

Chapter 26 SIGNS¹

ARTICLE 26.01. GENERAL PROVISIONS²

Sec. 26.01.001. Title.

This chapter shall be known as the "sign ordinance."

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.002. Purpose and findings.

The city adopts this chapter pursuant to Tex. Loc. Gov't Code Chapter 216. The city council finds that signs affect public safety, community aesthetics, and economic vitality. Reasonable regulation of signs promotes traffic safety, supports local business visibility, and maintains the character of neighborhoods, while respecting constitutional free speech protections.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.003. Geographic scope and applicability.

This chapter applies to all property within the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ) as it exists at the time this chapter is adopted and as may be modified in the future. All signs must comply with this chapter, the outdoor lighting ordinance, the building code, and all other applicable codes.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.004. Summary of sign regulations by type.

Appendix A, Chart of Sign Design Standards, following this chapter (after art. 26.05) summarizes regulations for each sign type. In the event of an inconsistency between the chart of sign design standards and the remainder of this chapter, the latter shall prevail.

(Ord. No. 2025-37, 10-21-2025)

¹State law reference(s)—Regulation of subdivision and property development, V.T.C.A., Local Government Code, ch. 212.

²Editor's note(s)—Ord. No. 2025-37, adopted October 21, 2025, amended the Code by, in effect, repealing former art. 26.01, §§ 26.01.001—26.01.012, and adding a new art. 26.01. Former art. 26.01 pertained to similar subject matter, and derived from the original codification.

State law reference(s)—Authority of municipality to regulate signs, V.T.C.A., Local Government Code, ch. 216.

Sec. 26.01.005. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant. The person or entity requesting sign permit approval, a variance, or a master sign plan from the city.

Arterial street. Arterial streets are designed to carry high volumes of through traffic. A principal traffic artery, carrying higher volumes of traffic, more or less continuously, which is intended to connect remote parts of the area adjacent thereto and to act as a principal connecting street with state highways.

Awning. A cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use. This term does not include canopies.

Balloon signs. Any inflatable, three-dimensional sign, with or without letters, symbols, or numbers, that is either expanded to its full dimensions or supported by gases contained within the sign at a pressure greater than atmospheric pressure.

Billboard sign. A sign that is freestanding, attached to or part of a building, and is an off-premises sign that is designed for a change in copy, so that the characters, letters, display, or illustrations can be changed or rearranged within a fixed sign face.

Building. Any structure built for the support, shelter, and enclosure of persons, animals, goods, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Changeable copy sign. A sign on which message copy is changed manually through the utilization of changeable letters, numbers, symbols, and other similar characters or pictorial panels.

Commercial districts. Commercial districts include areas zoned office, local retail, general retail, and commercial services, property in a planned development district that allow for a commercial use, or property in the ETJ that is appraised as commercial property.

Construction/development sign. A commercial sign placed on a piece of property advertising planned construction and providing related information, including but not limited to the name of the contractor, the name of the owner, the planned date of completion, and information indicating the future use or occupation of the site.

Daily display sign. An A-framed, hinged, folding sign that is freestanding and portable and that is not affixed to a base or pole structure. A daily display sign can be in the form of a board or an easel.

Dilapidation. Dilapidation includes any sign where elements of the sign area or background have portions of the finished material missing, broken, or illegible; where the structural support is visibly bent, broken, dented, rusted, corroded, or loose; or where the sign or its elements are not in compliance with the adopted electrical code and/or the building code.

Directional signs. Any sign with on a property zoned or used for a commercial purpose that includes directional information to the site of the sale, rent, or lease of goods, services, or property.

Electronic sign. Any sign for which the text, letters, numbers, pictures, or symbols forming the informational portion of the sign consists of flashing, intermittent, or moving lights, including any LED screen or any other type of video display. Illumination of a sign, by itself, does not create an electronic sign.

ETJ. Extraterritorial jurisdiction of the city as created and authorized under chapter 42 of the Texas Local Government Code or as been added by request or other manner.

Facade. The principal face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

Feather banner. A sign that is constructed of lightweight material (such as cloth, canvas, or vinyl) affixed to a pole or building which is similar to a flag, except that it is longer than it is wide. A feather banner resembles a feather, in that it is tall and narrow, having more surface area vertically than horizontally when fully extended.

Freestanding. A sign that is not attached to a wall or building. A sign that is supported by a structure primarily designed for display of the sign.

Government sign. A government sign is a sign that is constructed, placed, or maintained by the federal, state, or local government or a sign that is required to be constructed, placed, or maintained by the federal, state, or local government, including a water district, either directly by the governmental entity or to enforce a property owner's rights. Local government includes any political subdivision including the county, the city, the school district, the water district, or an emergency services district.

Hanging sign. A sign that is affixed to the underside of a roof, canopy, awning, or porch.

Height.

- (1) Except as applied to a monument sign, height refers to the vertical distance between the highest attached component of the sign or of its supporting structure (whichever is higher) and the lowest attached component of the sign or of its supporting structure (whichever is lower).
- (2) As applied to a monument sign, height refers to the vertical distance between the highest attached component of the sign or of its supporting structure (whichever is higher) and the natural grade of the ground at the point where the sign is located.
- (3) If any sign, temporary or permanent, sits on property that is adjacent to a public right-of-way, and the natural grade of the property is lower than the average grade of the public right-of-way, the responsible party may raise the grade of the property on which the sign is located up to four feet, in accordance with zoning and all other ordinances, and height will be measured from the highest attached component of the sign or of its supporting structure (whichever is higher) and the increased grade. The responsible party may only increase the grade an amount equal to the difference between the average grade of the right-of-way and the natural grade of the property on which the sign is located. A responsible party may also apply for a variance from the sign administrator to raise the height of the sign.

Hill Country style. Buildings of simple design, using native materials, incorporating wide overhangs, porches, and tall windows.

Historic district. The business and residential area designated by the historic district ordinance.

Indirect illumination or lighting. A light source not seen directly. The term includes a source of illumination which is not a part of the sign or the sign structure, which provides light for the sole purpose of making the sign visible when natural light is not sufficient. Indirect illumination can include internal illumination, if such illumination is also compliant with the outdoor lighting ordinance.

Inflatable sign. An inflatable device, with or without a message, figure, or design attached to its surface designed to attract attention.

Logo. Graphic symbols used to represent or identify a commercial, institutional, or nonprofit entity or organization.

Marquee sign. A canopy or covering structure bearing a signboard or copy projecting from and attached to a building.

Master sign plan. A comprehensive document containing specific regulations for an entire project or property's signs.

Mobile food establishment/mobile food vendor. A vehicle-mounted food establishment that is readily moveable.

Monument sign. A sign permanently affixed to the ground at its base or by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to a part of a building. Pole(s) may be used to construct a monument sign so long as the poles are not visible below the sign.

Natural colors (earth tones). Colors that are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks, including browns, tans, grays, greens, oranges, whites, blues and some reds.

Nonconforming sign. A sign lawfully in existence on the date the provisions of this chapter are adopted that do not conform to the provisions of this chapter, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed, or maintained.

Off-premises sign. Any commercial sign that advertises a business, person, activity, goods, products, real property, or services not located on the property where the sign is installed, or that directs persons to a location other than the property where the sign is located.

Outdoor lighting ordinance. Article 24.06 of the City of Dripping Springs Code of Ordinances that applies to all signs whether within the city limits or in the ETJ.

Pedestrian elements. Any furniture, fencing, gates, benches, trash cans, poles, or any other type of structure that benefits pedestrian use of an area.

Pole sign. A sign that is permanently supported in a fixed location by a structure of poles, posts, stakes, uprights, or braces from the ground and is not supported by a building, fence, vehicle, base structure, or other support.

Portable sign. Any sign without a permanent foundation, or otherwise permanently attached to a fixed location, that can be carried, towed, hauled, or driven and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability. Daily display signs as defined below are excluded from this definition.

Property owner. The owner of the property on which a sign is located. A lessor may have the same rights and authority as the property owner if given such authority through written agreement with the property owner.

Residential development. A residential building project that includes multiple residences, also referred to as a neighborhood or subdivision.

Residential district. Residential district is property zoned as single-family by the city's zoning code including SF-1; SF-2; SF-4; and SF-5 as defined in chapter 30, exhibit A, section 3.1 of the Code of Ordinances, any property within a planned development district that allows a residential use, and any property in the ETJ that is appraised as residential property.

Responsible party. The owner/operator of the business being identified on the sign; the owner of the property upon which the sign or sign structure is located; the owner of the sign or sign structure; the person who installs a sign or sign structure, contracts with or directs a person to accomplish the installation; and/or the person who retrieves a sign from the impound.

Restaurant menu. A sign on the outside of a restaurant or other food service establishment that advertises the sale of food items.

Right-of-way. The area on, below, or above a public road, highway, street, public sidewalk, alley, waterway, or utility easement in which a governmental entity has an interest.

Roof sign. A sign that is displayed about the eaves and under the peak of a building. This term includes a sign painted, erected, constructed, or maintained on the roof of a building.

Sign. A structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other object that is designed, intended, or used that includes text or images designed to communicate. Signs located completely within an enclosed building and not exposed to view from a street shall not be considered a sign. Each display surface of a sign or sign face shall be a sign.

Sign administrator. The officer appointed by the city council with the authority to enforce this chapter in conjunction with the city building department. The sign administrator or designee shall review sign regulations and applications for variances and master sign plans. In the absence of designation by the city council, the city administrator shall serve as the sign administrator. The term also includes any person designated to act on behalf of the sign administrator.

Sign face. The entire display surface area of a sign upon, against, or through which copy is placed.

Signable area. The total surface including frame and mounting. The actual area of the sign shall be calculated using trigonometric methods when the sign is not a simple rectangle. The allowed area of the sign as stated in the ordinance equals one side of a freestanding back-to-back sign, provided the freestanding sign's sides are back-to-back or angled with no greater separation between sides at its widest point than four feet and provided that both sides have the identical sign. Frame and mounting shall not exceed 30 percent of the total surface area of sign. When referring to area limitations of monument signs, area and signable area refers to an area within a continuous perimeter that includes the sign structure as well as the lettering, illustrations, ornamentations, or other figures, but does not include the sign base. Required landscaping does not count towards signable area.

Temporary sign. A banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials and that appears to be intended or is determined by the sign administrator or the administrator's designee to be displayed for a limited period.

Vehicle sign. Any sign attached to or displayed on a vehicle.

Vending machine. Any sign integrated into or placed on a coin, cash, credit card, or debit card operated self-service machine that dispenses such goods or services as propane cages, ice, DVDs, or cash automated teller machines (ATMs).

Wall sign. A sign attached to, painted on, or erected against the wall of a building or structure, or on the fence or detached wall on the same property as the building, with the exposed face of the sign in a plane parallel to the face of the wall and not projecting more than nine inches from the face of the wall at any point.

Window signs. Signs that are painted on, etched in, attached, pasted, or visible through a window or transparent door of a building that are oriented in a manner establishing an intent to be viewed off-premises or from public or private roadways. This term excludes signs displayed inside of buildings primarily for patrons on the premises.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.006. Administration.

The sign administrator, appointed by city council, shall administer and enforce this chapter. The administrator may issue permits, interpret provisions, and grant variances consistent with section 26.03.005.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.007. Violations and penalties.

Violations of this chapter are subject to enforcement under the City Code and Texas Local Government Code chapter 216. Each day a violation continues constitutes a separate offense. Remedies include fines, removal, and injunctive relief.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.008. Authorized signs without a separate permit.

The following signs authorized under this section are authorized in every zoning district or property in the ETJ without a permit, unless specifically required below:

- (1) Government signs including signs placed by the city, county, state, or federal governing in their governmental capacity which are not otherwise prohibited.
- (2) Traffic-control devices that are erected and maintained to comply with the Texas Manual on Uniform Traffic-Control Devices.
- (3) Signs required by this chapter.
- (4) Signs required by other law, including federal, state, or local law, including a sign that a property owner is required to post on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically; the owner must comply with the federal, state, or local law to post a sign on the property.
- (5) Official governmental notices and notices posted by governmental officers in the performance of their duties for regulatory purposes such as neighborhood crime watch areas, to identify streets, or to warn of danger including those placed by the city, county, water district, or other governmental entity.
- (6) Signs displayed on trucks, buses, trailers, mobile food vendors, or other vehicles that are attached to a vehicle where no portion of the sign is not affixed to the vehicle itself and does not extend more than 18 inches from the body of the vehicle itself and are being operated as motor vehicles, provided that the primary purpose of the vehicles is not for display of signs and provided that they are parked in areas appropriate to their use as vehicles, are in operable condition, and carry a current and valid license plate and state inspection tag. Vehicle signs shall conform to the following restrictions:
 - a. Vehicular signs shall contain no flashing or moving elements;
 - b. Vehicular signs shall not be attached to a vehicle so that the driver's vision is obstructed from any angle;
 - c. Signs, lights and signals used by authorized emergency vehicles shall not be restricted;
 - d. Any mobile food vendor who is required to obtain a conditional use permit pursuant to article 30.05 of this code shall submit their sign requests, including the signage on the vehicle itself, with its permit application. Signage allowance shall be considered alongside the permit application.
- (7) Vending machine signs where the sign face is not larger than the normal dimensions of the machine to which the sign is attached.
- (8) Memorial signs or tablets when cut into any masonry surface or attached to a building when constructed of bronze or other metal up to six square feet as part of a building.
- (9) Any sign wholly within the confines of a building, and oriented to be out of view from outside the building.

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- (10) Any sign wholly within the confines of a sports field or court and oriented to be out of view from outside the field or court. No sign under this section may be larger than 32 square feet. The maximum height for a field sign shall not exceed six feet.
 - (11) A noncommercial sign that is carried by a person or is a bumper sticker on a vehicle.
 - (12) Business-related signs on or visible through doors or windows indicating: Store hours, security systems, trade organization memberships, credit cards accepted, no solicitation, and open/closed. These signs will not count towards the cumulative signable area limits so long as their total cumulative signable area does not exceed five square feet.
 - (13) Banners are not required to have a permit so long as they meet the requirements in section 26.02.007.
 - (14) Parking signs adjacent to parking spaces on nonresidential property are allowed without a permit so long as they are a maximum of six feet in height and four square feet in area.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.009. Prohibited signs.

- (a) All signs are prohibited in the city limits and the ETJ unless:
 - (1) Constructed, maintained, structurally altered, or improved pursuant to a valid permit when required under this chapter; and
 - (2) Expressly authorized under this chapter.
- (b) Signs which cannot be expressly authorized include:
 - (1) Signs, except government signs, located in or projected over any public right-of-way or across the public right-of-way line extended across a railroad right-of-way, except when attached to and projecting no more than 18 inches from a building wall legally located at or near the right-of-way line in the city limits or in the ETJ.
 - (2) Portable signs.
 - (3) Electronic signs that have changes in screen image more than once an hour.
 - (4) Off-premises signs (including billboards) containing commercial advertising of goods, real property, or services.
 - (5) Signs with lights that blink, fluctuate, or move. Light rays must shine only upon the sign and upon the property within the premises.
 - (6) Signs, other than government or traffic-control signs, of a size, location, movement, coloring, or manner of illumination which may be confused with or construed as a traffic-control device or which hide from view any traffic or street sign or signal.
 - (7) Signs, other than flagpoles, that are taller than 15 feet.
 - (8) Signs that are attached to any utility pole or wire, traffic sign, or public easement or are placed on government-owned property unless placed by written permission of the governmental entity.
 - (9) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
 - (10) Boxes, tires, or other goods stored in view of the street, etc. which have large product identification that serves as a sign.
 - (11) Feather banners.

