312-4555 Email Address 512-312-4551

## PROPERTY WHERE THE SIGN IS TO BE INSTALLED:

Name 601 Hwy 290 W Citgo (formly Shamrock)

Physical Address/Legal Description 601 Hwy 290 W

Phone Number 512-797-7235

DATE ON WHICH THE SIGN IS TO BE INSTALLED: TBA

## ZONING DISTRICT IN WHICH THE PROPOSED SIGN WILL BE LOCATED (if in the City Limits):

VARIANCE: Will a variance be requested or has one been approved?  Yes  No

If so, attach variance request letter or information regarding approved variance.

*variance required*



**SIGN DESCRIPTION:** freestanding

Type of Sign: Awning Banner Canopy Changeable Copy Community Service

Concession Trailer Construction/Development Directory Hanging

Ingress/Egress Menu Board Mobile Service Provider Monument Sign-Multi-Unit

Monument Sign-Single Monument Sign-Subdivision Non-governmental Flag

Private Traffic Control Projecting Real Estate Special Event Wall Window

Surface Area of Sign: 10'5" x 7'9" = 80.75 SF

Height of Sign: 36'6"

Location of Sign on Property: existing - near the <sup>West</sup> Canopy

Will the sign be electrical or illuminated?  Yes  No

Sign Materials: aluminium - acrylic - wire

**ATTACH AN ILLUSTRATION THAT SHOWS THE FOLLOWING:**

All existing signs displayed on the property;

The location (indicate location on site plan, survey or plat of property; show setbacks and easements), height, and size of any proposed signs;

The items of information proposed to be displayed;

The percentage of the signable area covered by the proposed signs, if applicable;

Specifications for the construction or display of the sign, including the materials to be used in the construction of the sign and/or sign structure; and

Specifications for any internal or indirect illumination of the sign.

variance required to allow pole sign to remain





**LEWIS SIGN**

ESTABLISHED 1979

16910 S IH 35 Bldg, TX 78610

Office: 512.312.4555 Fax: 512.312.4551

email: info@lewisign.com

DESIGN No.:	05-033 R2
Sheet:	2 of 6
PROJECT:	CITGO
ADDRESS:	601 HWY 290 DRIPPING SPRINGS TX
Arch. Rep.:	BRANDON HALL
Designer:	ASHLEIGH FIDDLER
Date:	05/15/12
REVISION / DATE	
	05/16/12 REVISE LAYOUT AF
	05/23/12 REVISE LAYOUT AF

**MANDATED BY STATE STATUTE:**  
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These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-803-9202, 512-463-4599, or www.license.state.tx.us.

