



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

---

**Submitted By:** Mark Escobedo, Code Enforcement Officer  
Aniz Alani, Deputy City Attorney

---

**Council Meeting Date:** October 1, 2024

**Agenda Item Wording:** **Discuss and consider termination of Sign Permit for Citgo pole sign located at Dripping Springs Grocery, 601 Hwy 290 W.** Sponsor: Mayor Bill Foulds, Jr.

**Background:** The sign located at 601 W. Highway 290, associated with a Citgo service station, was granted a nonconforming sign variance in June 2012. The variance allowed the continuation of a pole sign despite its noncompliance with current city ordinances. As per the variance, all other nonconforming signage on the property was required to be removed, and the outdoor lighting was required to meet current city standards. The property owner, Mr. Amer Massood, has failed to meet these conditions.

**Recent Compliance Issues:** On July 23, 2024, City staff identified that the pole sign had sustained damage from rainstorms in May and had not been repaired, violating the maintenance requirements of the variance. Subsequently, multiple violations were identified, and three separate Notices of Violation were issued to Mr. Massood on August 5, 2024. These notices included the following violations:

**Non-Compliant Signs:** Additional signage on the building was in violation of the Sign Ordinance, specifically Section 26.01.011, which prohibits nonconforming signs.

**Failure to Maintain the Pole Sign:** The pole sign was found to be in disrepair, in violation of Section 26.04.001 of the ordinance.

**Non-Compliant Exterior Lighting:** The property's exterior lighting did not comply with City standards under Section 24.06.006(c).

**Efforts to Achieve Compliance:** On August 12, 2024, Mr. Massood contacted City staff to request more information. Staff arranged an on-site meeting on August 16, 2024, which included the Building Official and Code Enforcement officers. During this meeting, staff provided a detailed explanation of the violations and instructed Mr. Massood to bring the property into compliance within 14 days. He was informed that while the sign repairs might be delayed due to manufacturing backlogs, an update was expected within 30 days. As of September 24, 2024, no corrective action has been taken by Mr. Massood.

**Notice of Council Hearing:**

On September 24, 2024, staff notified Mr. Massood by letter that the City Council would hold a hearing on October 1, 2024, to consider the potential revocation of the sign variance. This notification provided Mr. Massood with the opportunity to present his case and show cause as to why the variance should not be revoked.

**Grounds for Revocation:** The City may revoke a sign permit under Section 26.03.001(5) of the Sign Ordinance. The grounds for revocation include:

(A) Materially false or misleading information in the application.

(B) Failure of the installed sign to conform to the permit.

(C) Violations of the Sign Ordinance or other laws, including failure to maintain the sign.

The failure to maintain the pole sign and the existence of noncompliant signs and lighting clearly violate these provisions. The notices issued on August 5, 2024, outlined these specific breaches of the ordinance.

**Commission Recommendations:**

N/A

**Recommended Council Actions:**

Given the property owner's failure to comply with the conditions of the nonconforming sign variance and multiple notices of violation, staff recommends the revocation of the sign variance under Section 26.03.001(5). This action would require Mr. Massood to remove the nonconforming pole sign and bring the property into full compliance with current city ordinances.

Should Mr. Massood present new information at the scheduled hearing, staff will review any additional evidence before making a final recommendation to the Council.

**Attachments:**

Sign Permit Application and Variance approved June 30, 2012

Letter dated September 24, 2024 to Amer Massood providing notice of potential revocation of Sign Permit, enclosing:

- (a) Notice of Violation dated August 5, 2024 re: Building Lighting
- (b) Notice of Violation dated August 5, 2024 re: Non-compliant sign
- (c) Notice of Violation dated August 5, 2024 re: Maintenance of Sign

Citgo Sign Violation Images

Staff Narrative