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- (12) Commercial signs or advertising materials that are worn, held, or attached to a person's body advertising the sale of goods, real property, or services.
 - (13) Balloon signs.
 - (14) Inflatable signs.
 - (15) Banners on residential property.
 - (16) Pennants.
 - (17) Pole signs except as otherwise specifically allowed.
 - (18) Roof signs (including signs that are otherwise authorized but are placed on a roof or on a mobile food vendor or vehicle).
 - (19) Marquee signs.
 - (20) Changeable copy signs.
 - (21) Signs placed or attached to trees, bushes, planters, benches, or other pedestrian elements.
 - (22) Signs on trash receptacles except for signs that are required by law, provide direction on the trash receptacle's use, provide safety instructions, or are otherwise customarily found on trash receptacles as a means of identifying the trash collection company.
 - (23) Flags with a commercial message.
- (c) A violation of this section is an offense under section 26.05.002.
- (Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.010. Lessors.

For purposes of this chapter, the lessor of a property is considered the property owner as to the property if the lessor holds a right to use that exclusive of others (or the sole right to occupy). If there are multiple lessors of a property, then each lessor must have the same rights and duties as the property owner as to the property the lessor leases and that the lessor has the sole right to occupy, and the size of the property must be deemed to be the property that the lessor has the sole right to occupy under the lease. Written authorization from property owner to place signage onsite may be required.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.011. Permit required.

A sign permit is required prior to the display and erection of any sign except as otherwise provided in this chapter.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.012. Compliance with outdoor lighting article.

- (a) Reflective surfaces. Glare-producing surfaces on signs are not allowed.
- (b) All lighting of signs shall be indirect illumination as defined herein. No sign shall be illuminated, in whole or in part, where the illumination is intermittent or varies in color or intensity or appears to be emergency lighting similar to public safety vehicles. Variation in intensity or color is allowed if such change occurs less than once

an hour and is static the remainder of the time. The use of searchlights is prohibited. Changeable electronic variable message signs (CEVMS), are prohibited if facing or visible from a roadway.

(c) All signs shall be compliant with the city's outdoor lighting ordinance, article 24.06 of this chapter.

(d) A violation of subsection (a) above is an offense under section 26.05.002.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.013. Wind pressure and dead loads.

Any sign that requires a permit shall be designed and constructed to withstand wind pressures and receive dead loads if the structure is required to comply with the International Building Code (IBC) as adopted by the city.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.014. Applicability of other codes not in conflict.

All signs erected or maintained pursuant to the provisions of this chapter shall be erected and maintained in compliance with all applicable state laws and with the building code, zoning ordinance, outdoor lighting ordinance, historic district requirements, comprehensive plan, and other applicable ordinances of the city.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.015. Noncompliant signs prohibited.

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 person's property in violation of this chapter. A violation of this section is an offense under section 26.05.002.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.016. Large real estate signs.

(a) Only one nonilluminated real estate sign shall be permitted per lot that is for sale or lease, except that two nonilluminated real estate signs shall be permitted if it is a corner lot.

(b) The maximum area of a sign shall not exceed 32 square feet.

(c) The maximum height for a sign shall not exceed eight feet.

(d) Real estate signs advertising the sale or lease of property shall be removed at the completion of the transaction advertised.

(e) The owner of the property must apply for a permit before erecting such a sign. If the sign is placed more than 12 months, an annual renewal of the sign permit is required. The sign must be kept in good condition.

(f) If multiple units are available for lease on a single property or property ownership is structured as a condominium project, the property may have smaller signs (not to exceed six square feet in area or six feet in height) for each individual unit provided the individual signs are not legible from the public right-of-way (i.e., street). Neither a permit nor a permit fee is required for these smaller, individual signs.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.01.017. Small real estate signs.

- (a) Only one nonilluminated real estate sign shall be permitted per lot that is for sale or lease, except that two nonilluminated real estate signs shall be permitted if it is a corner lot.
- (b) The maximum area of a sign shall not exceed six square feet.
- (c) The maximum height for a sign shall not exceed three feet.
- (d) Real estate signs advertising the sale or lease of property shall be removed at the completion of the transaction advertised. The sign must be kept in good condition.
- (e) A small real estate sign does not require a permit.
- (f) If multiple units are available for lease on a single property or property ownership is structured as a condominium project, the property may have multiple small real estate signs for each individual unit. Neither a permit nor a permit fee is required for these smaller, individual signs.

(Ord. No. 2025-37, 10-21-2025)

ARTICLE 26.02. SPECIFIC SIGN REGULATIONS BY DISTRICT³**Sec. 26.02.001. Residential districts.**

No sign shall be permitted or allowed in a residential district as defined in this article unless it meets the following standards:

(1) Types of signs allowed with a permit.

- (A) Residential developments. For residential developments (including subdivision identification) a residential development may have one or more monument signs as described below. The monument sign shall be located at least eight feet from the right-of-way and may be indirectly lighted to the extent allowed by article 24.06 of this code. The maximum size and number of signs that the owner or owners of the residential development may erect and maintain at the entrances to the development shall be controlled according to the following:
 - (i) Residential developments—Monument identification sign. A monument sign or signs may have a total area of no more than 24 square feet not to exceed six feet in height at each entrance onto an arterial. Signable area only includes the portion of the sign that includes copy or other design. The address on any sign shall have lettering for the address shall be at least six inches in size.
 - (ii) Before a residential construction/development sign may be installed under this section, the sign permit application shall be reviewed by the city building department for completeness and compliance with state and city codes.
 - (iii) Residential construction/development sign. When a subdivision has been released for construction, one construction/development sign per subdivision entrance which shall not

³Editor's note(s)—Ord. No. 2025-37, adopted October 21, 2025, amended the Code by, in effect, repealing former art. 26.02, §§ 26.02.001—26.02.009, and adding a new art. 26.02. Former art. 26.02 pertained to similar subject matter, and derived from the original codification, and Ord. No. 2024-42, adopted November 19, 2024.

exceed 48 square feet in area or eight feet in overall height may be placed at each subdivision entrance after applying for and receiving a sign permit.

- a. A sign under this section may be a pole sign or a monument sign.
 - b. A sign permitted under this subsection must be removed when the entire development is constructed or when active construction has ceased for more than 12 months. The sign must be kept in good condition.
 - c. The property owner or other responsible party shall be responsible for the maintenance, removal, and compliance requirements of such signs.
 - d. If a subdivision owner wishes to place model home, selling point, or other temporary signs to advertise the lots within the subdivision, application for a master sign plan is encouraged in lieu of submission of multiple requests for variances.
- (iv) Landscaping. A landscaped area of 24 square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the city building department at the time of application. All landscaping under this section shall be compliant with the city's landscaping ordinance, article 28.06 of this code.
- (2) Signs on individual lots.
- (A) Flags. Flags are authorized to be placed on residential property without a permit, including two flags with noncommercial messages and one flagpole per premises shall be allowed on each lot. The higher flag may be a maximum of five feet by eight feet in area. A second, lower flag, if any, may be a maximum of 25 square feet in area. The flagpole must be a maximum of 25 feet in height or no higher than the highest point of the principal building's roof, whichever is lower. Flagpoles must meet the minimum yard setback requirements for a principal building. Flags may be illuminated in accordance with section 24.06.010 of this code.
 - (B) Other signs. Signs, including a wall sign or monument sign (unless specifically designated otherwise by this article), allowed at any time on any property without a permit:
 - (i) A property owner may place a sign no larger than 8.5 inches by 11 inches in one window on the property at any time which has a noncommercial message.
 - (ii) A property owner may place a sign of any type at any time that:
 - a. Is four square feet in size; and
 - b. Contains a noncommercial message.
 - (iii) A person having a legal home occupation may display one additional sign on the face of the building or porch. The sign shall be attached directly to, and parallel to, the face of the building or porch. The sign shall not exceed four square feet in sign area, shall not be illuminated in any way, and shall not project more than six inches beyond the building or porch. No permit is required.
- (3) General regulations for signs on individual lots.
- (A) No sign may be placed on a residential lot without the consent of the property owner or a lessor who has been given authority to place a sign on the property by written agreement of the property owner.
 - (B) Other than those signs specifically authorized under this section, a sign under this section shall not be illuminated, electronic, digital, or contain moving elements.

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- (C) Unless otherwise specified in this section, permitted signs may be placed anywhere on the premises except in a required side yard within the street or utility right-of-way, or within any other form of public easement.
 - (D) Height: The following maximum heights shall apply to signs on individual lots in a residential district:
 - (i) Unless otherwise specified in this section, if ground-mounted, the top must not be over four feet above the ground; and
 - (ii) If building mounted, the sign must be flush-mounted and must not project above the roofline.
 - (E) Each residential lot or unit shall display an address sign. The letters, numbers, and symbols that make up a residential address sign must be a minimum of six inches in height and shall not be larger than eight inches in height or which meet the fire code adopted by the city. Address signs must be visible from an adjacent right-of-way for the primary structure on each piece of property.
 - (F) One additional temporary sign that may be up to nine square feet in size may be located on the owner's property at any time. A permit for this sign is not required. This section does not limit the content on the additional temporary sign.
 - (G) Properties in the ETJ that are appraised as residential and that contain single-family units shall comply with this section.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.02.002. Multifamily residential district (MF).

No sign shall be permitted or allowed in a multifamily residential district unless it meets the following standards:

- (1) Types of signs allowed with a permit.
 - (A) Multifamily residential complex sign. The maximum size and number of signs that the owner or owners of the residential development may erect and maintain at the entrances to the development shall be controlled according to the following:
 - (i) Multifamily residential complex sign which have a total area of no more than 24 square feet not to exceed six feet in height at each entrance to the complex. The monument sign shall be located at least eight feet from the right-of-way and may be indirectly lighted to the extent allowed by article 24.06 of this code.
 - (ii) Before a residential complex sign may be installed under this section, the sign permit application shall be reviewed by the city building department for completeness and compliance with state and city codes.
 - (iii) Landscaping. A landscaped area of 24 square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the city building department at the time of application. All landscaping under this section shall be compliant with the city's landscaping ordinance, article 28.06 of this code.
 - (B) Multifamily construction/development sign. When a multifamily project has been released for construction, one construction/development sign per subdivision entrance which shall not

exceed 48 square feet in area or eight feet in overall height may be placed at each subdivision entrance after applying and receiving a sign permit.

- (i) A sign under this section may be a pole sign or a monument sign.
 - (ii) A sign permitted under this subsection must be removed when the entire development is constructed or when active construction has ceased for more than 12 months. If the sign is placed more than 12 months, an annual renewal of the sign permit is required. The sign must be kept in good condition.
 - (iii) The property owner or other responsible party shall be responsible for the maintenance, removal, and compliance requirements of such signs.
 - (iii) If a subdivision owner wishes to place model home, selling point, or other temporary signs to advertise the lots within the subdivision, application for a master sign plan is encouraged in lieu of submission of multiple requests for variances.
- (C) Multifamily identification sign (wall or hanging). There may be one sign no larger than 15 square feet in sign area identifying the complex and placed flush on the wall near the office entrance or, as an alternative, one hanging sign containing no more than eight square feet in sign area may be erected. The address shall be in lettering at least six inches in height.
- (2) Types of signs allowed without a permit. Individual lessees or owners of units within multifamily housing may also display any sign allowed in a residential district, so long as:
- (A) Sign is allowed by owner of multifamily housing if property is owned separately; and
 - (B) Sign is displayed within the area owned or leased by individual.
- (3) Properties in the ETJ that are appraised as residential and that contain multifamily units, including a building or portion thereof which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families must comply with this section.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.02.003. Manufactured home district (MH).

No sign shall be permitted or allowed in a manufactured home district unless it meets the following standards:

- (1) Types of signs allowed with a permit.
 - (A) Manufactured home park identification monument sign. One monument sign or wall sign not more than 24 square feet in sign area not to exceed six feet in height may be erected on the property of the manufactured home park at each entrance to an arterial and may be indirectly lighted.
 - (i) The monument sign shall be located at least eight feet from the right-of-way and may be indirectly lighted to the extent allowed by article 24.06 of this code. Sign placement must comply with any additional setback that may be prescribed by the sign administrator or city building department when there is a potential safety issue.
 - (ii) This sign requires a permit.
 - (iii) Landscaping: A landscaped area of 24 square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the city building department

at the time of application. All landscaping under this section shall be compliant with the city's landscaping ordinance, article 28.06 of this code.

- (iv) An address listed on a sign shall have lettering that is at least six inches in height.
- (2) Types of signs allowed without a permit. Individual lessees or owners of manufactured homes within a manufactured home park may also display any sign allowed in a residential district, so long as:
 - (A) Sign is allowed by owner of manufactured home park if the property is owned separately.
 - (B) Sign is displayed within the area owned or leased by an individual.
 - (C) Properties in the ETJ that are appraised by the county appraisal district as residential and that contain a unified development of manufactured home sites, plots, or stands as arranged on a large tract under single ownership and designed to accommodate manufactured homes for a long-term duration must comply with this section.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.02.004. Commercial districts.

No signs shall be permitted or allowed in a commercial district unless they meet the following standards:

- (1) Types of signs allowed with a permit.
 - (A) Commercial wall sign.
 - (i) Only one wall sign is permitted per business on each property, two wall signs may be permitted if a business:
 - a. Is within a multiunit property;
 - b. Takes up an entire building; and
 - c. Is on a corner or has two public entrances into the building on different sides of the building in which it is located.
 - (ii) The total area on any such sign shall not be larger than 75 percent of the area of the storefront for the leased or owned area.
 - (iii) The total length on any such sign shall not exceed 75 percent of the storefront width for the leased or owned area.
 - (iv) The total signable area of the wall sign for each business shall not exceed 64 square feet in a nonresidential zoning district.
 - (v) No wall sign shall extend, either above the roof of the building or beyond the wall to which it is attached by more than four feet at the point of attachment. In no instance shall the height of the sign exceed the maximum building height established for the zoning district.
 - (vi) A wall sign attached to a building on private property shall not extend over any public land except a sidewalk adjacent to the building.
 - (vii) An address listed on a sign shall have lettering that is at least six inches in height.
 - (B) Commercial hanging sign.
 - (i) The maximum area of a hanging sign shall not exceed eight square feet.
 - (ii) The total length on any such sign shall not exceed 75 percent of the storefront width for the leased or owned area.