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**ELECTRICAL CONNECTION**

IF PRIMARY POWER/BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

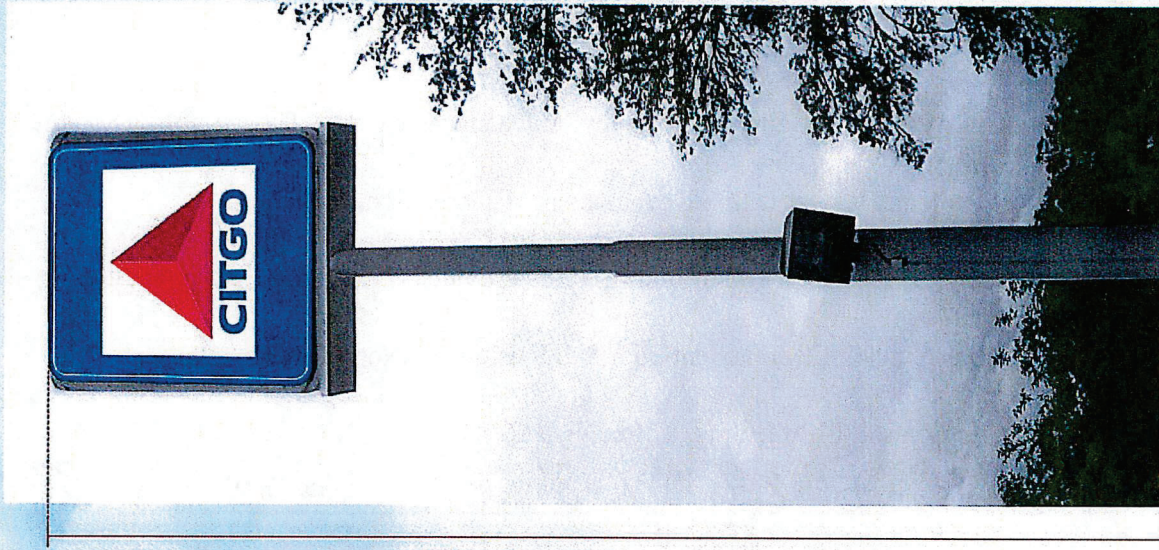


**A DOUBLE FACE POLE SIGN (REFACE)**

ONE REQUIRED  
 FONT: CUSTOM PER ART

SCALE: 1/4" = 1'-0"

SQ. FT. EACH: 80.75



36'-6" (TO GRADE)

**SCOPE OF WORK:**

REMOVE AND DISPOSE OF EXISTING CABINET FACES.  
 INSTALL NEW FACES PER SUPPLIED SPECS.  
 PAINT CABINET AND POLE TO MATCH CITGO GRAY

**FACE:**

PANFORMED ACRYLIC FACES W/ CITGO  
 REGISTERED TRADEMARK LOGO (BY OTHERS)  
 OPAQUE WHITE BACKGROUND

CLIENT'S APPROVAL

Approval required before work can begin



**SIGN DESCRIPTION:** Monument

Type of Sign: Awning Banner Canopy Changeable Copy Community Service

Concession Trailer Construction/Development Directory Hanging

Ingress/Egress Menu Board Mobile Service Provider Monument Sign-Multi-Unit

Monument Sign-Single Monument Sign-Subdivision Non-governmental Flag

Private Traffic Control Projecting Real Estate Special Event Wall Window

Surface Area of Sign: 5' 8 3/8" X 8' 1 3/4" ~~62.5 X 48.125 SF~~

Height of Sign: 109"

Location of Sign on Property: east side

Will the sign be electrical or illuminated?  Yes  No

Sign Materials: Aluminum

**ATTACH AN ILLUSTRATION THAT SHOWS THE FOLLOWING:**

All existing signs displayed on the property;

The location (indicate location on site plan, survey or plat of property; show setbacks and easements), height, and size of any proposed signs;

The items of information proposed to be displayed;

The percentage of the signable area covered by the proposed signs, if applicable;

Specifications for the construction or display of the sign, including the materials to be used in the construction of the sign and/or sign structure; and

Specifications for any internal or indirect illumination of the sign.

*variances required to exceed height and area allowed  
variance required for dot-matrix sign*





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 ESTABLISHED 1957

16910 S IH 35 Buda, TX 78810  
 Office: 512.312.4555 Fax: 512.312.4551  
 email: info@lewisign.com

DESIGN No.: 05-033 R2
Sheet: <b>3</b> of <b>6</b>
PROJECT: CITGO ADDRESS: 601 HWY 290 DRIPPING SPRINGS TX
Acct. Rep.: BRANDON HALL
Designer: ASHLEIGH FIDDLER
Date: 05/15/12
REVISION / DATE
05/16/12 REVISE LAYOUT AF
05/23/12 REVISE LAYOUT AF

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**B DOUBLE FACE POLE SIGN (REFACE)**

ONE REQUIRED  
 FONT: CUSTOM PER ART

SCALE: 1/4" = 1'-0"

SQ. FT. EACH: 62.57

8'-1 3/4" (O.A.L.)



5'-8 3/8" (O.A.H.)

