



September 24, 2024

Amer Massood  
601 Hwy 290 W.  
Dripping Springs, Texas 78620

Dear Mr. Amer Massood,

The City Council of the City of Dripping Springs will hold a hearing on October 1, 2024 at 6 p.m. in the City Council Chambers at 511 Mercer Street, Dripping Springs, Texas related to your property at 601 Highway 290 W., Dripping Springs, Texas. The purpose of this hearing is to address revocation of the Sign Permit allowed by a Nonconforming Pole Sign Variance. This action is being initiated due to non-compliance with regulations as indicated by three separate Notices of Violations that were issued on August 5, 2024. The specific violations cited include:

1. **Non-Compliant Signs:** Signs that do not meet the City's signage regulations.
2. **Maintenance of Existing Sign:** The physical condition of the sign, which has not been adequately maintained according to local codes.
3. **Outdoor Lighting Compliance:** This violation that the outdoor lighting associated with the sign does not adhere to city ordinance.

**Next Steps:**

You are encouraged to attend the hearing where you can present information and documentation related to the possible revocation of the sign permit to City Council. Please review the Notices of Violations thoroughly before attending.

If there are further questions or clarifications needed prior to the hearing date, you can contact the Code Enforcement Officer, Mark Escobedo, at 512-858-4725.

Sincerely,

A handwritten signature in blue ink that reads 'Michelle Fischer'.

Michelle Fischer  
City Administrator

CC: Mark Escobedo, Code Enforcement Officer



# 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:** All outdoor lighting shall be shielded so that the luminous elements are not visible from any other property.  
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 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 noncompliant.
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.

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.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# 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 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.

**VIOLATION NOTICE:** Non-Compliant signs 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

**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.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# Notice of Violation

**DATE ISSUED:** August 1, 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 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.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date