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- (iii) The clearance from the ground to the bottom of any hanging sign must be at least seven feet.
 - (iv) Only one hanging sign is permitted per property unless the property is a corner lot or has two public entrances/exits into the building on different sides of the building, in which case two hanging signs are permitted.
 - (v) An address listed on a sign shall have lettering that is at least six inches in height.
- (C) Commercial construction/development sign. When a commercial lot is under construction, one sign per commercial development entrance which shall not exceed 64 square feet in area or eight feet in overall height may be placed at each entrance after applying and receiving a sign permit.
- (i) A sign under this section may be a pole sign or a monument sign.
 - (ii) A sign permitted under this subsection must be removed when 80 percent of the commercial property is constructed or when active construction has ceased for more than 12 months. If the sign is placed more than twelve months, an annual renewal of the sign permit is required. The sign must be kept in good condition.
 - (iii) The property owner or other responsible party shall be responsible for the maintenance, removal, and compliance requirements of such signs.
- (D) Commercial monument sign-individual business for use by a single business.
- (i) The area of a monument sign for a property with a single business in a nonresidential zoning district shall not exceed 32 square feet not to exceed six feet in height. The sign shall be at least eight feet from the right-of-way and compliant with article 24.06.
 - (ii) Landscaping. A landscaped area of 24 square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the city building department at the time of application. All landscaping under this section shall be compliant with the city's landscaping ordinance, article 28.06 of this code.
 - (iii) An address listed on a sign shall have lettering that is at least six inches in height.
- (E) Awning signs as part of wall sign.
- (i) One-third of the area of an awning sign shall be counted toward the limit on the total area of wall signs on the wall to which the awning is attached.
 - (ii) Only one awning sign is permitted per property, unless the property is a corner lot in which case two awning signs are permitted.
- (F) Restaurant menus. Detached or attached to a building, used in connection with a drive-in or drive-through, which do not attract the attention of persons not on the premises. Signs under this subsection shall not exceed 32 square feet and eight feet in height. Such signs shall not be illuminated other than internally illuminated. If restaurant has more than one drive-in or drive-through lane onsite may include two restaurant menu signs for each lane of vehicular or pedestrian traffic for ordering. Restaurant menus may have screens that change image so long as any change occurs less than once an hour and is static the remainder of the time. Restaurant menus may include areas where text changes or images change more frequently so long as the menu is not visible from public right-of-way.
- (G) New business temporary signs.
- (i) For the purposes of this section, a "new business" is defined as a non-residential enterprise that was not operated by any person or entity with a controlling interest in a non-

residential enterprise located within 100 feet of the property within the previous 12 months. The new business is per nonresidential enterprise, not per lot.

- (ii) For projects subject to the city's building code, new businesses may place one new business temporary sign on their premises for a period not exceeding 60 days between the time of issuance of a building permit for construction or renovation and the time a certificate of occupancy is issued. This sign must be removed at time of issuance of certificate of occupancy. An additional new business temporary sign may be placed for up to 60 days after a certificate of occupancy is issued.
- (iii) For projects not subject to the city's building code, new businesses may place one new business temporary sign on their premises for a period not exceeding 60 days prior to the business opening to the public. An additional new business temporary sign may be placed for up to 60 days after the business opens to the public.
- (iv) The maximum surface area for a new business temporary sign shall be 32 square feet. The new business temporary sign does not count towards total cumulative signable area limits nor the total amount of temporary signs on an annual basis.
- (v) The height of the new business temporary sign must not exceed six feet.
- (vi) The new business temporary sign must be located on the business premises and must not obstruct traffic visibility or pedestrian pathways and must follow all other city regulations.
- (vii) The application for each new business temporary sign must include the expected/actual date of certificate of occupancy issuance and a plan showing the proposed location and dimensions of the sign.
- (viii) A new business temporary sign must not be illuminated.
- (ix) A new business temporary sign must be of a type otherwise allowed by chapter 26 of this Code.

(2) Types of signs allowed without a permit.

- (A) Equipment signs. Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., if words so attached refer exclusively to products or services dispensed by the device, and project no more than one inch from the surface of the device.
- (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.
- (C) Small commercial banner. A small commercial banner of 24 square feet may be displayed at any time so long as:
 - (i) The banner is kept in good condition; and
 - (ii) The banner is securely affixed to a building, wall, or fence; and
 - (iii) One per business or entity; and
 - (iv) Can be placed in addition to a nonresidential banner.

(3) Noncommercial signs allowed without a permit.

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- (A) Each lot may have one noncommercial sign, including a pole sign, wall sign, or monument sign, that meets the requirements of this section:
 - (i) A noncommercial sign shall not have an area greater than 36 square feet.
 - (ii) A noncommercial sign shall not be more than six feet in height.
 - (B) A noncommercial sign shall not be lighted or have any moving elements.
 - (C) Noncommercial signs may be installed on private property only with the consent of a property owner and may not be installed in, on, or over any street or right-of-way.
 - (D) Noncommercial signs under this section may not advertise the sale of goods or services.
 - (E) Any sign allowed under this section for a commercial message may also contain noncommercial content.
- (4) Each lot may have up to a maximum of four flags with noncommercial messages on up to two flagpoles per premises. Each flag must be a maximum of 40 square feet in area. Flagpoles shall be a maximum of 25 feet in height but no higher than the highest point of the nearest principal building's roof on the premises. Flagpoles must meet the minimum yard setback requirements for a principal building or a minimum of ten feet, whichever is more restrictive. Each flagpole may only have two flags each. Flags may be illuminated in accordance with section 24.06.010 of this code.
 - (5) One daily display sign per business may be displayed on the sidewalk or adjacent to the sidewalk on private property immediately adjacent to the business at a location approved by the city building department if:
 - (A) The sign does not impede pedestrian traffic;
 - (B) The maximum height of the entire structure of a daily display sign is three feet;
 - (C) Sign is stored away from public view when the establishment served by the sign is closed for business.
 - (6) No sign may be placed without the consent of the property owner or without a sign permit, when required.
 - (7) The responsible party is responsible for compliance with this article.
 - (8) Any sign under this section shall not advertise the sale of goods, services, or activities that are not available on the building or property on which the sign is attached or placed.
 - (9) Properties in the ETJ that are appraised as, or used as, commercial property and that contain a business or commercial entity that reflects a use allowed in the above zoning district regulated by this section must comply with this section.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.02.005. Industrial (I), light industrial (LI), government, utility, institutional (GUI), public recreation (PR), public park or preserve (PP), and agriculture (A).

No sign shall be permitted or allowed in an industrial, light industrial, government, utility, institutional, public recreation, public park or preserve, or agricultural district unless it meets the following standards:

- (1) Types of signs allowed with permit.
 - (A) Wall signs. Wall signs may be erected. The total sign area for all signs shall not exceed 64 square feet. This sign shall be placed at least eight feet from any public right-of-way. Sign area allotment

is computed by adding the sign area of all wall signs on the lot. Wall signs shall project no more than two feet perpendicular from the wall and not more than three feet vertically above the wall of the building. Each sign under this section requires a sign permit. An address listed on a sign shall have lettering that is at least six inches in height.

- (B) Monument identification signs. One nonattached sign per lot may be erected. No sign shall exceed 48 square feet in sign area and shall not exceed eight feet in height. The setback shall be a minimum of eight feet from any public right-of-way. Sign placement must comply with any additional setback that may be prescribed by the sign administrator or city building department when there is a potential safety issue. A permit is required for this sign.

(2) Types of signs allowed without permit.

- (A) Equipment signs. Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., if words so attached refer exclusively to products or services dispensed by the device, and project no more than one inch from the surface of the device.
- (B) Noncommercial signs. Each lot may have one noncommercial sign, which may be a pole sign, wall sign, or monument sign, that meets the requirements of this section.
- (i) A noncommercial sign shall not have an area greater than 36 square feet not to exceed six feet in height.
 - (ii) Each lot may have up to a maximum of four flags with noncommercial messages on up to two flagpoles per premises. Each flag must be a maximum of 40 square feet in area. Flagpoles shall be a maximum of 25 feet in height but no higher than the highest point of the nearest principal building's roof on the premises. Flagpoles must meet the minimum yard setback requirements for a principal building or a minimum of ten feet, whichever is more restrictive. Each flagpole may only have two flags each. Flags may be illuminated in accordance with section 24.06.010 of this code.
 - (iii) A noncommercial sign shall not be lighted or have any moving elements.
 - (iv) Noncommercial signs may be installed on private property only with the consent of a property owner and may not be installed in, on, or over any street or utility right-of-way.
 - (v) Any sign allowed under this section for a commercial message may also contain noncommercial content.
- (C) Daily display sign. One daily display sign per business may be displayed on the sidewalk or adjacent to the sidewalk on private property immediately adjacent to the business at a location approved by the city building department if:
- (i) The sign does not impede pedestrian traffic;
 - (ii) The maximum height of the entire structure of a daily display sign is three feet;
 - (iii) Sign is stored away from public view when the establishment served by the sign is closed for business.
- (D) Small commercial banner. A small commercial banner of 24 square feet may be displayed at any time so long as:
- (i) The banner is kept in good condition; and
 - (ii) The banner is securely affixed to a building, wall, or fence; and
 - (iii) One per business or entity; and

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- (iv) Can be placed in addition to a nonresidential banner.
 - (E) In addition to the other signs authorized by this chapter, the city building department may allow the placement of additional temporary, non-commercial signs on city property pursuant to the city approved policy. Any sign placed under the sign policy as approved by the city building department must meet all of the requirements of the sign policy and any conditions required by the city building department. No sign may be placed in the right-of-way or on city property without the permission of the sign administrator.
 - (3) The responsible party is responsible and liable for compliance with these provisions.
 - (4) Any sign under this section shall not advertise the sale of goods, services, or activities that are not available on the building or property on which the sign is attached or placed.
 - (5) Properties in the ETJ that are appraised as or used as commercial property and that contain a business or commercial entity that reflects a use allowed in the above zoning districts regulated by this section must comply with this section.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.02.006. Multi-unit complex in a nonresidential district—Additional signs requiring permit.

Additional signs allowed in a multi-unit complex in a nonresidential district:

- (1) In addition to the signs allowed according to the zoning district, one monument or wall sign per complex may be erected advertising up to the total number of office or commercial tenants with a sign permit. On corner lots, the major or primary street shall be construed to be the development lot frontage and no more than one sign shall be permitted. On a development lot located at the intersection of two arterials, a sign shall be permitted for each such thoroughfare or expressway with a sign permit. The sign area of the sign may not be larger than 48 square feet. The name of the complex and the street address with letters no less than six inches in height will appear on the sign. Height of the sign may not be taller than six feet. Address signs must be visible from an adjacent right-of-way for the primary structure on each piece of property.
- (2) Sign placement must comply with all setback regulations and any additional setback that may be prescribed by the city building department or sign administrator when there is a potential safety issue.
- (3) Properties in the ETJ that are appraised as or used as nonresidential property and that are a multi-unit complex are also required to meet the provisions of this section.
- (4) Master sign plans for areas with a multi-unit complex are highly encouraged to meet the unique needs of each multi-unit complex. All owners, tenants, subtenants and purchasers of individual units within the development shall comply with the approved master sign plan.
- (5) Landscaping. A landscaped area of 24 square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the city building department at the time of application. All landscaping under this section shall be compliant with the city's landscaping ordinance, article 28.06 of this code.
- (6) Single sign in a multi-unit project. A single sign in a multi-unit project may be replaced upon application for this permit and payment of fee. This permit and fee is only applicable for the replacement of a panel or sign area of the same or smaller size. Each panel or sign area is a separate permit or fee under this subsection.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.02.007. Banners on nonresidential property.

- (a) Each nonresidential property or lot may display one banner at a time. A small commercial banner can be displayed in addition to this banner.
- (b) Banners that are securely attached to a permanently installed building, fence, or wall may remain so long as they are kept in good repair throughout the time of their display.
- (c) Banners that are securely erected on pipes, poles, posts or other materials may be placed as discussed herein so long as they remain in good repair and are securely fashioned to the pipe or other material and the material is specifically designed for the display of a banner.
- (d) The maximum surface area for banners on nonresidential property shall be 32 square feet. Banners do not count towards total cumulative signable area limits.
- (e) Banners hung on nonresidential property shall not exceed 15 feet in height.
- (f) Only one banner at a time is permitted per nonresidential property or lot, unless additional banners are allowed under this code. A small commercial banner as listed herein can be placed per business or lot regardless of how many businesses or entities exist on each nonresidential property or lot.
- (g) Banners on nonresidential property do not require a permit so long as they meet the requirements in this section.
- (h) A small commercial banner of 24 square feet may be displayed at any time on nonresidential property so long as:
 - (1) The banner is kept in good condition; and
 - (2) The banner is securely affixed to a building, wall, or fence; and
 - (3) One per business or entity; and
 - (4) This banner is in addition to the other banner (32 square feet) allowed.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.02.008. Historic district.

Additional signage regulations applicable to the city's historic districts are included in the design and development standards in the historic preservation implementation manual.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.02.009. Master sign plans.

A master sign plan is a comprehensive document containing specific regulations for an entire project's signs. Master sign plans are appropriate for planned development districts, master planned developments, development agreements, large residential or commercial developments, multi-unit complexes, or in the case where a project applicant is seeking several variances to the city's sign chapter.

(Ord. No. 2025-37, 10-21-2025)

ARTICLE 26.03. ADMINISTRATION

Sec. 26.03.001. Permit required.

Applications for a sign permit must be filed in the city building department and will be processed by the sign administrator or the sign administrator's designee.

- (1) Requirements. Except as otherwise provided for herein, no sign shall be erected, posted, painted, or otherwise produced, changed, refaced, remodeled, or reconstructed, in whole or in part, within the city limits and ETJ of the city without first obtaining a permit.
 - (A) Applications. Application for a permit required by this article shall be made as required by the city building department. The application for sign permits shall contain all information, drawings, and specifications necessary to fully advise the city building department and sign administrator of the type, size, shape, location, zoning district if within city limits, construction, and materials of the proposed sign and the building structure or premises upon which it is to be placed. Drawings shall also show all existing signs on the property. An application is not considered complete until all necessary information listed in this code are provided with the application.
 - (B) Application for permit. An application for a sign permit must be filed with the city building department. An application for any sign must state the date when the owner intends to erect the sign.
 - (C) Proof of property interest. All applicants must provide sufficient proof, to be determined by the city building department, showing a real property ownership interest in the property on which the sign will be located or sufficient proof of authorization from the real property owner for sign placement on the property.
 - (D) Refacing permit for refacing, remodeling, or repainting sign. A permit is required for anything more than routine maintenance that results in refacing, remodeling, or repainting a sign. The permit fee shall be as listed in the fee schedule. A refacing permit is only available if: (i) the size of the face remains the same; and (ii) the sign is compliant with the outdoor lighting ordinance.
- (2) An application shall include:
 - (A) Name, address, and telephone number of the owner and applicant (if different from owner) of the sign;
 - (B) Name, address, and telephone number of lessor, if any, sponsoring the sign, if any;
 - (C) Name, address, and telephone number of the contractor, if any and different from the owner, installing the sign;
 - (D) Physical address and legal description of the property where the sign is to be installed;
 - (E) Zoning district, if in city limits, or use if in ETJ, in which the proposed sign will be located;
 - (F) Any variance that will be requested or has been approved, if variances will be required but have not been previously approved, a separate variance application shall be submitted simultaneously;
 - (G) An illustration or photograph including the location, appearance, and dimensions of the proposed sign;

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- (H) An illustration or photograph of the position of the sign on a building or on the ground in plain view, drawn to scale, and elevation views, drawn to scale;
 - (I) If required by the building official or sign administrator, a copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressure in any direction and in any amount required by this chapter or by the building code or other laws adopted by the city; and
 - (J) An application is not considered complete unless all the above information is provided with the application.
- (3) The city building department or designee shall promptly process the sign permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within 21 calendar days after receipt or within seven days if the sign requested is a real estate sign. Any application that complies with all provisions of this article, the zoning ordinance, the building code, the lighting ordinance, and other applicable laws, regulations, and ordinances shall be approved after plan reviews and inspection of the site, if needed.
- (A) If the application is rejected, the city building department shall provide in writing a list of the reasons for the rejection. An application shall be rejected for noncompliance with the terms of this article, the zoning ordinance, building code, or other applicable law, regulation, or ordinance.
 - (B) If no action is taken by the city building department or designee within the stated time period after receipt, the city shall not collect a fee for the sign permit application. The city building department then shall approve or reject the application as soon as practical after the 21-day deadline. A new 21-day deadline begins at each submission. However, if the city building department has not approved or rejected the permit within 45 calendar days after the completed application is filed, the applicant can file a complaint as an appeal to the city council as if the permit had been denied.
- (4) Permit fee. A nonrefundable fee as set forth in the uncodified fee schedule adopted by the city council shall accompany all sign permit applications. A reapplication fee may be charged as designated in this article. No permit shall be issued until applicable fees have been paid to the city. Fees may be subject to change without prior notification. The sign permit fee schedule shall be in accordance with the fee schedule enacted by the city council and located at city hall.
- (5) Duration and revocation of permit. If a sign is not completely installed within six months following the issuance of a sign permit, the permit shall be void. The city may revoke a sign permit under any of the following circumstances:
- (A) The city determines that information in the application was materially false or misleading;
 - (B) The sign as installed does not conform to the sign permit application;
 - (C) The sign violates this article, the zoning ordinance, building code, or other applicable law, regulation, or ordinance; or
 - (D) The city building department determines that the sign is not being properly maintained or has been abandoned.
- (6) Appeals. If the city building department denies a permit, the applicant may appeal in writing to the city council under section 26.03.003(g)(2). The city council shall make the final decision on the approval or denial of any permit.
- (7) Qualifications. Only those individuals who properly obtained a permit by the city building department, or other statutorily required permit or approval shall receive a permit to erect or alter any sign. Permits for the installation, erection, or alteration of any electrical components on a sign shall be issued only to

those individuals who hold a commercial sign master sign electrician's license or is a licensed electrician. It is an offense under section 26.05.002 for any person licensed under the provisions of this article to obtain a permit on behalf of, or for the benefit of, any unlicensed person whose business activities are such that such unlicensed person would need a license to obtain a permit.