**SCOPE OF WORK:**

REMOVE AND DISPOSE OF EXISTING MONUMENT FACES.  
 INSTALL NEW ELECTRONIC PRICER FACES ON EXISTING CABINET  
 ELECTRONIC READERS TO BE ON STREET SIDE AND HAVE NIGHTTIME DIMMERS  
 GRAPHICS TO HAVE WHITE OPAQUE BACKGROUND  
 PAINT CABINET TO MATCH CITGO GRAY  
 MASONRY BASE BY OWNER  
 ADDITIONAL 120V 20AMP CONSTANT HOT CIRCUIT  
 MUST BE PROVIDED PRIOR TO INSTALL

**BASE:**

**NOTES:**

8'-3 1/2" (O.A.L.)



5'-10"

7'-7" (O.A.H.)

1'-9"

CLIENT'S APPROVAL

Approval required before work can begin



**SIGN DESCRIPTION:** Canopy

Type of Sign awning Banner Canopy Changeable Copy Community Service

Concession Trailer Construction/Development Directory Hanging

Ingress/Egress Menu Board Mobile Service Provider Monument Sign-Multi-Unit

Monument Sign-Single Monument Sign-Subdivision Non-governmental Flag

Private Traffic Control Projecting Real Estate Special Event Wall Window

Surface Area of Sign: 3" X 24" 4 1/2

Height of Sign: Canopy 23.3 SF

Location of Sign on Property: over the gas pumps

Will the sign be electrical or illuminated? Yes No only the letters on front

Sign Materials: aluminum

**ATTACH AN ILLUSTRATION THAT SHOWS THE FOLLOWING:**

- All existing signs displayed on the property;
- The location (indicate location on site plan, survey or plat of property; show setbacks and easements), height, and size of any proposed signs;
- The items of information proposed to be displayed;
- The percentage of the signable area covered by the proposed signs, if applicable;
- Specifications for the construction or display of the sign, including the materials to be used in the construction of the sign and/or sign structure; and
- Specifications for any internal or indirect illumination of the sign.





**LEWIS SIGN**

ESTABLISHED 1977

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Office: 512.312.4555 Fax: 512.312.4551

email: info@lewisign.com

DESIGN No.: 05-033 RZ
Sheet: 4 of 6
PROJECT: CITGO ADDRESS: 601 HWY 290 DRIPPING SPRINGS TX
Acct. Rep.: BRANDON HALL
Designer: ASHLEIGH FIDDLER
Date: 05/15/12
REVISION / DATE
05/16/12 REVISE LAYOUT AF
05/23/12 REVISE LAYOUT AF

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**ELECTRICAL CONNECTION**

IF PRIMARY POWER/BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



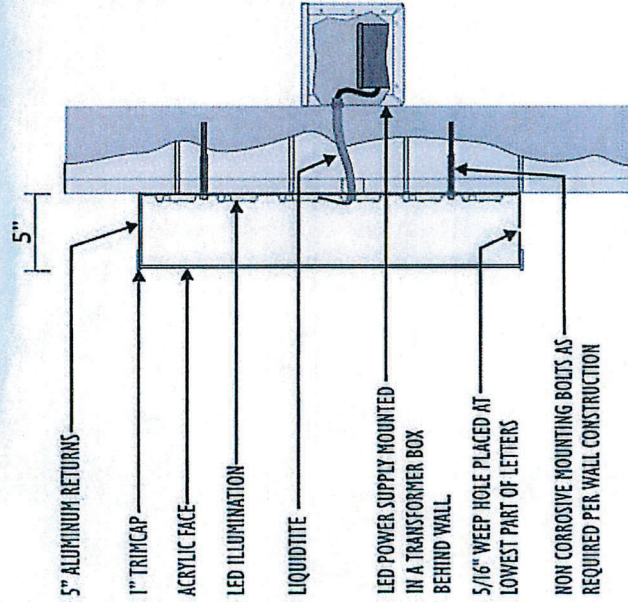
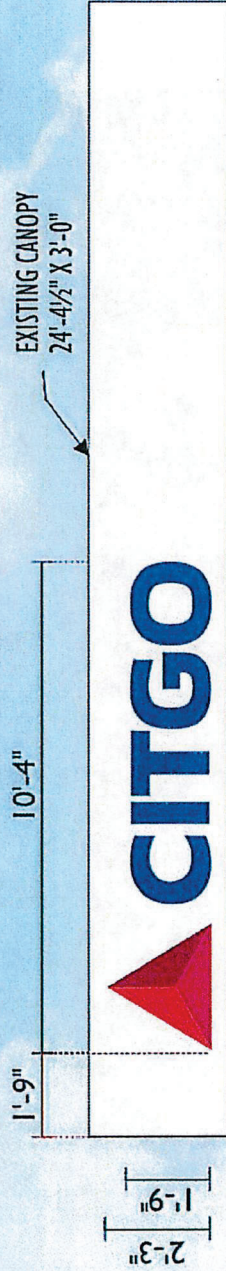
**C NORTH-FACING CANOPY (REFACE)**

ONE REQUIRED  
 FONT: CUSTOM PER ART

SCALE: 1/4" = 1'-0"

SQ. FT. EACH: 23.25

**SCOPE OF WORK:** CANOPY TO BE PREFINISHED WHITE (BY OTHERS)  
 INSTALL NEW 27" TRIMARK, 21" CITGO REGISTERED TRADEMARK ILLUMINATED LETTERS



**SECTION DETAIL NTS**  
 FRONT LIT CHANNEL LETTERS LED ILLUMINATED



CLIENT'S APPROVAL

Approval required before work can begin





**LEWIS SIGN**  
ESTABLISHED 1977

16910 S IH 35 Buda, TX 78610  
Office: 512.312.4555 Fax: 512.312.4551  
email: info@lewisign.com

DESIGN No.: 05-033 RZ
Sheet: 5 of 6
PROJECT
CITGO
ADDRESS
601 HWY 290
DRIPPING SPRINGS TX
Acct. Rep.: BRANDON HALL
Designer: ASHLEIGH FIDDLER
Date: 05/15/12
REVISION / DATE
05/16/12 REVISE LAYOUT AF
05/23/12 REVISE LAYOUT AF

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**D EAST-FACING CANOPY (REFACE)**

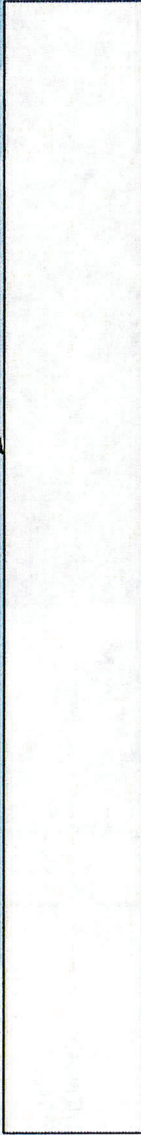
ONE REQUIRED  
FONT: CUSTOM PER ART

SCALE: 1/4" = 1'-0"

SQ. FT. EACH: 0

**SCOPE OF WORK:** CANOPY TO BE PREFINISHED WHITE (BY OTHERS)

EXISTING CANOPY  
24'-4 1/2" X 3'-0"



CLIENT'S APPROVAL

Approval required before work can begin





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16910 S IH 35 Buda, TX 78610

Office: 512.312.4555 Fax: 512.312.4551

email: info@lewisign.com

DESIGN No.: 05-033 RZ
Sheet: <b>6</b> of <b>6</b>
PROJECT
CITGO
ADDRESS
601 HWY 290
DRIPPING SPRINGS TX
Acct. Rep: BRANDON HALL
Designer: ASHLEIGH FIDDLER
Date: 05/15/12
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**E WEST-FACING CANOPY (REFACE)**

ONE REQUIRED  
 FONT: CUSTOM PER ART

SCALE: 1/4" = 1'-0"

SQ. FT. EACH: 0

**SCOPE OF WORK:** CANOPY TO BE PREFINISHED WHITE (BY OTHERS)

EXISTING CANOPY  
 24'-4 1/2" X 3'-0"



CLIENT'S APPROVAL

Approval required before work can begin