- (8) Conditions for issuing permits. No permit for the erection or alteration of any sign over any sidewalk, alley, or other public property, or on or over any roof or building shall be issued to any person except upon the condition that the permit may be withdrawn at any time, in which case the sign shall be immediately removed by the responsible party, who will also be liable under the penalties provided for in this article.
- (9) Issuance. A permit shall not be issued when:
 - (A) An existing billboard sign is in a deteriorated, unsafe, or unsightly condition.
 - (B) A sign on the premises is not in compliance with this article.
 - (C) A sign on the premises is proposed for construction in an area not zoned for such a sign.
 - (D) Authorization of the property owner on which the sign is to be placed has not been obtained.
- (10) Inspection. Any sign for which a permit is issued shall be inspected after its erection for conformity to the provisions of this article.
- (11) Before any permit may be issued for a new sign under this chapter, the responsible party shall modify or remove any of its own nonconforming signs and sign structures displayed or erected on the same property for which the permit is being sought, so that all the signs and sign structures they are responsible for on the property conform to the provisions of this chapter. This provision does not apply to real estate signs, banners, temporary signs, or daily display signs. This provision does not apply to nonconforming signs with a variance.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.03.002. Permit not required.

A permit shall not be required for:

- (1) Simple routine maintenance, adjustments, replacement of compliant light bulbs, etc., on existing signs.
- (2) When a sign has been damaged by fire, windstorm, or other causes, immediate work may be done to prevent damage to property or hazard to persons, and to this extent only. Notice will be given as soon as practical to the city building department.
- (3) Changing a commercial message to a noncommercial message on any legal sign surface. Any sign surface on which a commercial message may contain a noncommercial message.
- (4) Changing of permitted copy of an existing sign, provided that no increase occurs with respect to either the sign area or the manner in which the sign is structurally supported.
- (5) Any sign or display exempted from the sign article or permit requirement.

Sec. 26.03.003. Variances.

- (a) A responsible party that wants a variance from this article must file a request for variance with the sign administrator along with a variance application fee, as stated in the city's most recent fee schedule. The sign administrator will indicate what documentation the responsible party must provide in support of the request.

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- (b) Once the complete and necessary documentation has been provided to the sign administrator, the sign administrator shall review the request and make a determination based on the documentation provided by the responsible party.
 - (c) The sign administrator may, in specific cases and subject to appropriate conditions, and only after a finding based on the evidence presented that strict compliance with the requirements of this article will result in substantial undue hardship, sufficient mitigation, or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of this article:
 - (1) Permit a variance for a noncommercial or commercial sign of the setback, effective area, size of internal components of a sign so long as total size of sign face is compliant, or height requirements of this article;
 - (2) Authorize one additional sign on premises more than the number permitted by this article;
 - (3) Approve an increase in height up to four feet;
 - (4) Approve an electronic or LED sign for the display of illuminated, changeable copy sign that consists of electronically changing alphanumeric text; or
 - (5) Approve a roof sign.
 - (d) Other requests for variances require a variance application to the city council. The city council may decide, subject to appropriate conditions, and only after a finding based on the evidence presented that strict compliance with the requirements of this article will result in substantial undue hardship, sufficient mitigation, or inequity to the applicant without sufficient corresponding benefit to the city and its citizens in accomplishing the objectives of this article.
 - (e) The sign administrator and city council shall consider:
 - (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.
 - (2) Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.
 - (3) Proposed sign location, configuration, design, materials and colors are harmonious with the hill country setting.
 - (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.
 - (5) The sign and its supporting structure is in architectural harmony with the surrounding structures.
 - (6) Mitigation measures related to the sign in question or other signs on the same premises.
 - (7) Demonstrated and documented correlation between the variance and protecting the public health and safety.
 - (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 unit development, development agreement, or site plan.
 - (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.

- (10) The sign administrator may authorize the remodeling, renovation, or alteration of a sign when some nonconforming aspect of the sign is thereby reduced.
- (f) Where a permit was required for a sign's erection according to the law in effect at the time the sign was erected and where the sign administrator finds no record of a permit being issued, the sign administrator may authorize the issuance of a replacement permit when, from the evidence presented, the sign administrator finds either that a permit was issued or that arrangements were made with a sign company to obtain such permit.
- (g) If an applicant wishes to request a variance from the amount of sign and/or variance fees, the applicant may request a fee variance from the sign administrator. The sign administrator may lessen the amount of fees based on the analysis of the time required in review of the sign or variance application(s).
- (h) If a variance applicant wishes to appeal the decision of the sign administrator, the applicant shall file for an appeal with the city council within ten days of receipt of the sign administrator's decision. The city council shall consider the appeal at its next regular meeting or as soon as practicable. The board of adjustment city council shall either: (1) approve, reject, or approve upon condition the variance application, if any, at its meeting; (2) postpone its decision on the request of the applicant; or (3) postpone its decision to its next regular meeting for good cause based on need for further review by the city council. Upon approval by the city council, the sign permit and variances, if any, the permit shall be issued by the city administrator or the administrator's designee.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.03.004. Conditions.

The sign administrator or city council board of adjustment may impose conditions upon the granting of a variance under this chapter. Such conditions must be related to the variance sought and be generally intended to mitigate the adverse effects of the sign on neighboring tracts and the general aesthetic ambiance of the community. A nonexhaustive list of examples of conditions include increased setbacks, added vegetation, muted colors, and decreased lighting. 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.

Sec. 26.03.005. Approval of master sign plans.

- (a) A responsible party that seeks approval of a master sign plan must file a request for a master sign plan with the sign administrator along with a sign permit fee, as stated in the city's most recent fee schedule. The sign administrator will indicate what documentation the responsible party must provide in support of the request.
- (b) Once the necessary documentation has been provided to the sign administrator, the sign administrator may administratively deny or approve the master sign plan, with or without conditions.
- (c) The sign administrator may determine to present the master sign plan to the city council for approval or denial in lieu of administrative approval.
- (d) If the responsible party disagrees with a decision of the sign administrator to deny a master sign plan, or disagrees with the conditions placed on a master sign plan by the sign administrator, the responsible party may submit a written request that the city council review the master sign plan request, the supporting

documents, and the sign administrator's decision. The city council can affirm, reverse, or modify the decision of the sign administrator.

- (e) The city council has final authority to approve a master sign plan or conditions on a master sign plan.
- (f) A master sign plan ordinance can modify variance procedures for its specific property.
- (g) Any application for a master sign plan shall be accompanied by fees for each sign and variance requested within the master sign plan. In addition, the master sign plan fee or master sign plan ordinance fee, dependent on application type, must be paid for each master sign plan or master sign plan ordinance.

Sec. 26.03.006. Procedure for variances to master sign plans.

- (a) A responsible party that wants a variance from a master sign plan adopted under this chapter must file a request for variance with the sign administrator along with a variance fee, as stated in the city's most recent fee schedule. The sign administrator will indicate what documentation the responsible party must provide in support of the request.
- (b) Once the necessary documentation has been provided to the sign administrator, the sign administrator may administratively deny or approve a variance, with or without conditions, from an adopted master sign plan if the change is related to:
 - (1) Change the location of the sign within the area designated by the master sign plan;
 - (2) Change the location of the sign within the right-of-way or into the right-of-way so long as a license agreement is presented and approved by the sign administrator;
 - (3) Change illumination of the sign so long as the illumination complies with article 24.06: Outdoor lighting ordinance;
 - (4) Change of sign face so long as the size of the sign face is not increased;
 - (5) Change in number of panels or size of panels on a monument sign so long as total size of sign face is not increased; or
 - (6) Change in letter size or line number so long as total size of sign face is not increased.
- (c) Administrative approval is not allowed and variance procedures in section 26.03.001 shall be followed if:
 - (1) Additional signs are requested;
 - (2) Increase in the size of the sign is requested;
 - (3) Change in sign type is requested;
 - (4) Increase in the height of the sign is requested; or
 - (5) The sign administrator determines the variance request shall be reviewed in the regular variance process.
- (d) If the responsible party disagrees with a decision of the sign administrator to deny a variance request, or disagrees with the conditions placed on a grant of a variance by the sign administrator, the responsible party may submit a written request that the city council review the variance request, the supporting documents, and the sign administrator's decision. The city council can affirm, reverse, or modify the decision of the sign administrator.
- (e) The city council has final authority to approve a variance or conditions on a variance.
- (f) A master sign plan ordinance can modify variance procedures for its specific property.

(Ordinance 2020-12, adopted 3/14/20)

ARTICLE 26.04. EXISTING SIGNS

Sec. 26.04.001. Maintenance of existing signs.

- (a) All signs in the city and ETJ shall be properly maintained at all times to the satisfaction of the sign administrator. The sign administrator shall have the authority to order the painting, repair, or removal of a sign which constitutes a hazard to the safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment. The sign administrator's decision shall be subject to the review of the board of adjustment under the procedure for appeal of a decision of an administrative official under section 26.03.003(g)(2). If within 15 days the maintenance orders are not complied with, the city administrator may order the sign removed at the owner's expense under the provisions of this article.
- (b) 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 signs and sign structures that are rotting, peeling, rusting, fading, becoming discolored, covered in dirt, or filled with holes. Responsible parties shall not allow signs or sign structures to become dangerous, within the meaning of the International Building Code, as a result 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.

Sec. 26.04.002. Newly annexed signs.

Signs in areas newly annexed into the city limits or newly encompassed by an expanded ETJ shall be treated as nonconforming signs. If required for the type of existing sign, a permit shall be issued upon application. The signs shall be held to the amortization period addressed below of ten years so that the beginning of the amortization period is the time of annexation or encompassment.

Sec. 26.04.003. Off-premises pole signs (billboards).

No permit for alteration or relocation may be issued for an off-premises sign that was not timely inventoried and reported to the city prior to November 30, 2008.

- (1) Alteration. An off-premises sign may not be altered regarding amount of surface area, shape, orientation, height, illumination, or location without the prior issuance of a sign alteration or relocation permit. Ordinary and routine necessary repairs that do not change the size, shape, orientation, height, illumination, or location of an inventoried off-premises sign do not require an alteration permit. A sign alteration permit expires if the approved modifications are not completed within 90 days of permit issuance.
- (2) Maintenance. If the sign administrator or administrator's designee finds that any off-premises sign on the authorized list is not maintained in good repair, the sign administrator or administrator's designee will notify and order the owner to repair the sign within 30 calendar days. If the sign administrator or administrator's designee finds that the sign structure or sign area of an off-premises sign has deteriorated more than 60 percent of its replacement value, or is not repaired within 30 calendar days, the sign administrator or administrator's designee shall notify the owner of the off-premises sign and the owner of the real property on which the off-premises sign is located to remove the off-premises

sign or poster panel from the property within a specified time. Replacement of more than 60 percent of an off-premises sign during one calendar year shall void the legal nonconforming status of the sign and require immediate removal or conformance with current standards. All off-premises signs ordered to be removed shall be stricken from the authorized list.

- (3) No existing billboard shall exceed 40 feet in height from the ground level. No existing billboard shall interfere with the visibility of pedestrians or drivers of motor vehicles at street intersections or otherwise obstruct traffic or create a traffic hazard.

Sec. 26.04.004. Destroyed nonconforming signs.

An existing nonconforming sign in the city limits or ETJ may not be repaired or rebuilt in the case of obsolescence or destruction by fire or other causes. In case of partial destruction by fire or other causes, where the cost of repairing the sign is less than 60 percent of the cost of erecting a new sign of the same type at the same location, the sign administrator may issue a "no fee" permit for the necessary repairs to be made to the sign. If the necessary repairs are not completed within 60 days of the receipt of written notification to the responsible party by the sign administrator or the sign administrator's designee, then the sign shall be removed either by the responsible party or by the city at the responsible party's expense. Criminal or civil penalties may also be initiated against the responsible party as provided for in this article. Under unusual circumstances and/or where the responsible party has shown "good faith" in attempting to comply with the provisions of this article, an extension period of 30 days may be granted to the responsible party to facilitate repairs. If the cost of rebuilding or repair of an existing nonconforming sign exceeds 60 percent of the cost of erecting a new sign of the same type at the same location, the sign shall be removed at the responsible party's expense. If the sign is not removed within 30 days of written notification to the responsible party, then it shall be removed by the city or its designated agent(s) at the responsible party's expense. A sign so removed under the provisions of this section shall be kept in storage for a period of 60 days, and if it is not claimed within said period, it may be disposed of in a lawful manner by the city.

Sec. 26.04.005. Abandoned or discontinued signs.

An abandoned or discontinued sign is a sign that advertises a business or project that has ceased operations more than one year, unless the property is leased, in which case the sign shall be removed after two years. The responsible party shall remove any sign and/or sign structure that has not been used for advertising or promoting a going concern for at least one year. For the purposes of this section, a business or project has ceased to operate when it is no longer engaged in the sale of products or services in the normal course of business. A violation of this section is an offense under section 26.05.002.

Sec. 26.04.006. Signs and modifications.

- (a) Signs lawfully in existence on the date the provisions of this article are adopted that do not conform to the provisions of this article, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed, or maintained, must be regarded as nonconforming.
- (b) For the purpose of amortization, these signs may be continued from the effective date of this article for a period not to exceed ten years, unless under a previous regulation the signs were to be amortized as allowed by law. In that case the amortization period must be as previously required or ten years, whichever is less. Signs that cannot be amortized by the city may continue in existence so long as the sign continues to be properly maintained as required by this code.
- (c) Signs which were nonconforming to the prior ordinance and which do not conform to this article must be removed immediately.

Sec. 26.04.007. Altered, relocated, or replaced signs.

Any sign which is altered, relocated, or replaced must be brought immediately into compliance with all provisions of this article.

Sec. 26.04.008. Incentives for compliance.

- (a) Variance incentive. When considering granting a requested variance under this chapter or any other chapter, the city may take into consideration an applicant's commitment to bring pre-existing nonconforming signs into compliance with this chapter, and/or remove pre-existing nonconforming signs.
- (b) Permit incentive. If a responsible party voluntarily elects to bring a pre-existing nonconforming sign into compliance with this chapter, the sign administrator may waive the application fee for any required sign permits related to the specific property.

(Ord. No. 2025-37, 10-21-2025)

Editor's note(s)—Ord. No. 2025-37, adopted October 21, 2025, amended the Code by repealing former § 26.04.008, and renumbering former § 26.04.009 as a new § 26.04.008. Former § 26.04.008 pertained to additional temporary signs, and derived from the original codification.

ARTICLE 26.05. VIOLATIONS AND PENALTIES**Sec. 26.05.001. Violations.**

Should the responsible party or parties after receiving written notice from the sign administrator, building official, or code enforcement official of a violation of this chapter fails to correct a violation of this chapter within the time stated in the written notice, the sign administrator or the administrator's designee may cause such signs and supports to be removed. The sign administrator may also take necessary action to file a lien against the property to recover the cost of removal if the removal costs are not paid by the property owner within 15 days after the property owner is billed. The sign administrator may also pursue criminal penalties and/or civil action as provided for under this article and state law. No notice by the city is required to remove improperly placed signs that are:

- (1) In the right-of-way;
- (2) In another person's property without that person's written permission;
- (3) In a place that causes a safety issue due to its placement; or
- (4) In a place that encumbers use of a street, path, trail, or sidewalk or encumbers entry or exit from a property.

Sec. 26.05.002. Offense.

- (a) A person who violates, causes, allows or permits a violation a section of this chapter designated as an offense commits a misdemeanor punishable by a fine not exceeding \$500.00.
- (b) Each violation of this chapter designated as an offense constitutes a separate offense.
- (c) No culpable mental state is required to prove an offense under this chapter if the offense involves: (1) placement of a sign in the right-of-way; (2) placement of a sign in another person's property without the

person's permission; (3) placement of a sign that encumbers access to a person's property or encumbers use of a street, sidewalk, trail, path, or driveway.

(d) Sections containing an offense:

- (1) Section 26.01.009, prohibited signs.
- (2) Section 26.01.0012(a), reflective surfaces.
- (3) Section 26.01.015, noncompliant signs prohibited.
- (4) Section 26.03.001(7), qualifications.
- (5) Section 26.04.001(b), maintenance of existing signs.
- (6) Section 26.04.005, abandoned or discontinued signs.
- (7) Section 26.04.008, additional temporary signs.

(Ord. No. 2025-37, 10-21-2025)

Sec. 26.05.003. Liability.

The provisions of this chapter shall not be construed as relieving or limiting in any way the responsibility or liability of any person that erects or owns any sign, from personal injury or property damage resulting from the placing of the sign, or resulting from the negligence or willful acts of such person in the design, construction, maintenance, repair or removal of any sign erected in accordance with a permit issued under the provisions of this chapter. Nor shall it be construed as imposing upon the city or its officers, employees or agents any responsibility or liability by reason of the approval of any signs, materials, or devices under these provisions.

Sec. 26.05.004. Civil remedies.

Nothing in this chapter shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this chapter and to seek remedies as allowed by law, including, but not limited to the following:

- (1) Injunctive relief to prevent specific conduct that violates the chapter or to require specific conduct that is necessary for compliance with the chapter, including removal of signs that violate this chapter at the expense of the responsible party;
- (2) A civil penalty up to \$1,000.00 a day when it is shown that the defendant was notified of the provisions of the chapter and after receiving notice committed acts in violation of the chapter or failed to take action necessary for compliance with the chapter; and other available relief; and
- (3) An impoundment fee may be charged to recover a sign that has been impounded based on the current city fee schedule.

(Ordinance 2019-06, adopted 2/12/19)

- CODE OF ORDINANCES
Chapter 26 - SIGNS
APPENDIX A. CHART OF SIGN DESIGN STANDARDS

- CODE OF ORDINANCES
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Type of Sign	Maximum Area	Maximum Height	Maximum Number	Permit Required	Conditions (Section Number)
Government signs	6 sq. ft.	3 ft.	n/a	no	26.01.009
Small real estate	32 sq. ft.	8 ft.	1 or 2	no	26.01.017
Large real estate	6 sq. ft.	6 ft.	1	yes	26.01.016
Real estate - Lease individual units			For each unit for lease	no	26.01.016; 26.01.017
Vending machine	Size of machine	Size of machine	Equal to number of machines on site	no	26.01.005;26.01.008; 26.02.004; 26.02.005; 26.01.009;26.01.008;
Vehicle signs/mobile food vendors	Size of vehicle	Size of vehicle	None	no	26.01.008
Sports field signs	32 sq. ft.	6 ft.	1 for each unit	no	26.01.008
Memorial signs	6 sq. ft.	None	Limited by content	no	26.01.005;26.02.004
Window signs - limited ¹	5 sq. ft.	5 ft.	1	yes	26.02.003;26.02.005
Residential developments - noncommercial identification sign	24 sq. ft.	6 ft.	1	no	26.02.001
Home occupation	4 sq. ft.	4 ft.	1	no	26.02.005
Residential - noncommercial signs	4 sq. ft.	None	None	no	26.02.001

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Residential - address (required)	Letters and numbers 6" to 8"		One (required)	no	26.02.001
Residential - temporary sign	9 sq. ft.	9 ft.	One	no	26.02.001
Construction/development sign	48 sq. ft.	8 ft.	One	yes - project completion annual renewals	26.02.001; 26.02.002; 26.02.004
Traffic control signs (not MUTCD)	2 sq. ft.	6 ft. from grade	As required	no	26.02.001
Multifamily residential complex/monument sign	24 sq. ft.	6 ft.	One per entrance	yes	26.02.002
Multifamily identification wall sign	15 sq. ft.		One (if no hanging sign)	yes	26.02.002
Multifamily identification hanging sign	8 sq. ft.		One (if no wall sign)	yes	26.02.002
Manufactured home park identification monument sign	24 sq. ft.	6 ft.	One	yes	26.02.003
Commercial wall sign	64 sq. ft. - length limited to 75% of street front width	Maximum building height	One or two depending on location of entrances	yes	26.02.004
Commercial hanging signs	8 sq. ft. - limited to 75% of street front width	7 ft. clearance	One or two depending on location of entrances	yes	26.02.004

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Commercial construction/development sign	64 sq. ft.	8 ft.	One per entrance	yes	26.02.004
Commercial monument sign - individual business	32 sq. ft.	6 ft.	One	yes	26.02.004
Commercial awning sign as part of wall sign	See conditions	One or two depending on location of business	yes	26.02.004	
Restaurant menus	32 sq. ft.	Two per lane - vehicular and pedestrian	yes	26.02.004	
Equipment signs	Size of equipment	None	no	26.02.004	
Window signs	Cumulative of 24 sq. ft. of 25 sq. ft. depending on location of business	None	no	26.02.004	
Noncommercial signs	36 sq. ft.	One	no	26.02.004; 26.02.005	
Flags - noncommercial	40 sq. ft.	page on frontage, up to 4 maximum	no	26.02.004	
Daily displays	3 ft.	One	no	26.02.004; 26.02.005	

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Wall signs - industrial	64 sq. ft. Cumulative		yes	26.02.005	
Monument identification sign - industrial	48 sq. ft.	One	yes	26.02.005	
Equipment signs	Size of equipment	None	no	26.02.005	
Noncommercial signs	36 sq. ft.	One	no	26.02.005	
Monument or wall identification sign -multi-unit complex	48 sq. ft.	6 ft.	Depends on location	yes	26.02.006
Banners - affixed to building, fence, wall	32 sq. ft.	15 ft.	One	no	26.02.007
Banners - affixed to pipes, poles	32 sq. ft.	15 ft.		No	26.02.007
Banners - small commercial banners	24 sq. ft.	15 ft.	At any time	No	26.02.004; 26.02.005; 26.02.007
New business signs	32 sq. ft.	6 ft.	One between building permit and CO - 60 days; and 60 days prior to opening	No	26.02.004

¹ Store hours, security systems, trade organization memberships, credit cards accepted, no solicitation, and open/closed.

(Ordinance 2019-06, adopted 2/12/19; Ord. No. 2025-37, 10-21-2025)

APPENDIX B. MASTER SIGN PLAN FOR THE COMMONS

SECTION 1. ENACTMENT PROVISIONS

1.1. Popular name.

This appendix to Chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for The Commons."

1.2. Purpose.

This appendix provides standards for consistent and compatible signage for the complex as a whole, and signage utilized by individual tenants, in order to provide a uniform look and feel throughout the complex that is appropriate for the complex's location in the city limits.

1.3. Scope.

1.3.1. This appendix applies to all property currently known as The Commons, that being Lot I-A, The Commons Subdivision, Hays County, Texas, the address being 100 Commons Road, Dripping Springs, Texas, 78620.

1.3.2. This appendix applies to the owner and to each individual Tenant occupying The Commons. Owner shall provide each tenant with a copy of this appendix. Both the owner and the tenant are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

1.4. Applicability.

1.4.1. The standards set forth in this appendix, along with the illustrations identified as exhibit #1 to Ordinance 1251.06, which are included herein for all intents and purposes, shall govern the signage erected on the property.

1.4.2. Permit applications for signs proposed to be erected and maintained at The Commons shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (signs), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.3. Variance applications for signs proposed to be erected at The Commons shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.4. If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

1.5. Administration.

1.5.1. Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.

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- 1.5.2. Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

SECTION 2. DEFINITIONS

2.1. Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the Code, shall be given the meanings set forth in the Code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

2.2. Specific terminology.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Owner: The person who owns The Commons, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Tenant: A person with a leasehold interest in a designated unit within The Commons. Subtenants shall not be treated as separate Tenants for purposes of calculating the maximum allowable signage under this appendix.

SECTION 3. PROPERTY SIGNAGE

3.1. General consistency.

3.1.1. Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

3.1.2. Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit #1 to Ordinance No. 1251.06.

3.1.3. Logos. Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4. Static. Projecting signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall [remain] static and evenly illuminated.

3.2. Pole sign.

3.2.1. Owner can modify and maintain one pole sign on U.S. Highway 290 West near East Mercer Street.

3.2.2. Only one sign panel is allowed per side tenant.

3.2.3. No panel can exceed 24 square feet in signable area.

3.3. Monument signs.

3.3.1. Owner can erect one monument sign on the corner of Ranch Road 12 and the private driveway entrance for The Commons.

3.3.2. The monument sign on Ranch Road 12 cannot be erected until the entrance apron is widened and the entire driveway is brought into compliance with then-current city street standards and Texas Department of Transportation (TxDOT) standards to provide for increased traffic safety.

3.3.3. Owner will not maintain a monument sign at the driveway entrance from U.S. Highway 290 West. Owner must remove the existing Monument Sign at the driveway entrance from U.S. Highway 290 West within 90 days of the Effective Date of this appendix.

3.3.4. Owner will not erect a monument sign on East Mercer Street.

3.3.5. Monument signs may have three panels per side.

3.3.6. Only one panel is allowed per side per tenant.

3.4. Blade sign.

3.4.1. A blade sign is a projecting sign.

3.4.2. Owner can erect one blade sign on Building 1.

3.4.3. Only one sign panel is allowed per tenant.

3.4.4. No sign panel can exceed 30 square feet in signable area.

3.5. Tower sign.

3.5.1. A tower sign is a projecting sign.

3.5.2. Owner can erect one tower sign on Building 2.

3.5.3. Only one panel is allowed per tenant.

3.5.4. No sign panel can exceed 24 square feet in signable area.

3.5.5. No sign panel can exceed the height (i.e., exterior elevation) of the adjacent building (i.e., Building 2).

3.6. Directory signs.

3.6.1. Owner can erect three directory signs (one for each building).

3.6.2. Each tenant can have a listing on a directory sign.

SECTION 4. TENANT SIGNAGE

4.1. Architectural general consistency.

4.1.1. Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

4.1.2. Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit #1 to Ordinance No. 1251.06.

4.2. Hanging Sign.

4.2.1. Each tenant can erect one hanging sign under the porch roof.

4.2.2. Hanging signs may not exceed four square feet, perpendicular to and at one entrance for each elevation that the tenant has a public entrance on.

4.2.3. Hanging signs must have a minimum eight-foot, six-inch clearance from finished grade to bottom of the sign or sign border.

4.2.4. Hanging signs shall have a minimum clearance between the sign or sign border and the ceiling of 12 inches.

4.2.5. Hanging signs may not be internally illuminated.

4.2.6. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

4.3. Projecting sign.

4.3.1. Each tenant can erect one projecting sign located on each exterior common walls of the tenant's unit for which the tenant has a public entrance.

4.3.2. Projecting signs can be illuminated.

4.3.3. Projecting signs may not exceed 24 square feet, and may not exceed the storefront widths.

4.3.4. Signage, text or logos, on the elevation shall not extend below the top of the arch, or above the top of the limestone.

4.4. Window sign.

4.4.1. Each tenant can erect one or more window signs.

4.4.2. The cumulative total of window signs per tenant shall not exceed 24 square feet.

SECTION 5. PROHIBITION

It is an offense for any person to erect, install or place signage at The Commons in violation of this appendix.

SECTION 6. ENFORCEMENT

6.1. Civil and criminal penalties.

The City shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

6.2. Criminal prosecution.

Any person violating any provision of this appendix shall, upon conviction, be fined a sum not exceeding \$500.00. Each day that a provision of this appendix is violated shall constitute a separate offense. An offense under this appendix is a misdemeanor.

6.3. Civil remedies.

Nothing in this appendix shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix and to seek remedies as allowed by law, including, but not limited to the following:

6.3.1. Injunctive relief to prevent specific conduct that violates the appendix or to require specific conduct that is necessary for compliance with the chapter;

6.3.2. A civil penalty up to \$500.00 a day to be deposited in the landscaping fund, when it is shown that the defendant was actually notified of the provisions of the appendix and after receiving notice committed acts in violation of the appendix or failed to take action necessary for compliance with the chapter; and other available relief; and

6.3.3. *Stop-work order.* In the event work is not being performed in accordance with this appendix, the city shall issue a stop-work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

(Ordinance 1251.06, adopted 9/12/17)

APPENDIX C. MASTER SIGN PLAN FOR BELTERRA VILLAGE

SECTION 1. ENACTMENT PROVISIONS

1.1. Popular name.

This appendix to chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for Belterra Village."

(Ord. No. 2020-65, § 2, 12-8-2020)

1.2. Purpose.

This appendix provides standards for consistent and compatible signage for the complex as a whole in order to provide a uniform look and feel throughout the complex that is appropriate for the complex's location.

(Ord. No. 2020-65, § 2, 12-8-2020)

1.3. Scope.

1.3.1. This appendix applies to all property at Belterra Village, that being the following lots, collectively known as "the Property":

i. Lots 1-3, Belterra Commercial Subdivision.

1.3.2. This appendix applies to the owner and to each individual tenant occupying the property at Belterra Village. Owner shall provide each tenant with a copy of this appendix. Both the owner and the tenant are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

(Ord. No. 2020-65, § 2, 12-8-2020)

1.4. Applicability.

1.4.1. The standards set forth in this appendix, along with the illustrations identified as Exhibit #1, which are included herein for all intents and purposes, shall govern the signage erected on the property.

1.4.2. Permit applications for signs proposed to be erected and maintained at the property at Belterra Village shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (Signs), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.3. Variance applications for signs proposed to be erected at the property at Belterra Village shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24-article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.4. If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

(Ord. No. 2020-65, § 2, 12-8-2020)

1.5. Administration.

1.5.1. Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.

1.5.2. Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

(Ord. No. 2020-65, § 2, 12-8-2020)

SECTION 2. DEFINITIONS

2.1. Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below, but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the code, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

(Ord. No. 2020-65, § 2, 12-8-2020)

2.2. Specific terminology.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Balcony sign: Signs depicted on Exhibits #5 and #6 and placed on balconies. This term excludes signs placed or that extend above the roof line of the building on which they are placed.

Directional sign: Signs depicted as D on the attached Exhibit #1 that provides information related to the location of businesses and sale of goods, services, and property.

Monument sign: The signs depicted as M1 through M4 on the attached Exhibit #1. These signs shall be the predominate sign along Highway 290 and shall be used to advertise the tenants of Belterra Village.

Owner: The person who owns property at Belterra Village, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Project identification sign: The sign depicted as I on the attached Exhibit #1. This sign shall be a distinctive sign on the top of the hill on the property and shall advertise the overall property and the tenants adjacent to this sign.

Projecting sign: A sign, other than a wall sign, which physically projects from and is supported by a wall of a building or structure.

Tenant: A person with a leasehold interest in a designated unit within the property at Belterra Village. Subtenants shall not be treated as separate tenants for purposes of calculating the maximum allowable signage under this appendix except that subtenants occupying at least 50 percent of a tenant's premises may have a separate projecting sign so long as such tenant is a minimum of 10,000 square feet.

Window signs: Signs that are painted on, etched in, or visible through a window or transparent door of a building that are oriented in a manner establishing an intent to be viewed off-premises or from public roads. This term excludes signs displayed inside of buildings primarily for patrons on the premises.

(Ord. No. 2020-65, § 2, 12-8-2020)

SECTION 3. PROPERTY SIGNAGE

3.1. General consistency.

3.1.1.Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property and subject to review of the Belterra ADRC.

3.1.2.Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as Exhibit #1 and Exhibit #2.

3.1.3.Logos. Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4.Static. Projecting signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall remain static and evenly illuminated.

(Ord. No. 2020-65, § 2, 12-8-2020)

3.2. Project identification sign.

3.2.1. Owner may erect one project identification sign in the middle of Lot 2 of the Belterra Commercial Subdivision and US 290.

3.2.2. Building materials: The project identification sign shall be constructed of predominately metal, pre-weathered steel, concrete, and metal mesh and other materials consistent with the architectural design of the center.

3.2.3. Height: The maximum height for the 35 feet six inches.

3.2.4. Width: The maximum width for the project identification sign shall not exceed 20 feet nine inches at the base and ten feet eight inches at the top.

3.2.5. Length: The maximum length for the project identification sign shall not exceed 20 feet nine inches at the base and ten feet eight inches at the top.

3.2.6. The project identification sign shall not have more than four panels, two of which shall display the name "Belterra Village" or the Belterra Village logo.

3.2.7. Signs subject to this section shall only be illuminated to display tenant names and the name of Belterra Village.

(Ord. No. 2020-65, § 2, 12-8-2020)

3.3. Monument signs.

3.3.1. Owner may erect four monument signs at the following locations, the approximate location of such monument signs is shown in Exhibit #1:

- i. Monument Sign 1: On the western portion of Lot 1 of the Belterra Commercial Subdivision and US 290.
- ii. Monument Sign 2: On the eastern portion of Lot 1 of the Belterra Commercial Subdivision and US 290.
- iii. Monument Sign 3: On Lot 2 of the Belterra Commercial Subdivision and US 290.
- iv. Monument Sign 4: On Lot 3 of the Belterra Commercial Subdivision and US 290.

3.3.2. Building materials: Each monument sign shall consist of a base comprised of rock, masonry, or stone for the body of the sign and pre-weathered steel for the panels and the top of the sign.

3.3.3. Height: The maximum height for all monument signs shall not exceed 18 feet nine inches, including a two-foot stone or rock base.

3.3.4. Width: The maximum width for all monument signs shall not exceed six feet at the base and one foot six inches at the top.

3.3.5. Length: The maximum length for all monument signs shall not exceed 24 feet at the base and 13 feet nine inches at the top.

3.3.6. Each monument sign shall not have more than eight tenant panels on each side of the monument sign.

3.3.7. Each monument sign shall not exceed 96 square feet of signable area for tenants on each side of the monument sign.

(Supp. No. 10)

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3.3.8. Signs subject to this section shall only be illuminated to display tenant names and the name of Belterra Village.

(Ord. No. 2020-65, § 2, 12-8-2020)

3.4. Directional signs.

3.4.1. Owner may erect six directional signs at the following locations, the approximate location of such directional signs is shown in Exhibit #1:

- i. Lot 1: Lot 1 of the Belterra Commercial Subdivision shall contain three directional signs as shown on Exhibit #1
- ii. Lot 2: Lot 2 of the Belterra Commercial Subdivision shall contain two directional signs as shown on Exhibit #1
- iii. Lot 3: Lot 3 of the Belterra Commercial Subdivision shall contain one directional signs as shown on Exhibit #1

3.4.2. Building materials: Each directional sign shall consist of a base comprised of rock, masonry, or stone for the body of the sign and pre-weathered steel for the panels and the top of the sign.

3.4.3. Height: The maximum height for all directional signs shall not exceed eight feet ten inches, including a one-foot stone or brick base.

3.4.4. Width: The maximum width for all directional signs shall not exceed three feet at the base and six inches at the top.

3.4.5. Length: The maximum length for all directional signs shall not exceed 12 feet at the base and six feet ten inches at the top.

3.4.6. Each directional sign shall not have more than seven panels.

3.4.7. Each directional sign shall not exceed 30 square feet of signable area for tenants on each side of the directional sign.

3.4.8. Directional signs shall not be included on the frontage road of Highway 290.

3.4.9. Signs subject to this section shall only be illuminated to display tenant names and the name of Belterra Village.

(Ord. No. 2020-65, § 2, 12-8-2020)

3.5. Projecting signs.

3.5.1. Owner may erect eight signs at the following locations, the approximate location of such projecting signs is shown in Exhibit #2:

- i. Sign 1: One Belterra Village projecting identification sign up to 42 square feet centered on high wall in western section of Lot 2. Sign shall be attached to current wall as shown in Exhibit "2".
- ii. Sign 3: One Belterra Village projecting tenant sign up to 64 square feet centered on high wall at the southwestern corner of Lot 1. Sign shall have up to six panels for tenant names. Tenant names may be modified or changed without approval so long as all other provisions of this appendix and the city's Code of Ordinances is followed when making the change. The total number of panels may be decreased so long as the signage area of the panels is not increased from 17 inches in height and 12 feet four inches in width. Sign shall be attached to current wall as shown in Exhibit "2".

-
- iii. Three planter signs #5 up to 11 square feet each in combined sign area in Lot 2 of the North Belterra Commercial Subdivision. Signs shall be attached to current walls as shown in Exhibit "2".
 - iv. Two BV Logo Projecting Sign #2a shall up to 15 square feet each in size erected in Lot 2E of the Belterra Commercial Subdivision. Sign shall be attached to current walls.
 - v. One BV Logo Projecting Sign #2b may be erected in the roundabout between Lots 2E and 3F. Sign shall be attached to current roundabout as shown in Exhibit "2" and shall be up to 15 square feet in height.

3.5.2. Building materials: Each sign shall consist of a base comprised of rock, masonry, or stone for the body of the sign and painted aluminum for the lettering and panels of the sign.

3.5.3. Height: The maximum height for Sign #3 shall not exceed five feet three inches. Each tenant panel shall not exceed nine inches in height.

- i. The maximum height for Sign #1 shall be four feet.
- ii. The maximum height for each Planter Sign #5 shall be eight inches.
- iii. The maximum height for each BV Logo Projecting Sign #2a shall be three feet two inches.
- iv. The maximum height for the BV Logo Projecting Roundabout Sign #2b shall be three feet two inches.

3.5.4 Width:

- i. The maximum width for Sign #3 shall not exceed 12 feet four inches.
- ii. The maximum width for Sign #1 shall be 11 feet four inches.
- iii. The maximum width for each Planter Sign #5 shall be 11 inches.
- iv. The maximum width for each BV Logo Projecting Sign #2a shall be four feet ten inches.
- v. The maximum width for the BV Logo Projecting Roundabout Sign #2b shall be four feet two inches.

3.5.5. Signs subject to this section shall only be illuminated as stated above.

- i. Sign 3: Belterra Village projecting tenant sign may be illuminated so long as the illumination is below 3,000 kelvins as per the Belterra Master Plan.
- ii. Sign 1: Belterra Village projecting identification sign may be illuminated so long as the illumination is below 3,000 kelvins as per the Belterra Master Plan.
- iii. Planter Signs (Number 5) shall not be illuminated.
- iv. BV Logo Projecting Signs (Number 2a) shall not be illuminated.
- v. BV Logo Projecting Roundabout Sign (Number 2b) may be illuminated so long as the illumination is below 3,000 kelvins as per the Belterra Master Plan.

(Ord. No. 2020-65, § 2, 12-8-2020)

SECTION 4. TENANT SIGNAGE

4.1. Architectural General Consistency.

Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

(Ord. No. 2020-65, § 2, 12-8-2020)

4.2. Projecting signs.

4.2.1. This section shall only apply to Lots 1—3 of the Belterra Commercial Subdivision, Hays County, Texas, the address being Highway 290, Dripping Springs, Texas 78737 (the "Belterra Village").

4.2.2. Only two projecting signs are permitted per business on each property except if the rear of a business is immediately adjacent to a residential use in which case only one projecting sign is permitted per business.

4.2.3. For Buildings E—N, P, X—Z as shown on Exhibit #1, projecting signs shall follow the below criteria:

- i. Lettering for each sign shall consist of one horizontal line of lettering not to exceed 36 inches in height, or two horizontal lines of lettering not to exceed 54 inches, including a minimum six-inch space between the two lines.
- ii. Projecting signs facing U.S. Highway 290 shall follow the criteria outlined on Exhibit #3 (Exhibit forthcoming).
- iii. No tenant shall be allowed more than one projecting sign per building side and tenants not on a street corner must locate their projecting signs one at the front of the building and the other at the rear.
- iv. The total length of any such sign shall not exceed 75 percent of the storefront width of the tenant or occupant's premises on the property.
- v. The signable area of any projecting sign for each business shall not exceed:
 1. Sixty-four square feet for any tenant under 4,000 square feet.
 2. One hundred square feet for any tenant larger than 4,000 square feet, as shown on Exhibit #2.

4.2.4. For Buildings A—D, S, T, Q, R, U—W, and ZZ as shown on Exhibit #1, projecting signs shall follow the below criteria:

- i. Lettering for each sign shall not be limited but each sign must not exceed the total allowable signable area shown below.
- ii. No tenant shall be allowed more than one projecting sign.
- iii. The total length of any such sign shall not exceed 75 percent of the storefront width of the tenant or occupant's premises on the property.
- iv. The signable area of any projecting sign for each business shall not exceed:
 1. Sixty-four square feet for any tenant under 4,000 square feet.
 2. One hundred square feet for any tenant between 4,001 and 6,000 square feet.
 3. One hundred fifty square feet for any tenant between 6,001 and 10,000 square feet.
 4. One hundred seventy square feet for any tenant between 10,001 and 15,000 square feet.
 5. Two hundred square feet for any tenant between 15,001 and 25,000 square feet.
 6. Two hundred seventy-five square feet for any tenant over 30,000 square feet.
- v. For Building 13, or any other proposed two-story building, balcony signs may be used in lieu of a projecting sign, but shall follow the additional criteria below:
 1. No portion of any sign located above the first floor shall extend lower than ten feet six inches above finished floor of the first floor.

-
2. Signs located on building S, or any other proposed two-story building, and installed above the first floor shall be connected to the balcony above the first floor as shown in the detail in Exhibits #5 and #6.
 3. All other requirements related to projecting signs in [section] 4.2.4 shall be adhered to.
- 4.2.5.**Projecting signs may be illuminated. LED illumination shall be below 3,000 kelvin. The property owner shall provide electricity for the illumination of each sign.
- 4.2.6.**Projecting signs that are illuminated must be turned off at the later of closing time of the business or 10:00 p.m.
- 4.2.7.**All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.
- 4.2.8.**Lettering, logos, and names on tenant signs may be changed without amendment to this appendix or application for variance so long as all other requirements of this appendix are met, including but not limited to size, height, lighting, and color.
- (Ord. No. 2020-65, § 2, 12-8-2020)

4.3. Window signs.

- 4.3.1.**The section shall apply to all lots of the Belterra Commercial Subdivision, Hays County, Texas, the address being Highway 290, Dripping Springs, Texas 78737 (the "Belterra Village").
- 4.3.2.**A unit in the multiunit Belterra Commercial Subdivision, may have a total signable area of window signs that shall not exceed 24 square feet for each business. A unit in the multiunit Belterra Commercial Subdivision where the unit 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 for each business.
- 4.3.3.**The total signable area of the window signs do not count towards the cumulative total signable area allowed.
- (Ord. No. 2020-65, § 2, 12-8-2020)

SECTION 5. PROHIBITION

A person commits an offense when a person erects, installs or places signage at Belterra Commercial Subdivision in violation of this appendix.

(Ord. No. 2020-65, § 2, 12-8-2020)

SECTION 6. ENFORCEMENT

6.1. Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

(Ord. No. 2020-65, § 2, 12-8-2020)

6.2. Criminal prosecution.

Any person violating any provision of this appendix shall, upon conviction, be fined a sum not exceeding \$500.00. Each day that a provision of this appendix is violated shall constitute a separate offense. An offense under this appendix is a misdemeanor.

(Ord. No. 2020-65, § 2, 12-8-2020)

6.3. Civil remedies.

Nothing in this appendix shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix and to seek remedies as allowed by law, including, but not limited to the following:

6.3.1. Injunctive relief. Injunctive relief to prevent specific conduct that violates the appendix or to require specific conduct that is necessary for compliance with the chapter.

6.3.2. Civil penalty. A civil penalty up to \$500.00 a day to be deposited in the landscaping fund, when it is shown that the defendant was actually notified of the provisions of the appendix and after receiving notice committed acts in violation of the appendix or failed to take action necessary for compliance with the chapter; and other available relief.

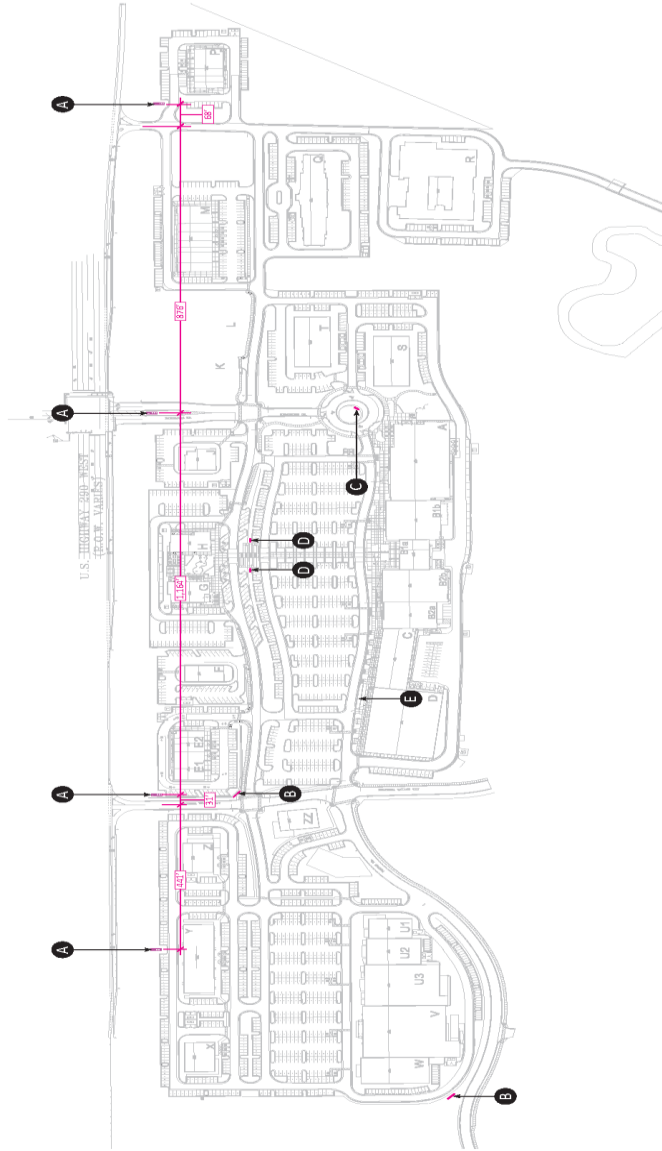
6.3.3. Stop work order. In the event work is not being performed in accordance with this appendix, the city shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

(Ordinance 2018-18, adopted 8/14/18; Ord. No. 2020-65, § 2, 12-8-2020)

[illegible]

Diagram illustrating the dimensions and components of the Tenant Panel:

- Overall width: 6' 10 3/8"
- Panel width: 5' 4"
- Panel height: 8' 10"
- Panel depth: 5' 7"
- Panel components:
 - Tenant Panel (Main)
 - Tenant Panel (Side)
 - Tenant Panel (Front)
- Panel depth (Side): 2' 1"
- Panel depth (Front): 5' 5"
- Panel depth (Side): 3' 5' 7/8"
- Panel depth (Front): 1' 5' 7/8"



SIGNAGE LEGEND:

- A** (4) MONUMENT SIGN
- B** (2) BELTERRA VILLAGE WALL SIGN
- C** (1) "BV" LOGO SIGN (ILLUMINATED)
- D** (2) "BV" LOGO SIGN (NON-ILLUMINATED)
- E** (3) "BV" PLANTER SIGN (NON-ILLUMINATED)

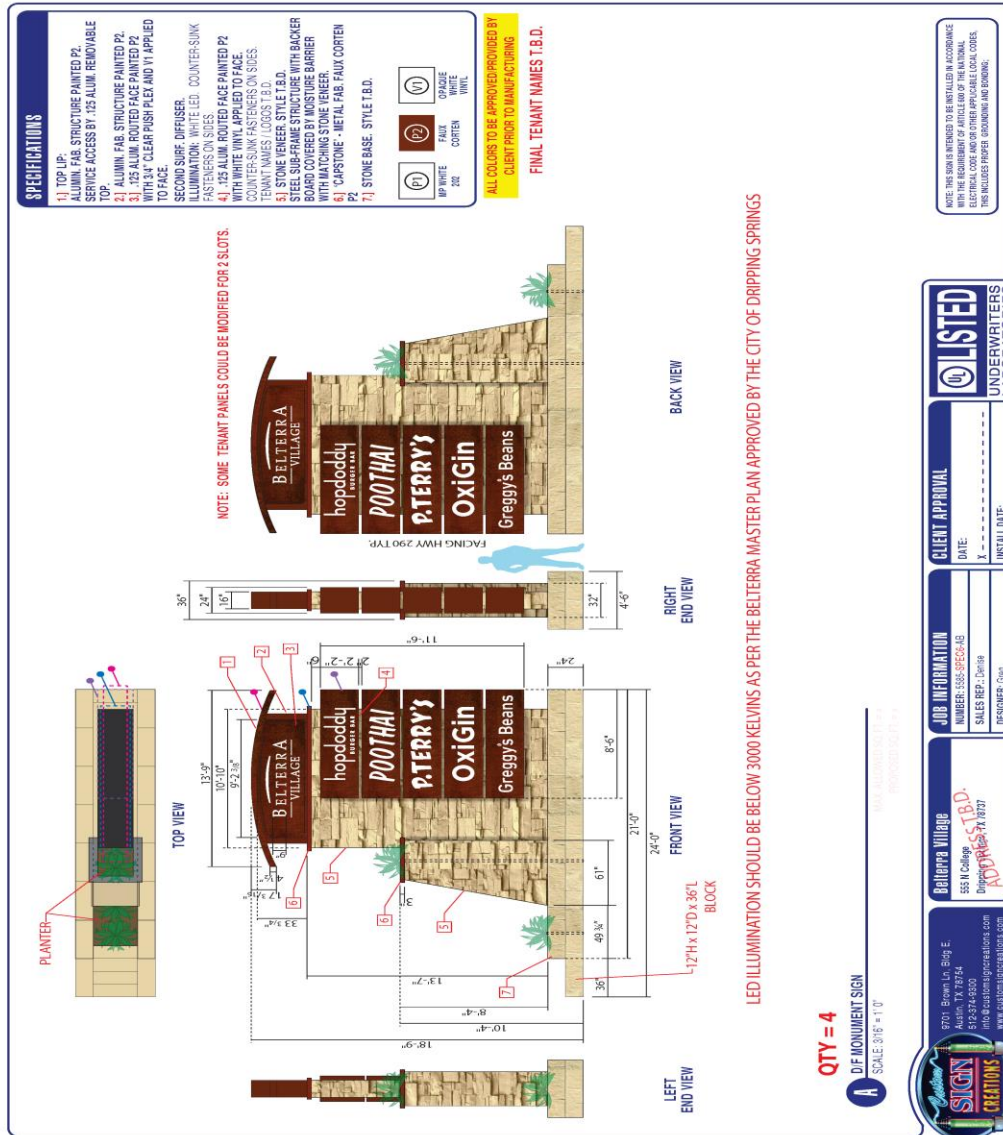


OCTOBER 2017

studio **big**

SIGN LOCATION PLAN

BELTERRA VILLAGE - DRIPPING SPRINGS, TEXAS



LED ILLUMINATION SHOULD BE BELOW 3000 KELVINS AS PER THE BELTERRA MASTER PLAN APPROVED BY THE CITY OF DRIPPING SPRINGS

QTY = 4

A D.F. MONUMENT SIGN

SCALE: 3/16" = 1'-0"

DATE: 07/02/2026

PROJECT: 2026-07-02

9701 Brown Ln. Bldg. E.
Austin, TX 78754
512-247-8200
info@signcreations.com
www.signcreations.com

Beltterra Village

555 N. College
Dripping Springs, TX 78727

ADDRESS: 555 N. College
Dripping Springs, TX 78727

JOB INFORMATION

NUMBER: 355-SPEC-16

SALES REP.: Denise

DESIGNER: Doug

CLIENT APPROVAL

DATE: X

INSTALL DATE: X

LISTED

UNDERWRITERS LABORATORIES



FRONTIER 25 KUM. FRONTIER
GARDEN 25 KUM. PZ
MOUNTING PHANTOM TESTING

REVISION

555 N College
Dripping Springs, TX 78737

JOB INFORMATION

NUMBER: 2504-SPEC-01-A
SALES REP.: DENISE
DESIGNER: CDM

CLIENT APPROVAL

DATE: X - - - - -

Approved for this document is contained only in the drawings and specifications and is not to be used for any other purpose without the written consent of the Designer. The Designer is not responsible for any errors or omissions in this document and shall not be held responsible for any consequences arising from the use of this document.

Notes: The proposed electrical system is shown in accordance with the requirements of Article 900 of the National Electrical Code (NEC) and the applicable local codes. The Designer is not responsible for any consequences arising from the use of this document.

CSF

1702 College Ave
Austin, TX 78754
512-334-3322
info@csfcorp.com
www.csfcorp.com

UL

LISTED

B

ELEVATION - WALL SIGN #1

SCALE: 1/2" = 1'-0"

LED ILLUMINATION SHOULD BE BELOW 3000 KELVINS AS PER THE BELTERRA MASTER PLAN
APPROVED BY THE CITY OF DRIPPING SPRINGS



1 ELEVATION
SCALE: 1/2" = 1' 0"

CSE
1100 DUNHAM LANE
AUSTIN, TX 78754
512-374-8300
INFO@CSE-DESIGN.COM
WWW.CSE-DESIGN.COM

Beltterra
555 N College
Dripping Springs, TX 78727

JOB INFORMATION
NUMBER: 500-SECA-4
SALES REP: Dorian
DESIGNER: Greg

CLIENT APPROVAL
DATE: _____
INSTALL DATE: _____







Advocate in this document are associated with a specific representation of the central city and a specific transaction. Real estate related and other specific advice procedures may vary from jurisdiction to jurisdiction.

Many of proposed technical steps, the steps are intended to be included in a transaction with the agreement to include a representation with the agreement to include that in a limited electronic or other form that can effectively limit the use of the information in the transaction and the use of the information in the transaction.

REIS

1701 Dungeness Lane
Austin, TX 78754
512-243-9000
info@reis.com
www.reis.com

LISTED

UL

LED ILLUMINATION SHOULD BE BELOW 3000 KELVINS AS PER THE BELTERRA MASTER PLAN
APPROVED BY THE CITY OF DRIPPING SPRINGS



3 ELEVATION
SCALE: 1/2" = 1' 0"



DETAILS

555 N. College
Dripping Springs, TX 78637

JOB INFORMATION

NUMBER: SDR-25224-A
SALES REPRESENTATIVE
DESIGNER: Ding
CLIENT APPROVAL
DATE: _____


IP Enclosed
Alum. #1423P

74 1/8"

DRIPPING SPRINGS

1/8" x 5/8"

FONT: ADONE GARAMOND

FACE TYPE: .26 ALUM. PAINTED P.I.
MOUNTING: PIN-MOUNT TO STONE

B

F60 LETTERS

SCALE: 1" = 1'-0"

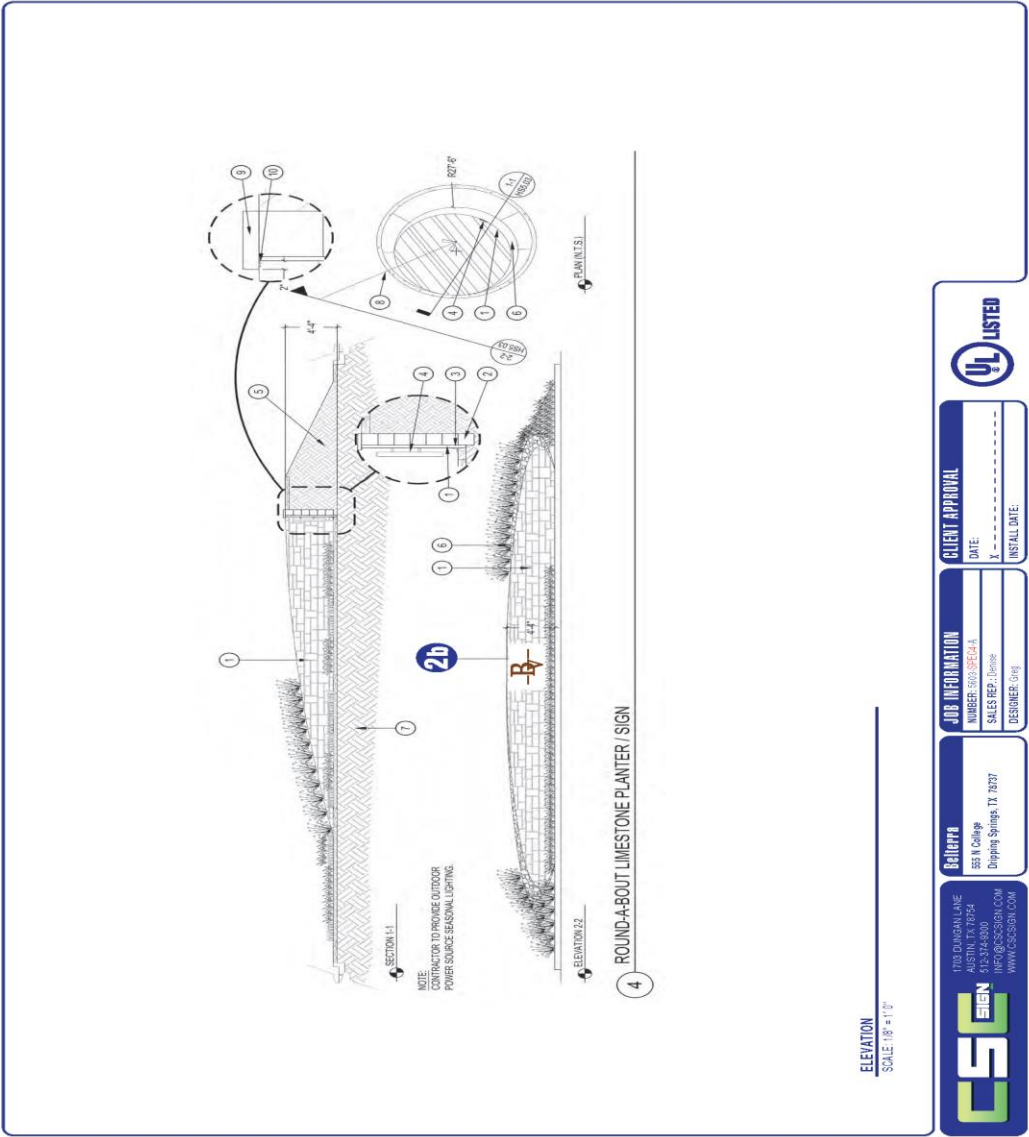
QTY = 2


1700 Dwyer Lane
Austin, TX 78741
512.532.0200
info@csb.com
www.csb.com


UL LISTED

Read this information carefully as it contains important information regarding the safety and proper use of the product. Read and understand the information before using the product. Read and understand the information before using the product. Read and understand the information before using the product.

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LED ILLUMINATION SHOULD BE BELOW 3000 KELVINS AS PER THE BELTERRA MASTER PLAN

APPROVED BY THE CITY OF DRIPPING SPRINGS

SPEC DETAIL

[1] "B" LOGO" DIMENSIONAL LETTERS.

FACE TYPE: ALUM. PAINTED P1.

RETURNS: ALUM. PAINTED P1, PAINTS INTERIOR BLACK.

ILLUMINATION: WASH WHITE LED.

MOUNTING TYPE: PH MOUNT OFFSET 1/2".

4'-1 1/2"

3'-2"

1 1/4"

15 3/8"

G.C. TO PROVIDE ELEC. SERVICE ACCESS

END VIEW

NIGHT

2b REVERSE CHANNEL LETTER

SCALE: 1/2" = 1' 0"

QTY = 1

15 SQ. FT.

NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENT OF ARTICLE 601 OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL CODES. THE SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENT OF ARTICLE 601 OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL CODES.

UL LISTED

CLIENT APPROVAL

DATE: X

INSTALL DATE:

JOB INFORMATION

NUMBER: 5003-SPEC-A

SALES REP: Dorian

DESIGNER: Dog

Belterra

655 N. College

Dripping Springs, TX 78717

CS

1703 DUNGAN LANE

AUSTIN, TX 78734

512-274-4300

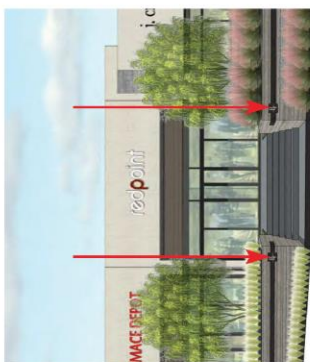
INFO@CS-SIGN.COM

WWW.CS-SIGN.COM

Technical drawing of a wooden beam showing front and side views. The front view (top) shows a beam with a total length of 17'-1" and a width of 8'-0". The side view (bottom) shows a beam with a total length of 17'-1" and a width of 8'-0 1/8". The beam is labeled with 'B' and 'A' at both ends, indicating the beam's orientation. The side view also shows two 'hidden seam' locations, each 13'-0" from the ends.

View	Dimension	Value
Front View	Length	17'-1"
Front View	Width	8'-0"
Side View	Length	17'-1"
Side View	Width	8'-0 1/8"
Side View	Hidden Seam Location (from end)	13'-0"

5 ELEVATION - PLANTER SIGN PANEL ASSEMBLY
SCALE 3/4" = 1'-0"



RENDER SAMPLE



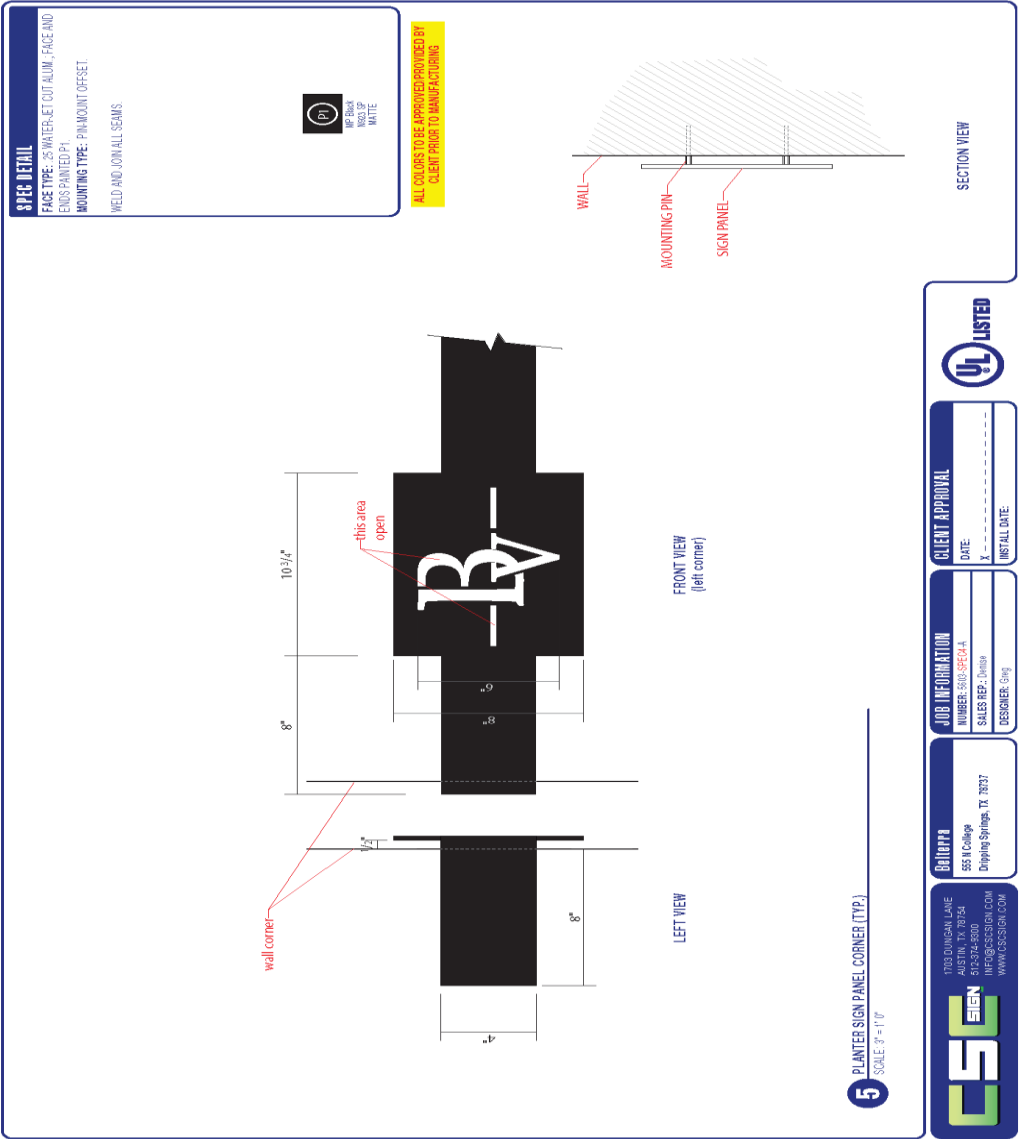
Belterra
555 N College
Dripping Springs

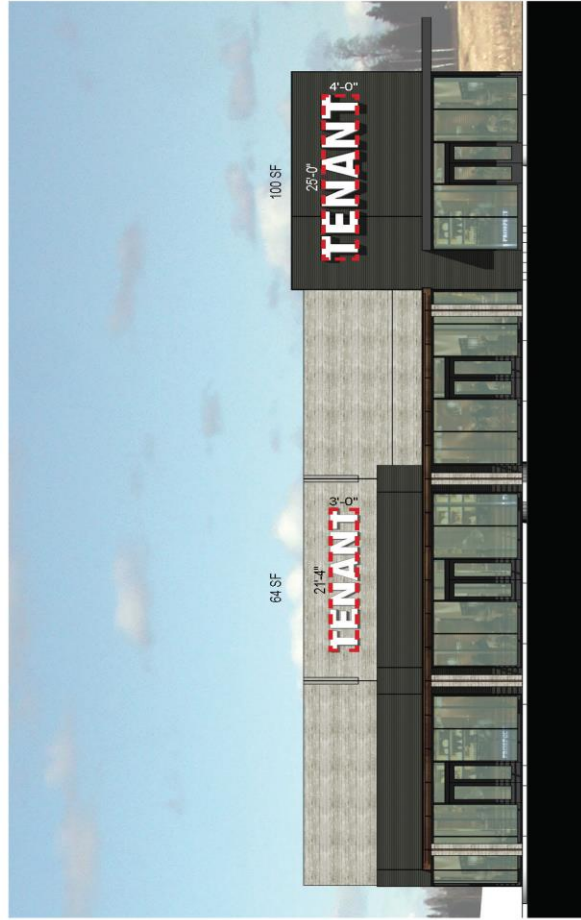
JOB INFORMATION
NUMBER: 5603-SPEC4-A
SALES REP.: Denise

CLIENT APPROVAL

DATE: X-----







Belterra Village
Building Signage Study
DRIPPING SPRINGS, TEXAS | #318334 | AUGUST 15, 2016
© Nelsen Partners, Inc. 2016

Elevation with sign size

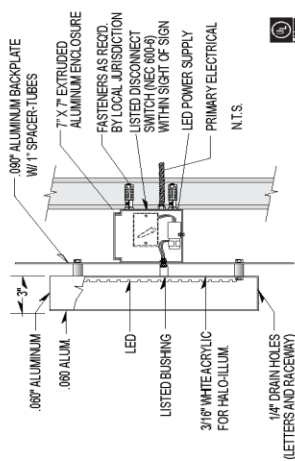
Exhibit #2



TENANT SIGN



CHANNEL LETTER - TYPICAL SECTION - REVERSE-LIT - METAL FACE



ELECTRICAL NOTES

FIG. DCE-200 provides primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign purchase 1. Minimum of four dedicated 200/250-watt, 2. Junction box installed within 4 feet of sign. 3. Two wires (i.e., Ground, Neutral).



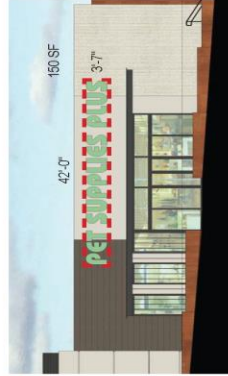
Reverse-Lit Channel Letters w/ Backplate / Raceway-mounted / Front view

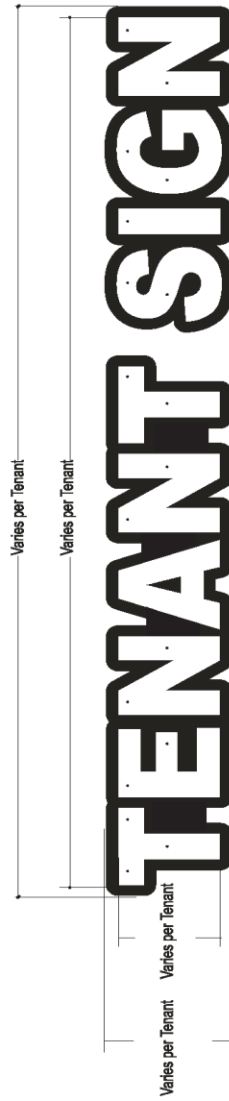
Raceway Mounted
WHITE interiors for increased illumination
All paint two-stage automotive polyurethane
Maximum sign width: 75% of storefront

Exhibit #3

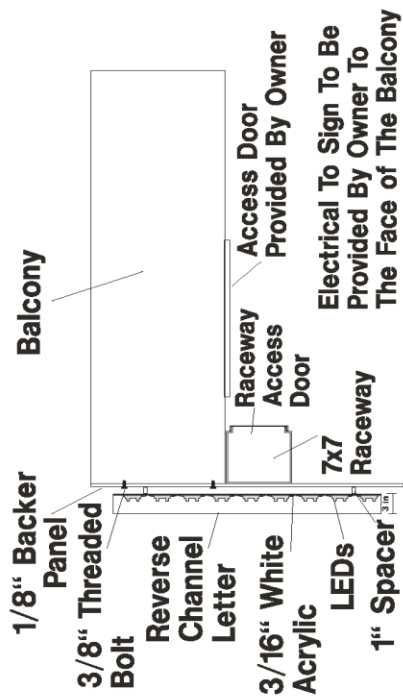


 > lighting > electrical > energy > water > piping > other	Bellarm Village Drilling Sumps Start Date: 8/20/16 Last Revision: 28/8/16 Job#: 52104 Drawing #: 23-04-025	Design Rep: Houser Sales Rep: Bob Anderson
--	---	---



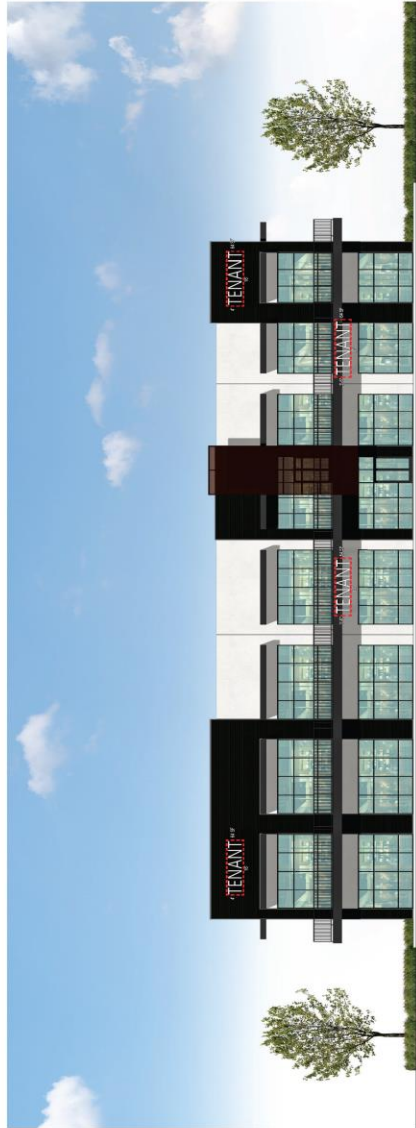


**Attachment to the Face of the Canopy
Using 3/8" Threaded Stainless Bolts
Bolts to be Concealed Inside the Letters
Number of Bolts As Required to Secure the Sign to the Balcony**



**Backer Panel Must Not Protrude Above The Top Of The Balcony Face
Minimize the Portion of the Sign Below the Balcony
Backer Panel and Raceway to be Painted Matthews Black Satin Finish**

EXHIBIT "5"



Elevation with Sign Size
11.30.2020

EXHIBIT "6"

BUILDINGS
DRAFTING & DESIGN, INC.

BELTERRA
VILLAGE

ENDEAVOR

CUASO DESIGN STUDIO

APPENDIX D. MASTER SIGN PLAN FOR THE SAWYER RANCH SUBDIVISION

SECTION 1. ENACTMENT PROVISIONS

1.1. Popular name.

This appendix to chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for the Sawyer Ranch Subdivision."

1.2. Purpose.

This appendix provides standards for consistent and compatible signage for the complex as a whole, and signage utilized by individual tenants, in order to provide a uniform look and feel throughout the complex that is appropriate for the complex's location in the city limits.

1.3. Scope.

1.3.1. This appendix applies to all property at Sawyer Ranch, that being the following lots, collectively known as "the property":

- i. Lot 1-B, Tract One of the Sawyer Ranch Subdivision, Hays County, Texas, the address being U.S. 290, Dripping Springs, Texas 78620.
- ii. Lot 1-C, Tract One of the Sawyer Ranch Subdivision, Hays County, Texas, the address being U.S. 290, Dripping Springs, Texas 78620.
- iii. Lot 1-D, Tract One of the Sawyer Ranch Subdivision, Hays County, Texas, the address being U.S. 290, Dripping Springs, Texas 78620.
- iv. Lot 2-A, Tract Two of the Sawyer Ranch Subdivision, Hays County, Texas, the address being Sawyer Ranch Road, Dripping Springs, Texas 78620.
- v. Lot 2-B, Tract Two of the Sawyer Ranch Subdivision 33, Hays County, Texas, the address being Sawyer Ranch Road, Dripping Springs, Texas 78620.

1.3.2. This appendix applies to the owner and to each individual tenant occupying the property at Sawyer Ranch. Owner shall provide each tenant with a copy of this appendix. Both the owner and the tenant are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

1.4. Applicability.

1.4.1. The standards set forth in this appendix, along with the illustrations identified as exhibit #1 to Ordinance No. 1251.07, which are included herein for all intents and purposes, shall govern the signage erected on the property.

1.4.2. Permit applications for signs proposed to be erected and maintained at the property at Sawyer Ranch shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (Signs), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.3. Variance applications for signs proposed to be erected at the property at Sawyer Ranch shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.4. If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

1.5. Administration.

1.5.1. Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.

1.5.2. Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

SECTION 2. DEFINITIONS

2.1. Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below, but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the code, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

2.2. Specific terminology.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Owner: The person who owns property at Sawyer Ranch, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Tenant: A person with a leasehold interest in a designated unit within the property at Sawyer Ranch. Subtenants shall not be treated as separate tenants for purposes of calculating the maximum allowable signage under this appendix.

SECTION 3. PROPERTY SIGNAGE

3.1. General consistency.

3.1.1. Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

3.1.2. Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit #1 to Ordinance No. 1251.07.

3.1.3. Logos. Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4. Static. Projecting signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall remain static and evenly illuminated.

3.2. Monument signs.

3.2.1. Owner may erect four monument signs at the following locations, the approximate location of such monument signs is shown in exhibit #1 to Ordinance No. 1251.07:

- i. Monument Sign 1: On the corner of Lot 1-B, Tract One of the Sawyer Ranch Subdivision and U.S. 290.
- ii. Monument Sign 2: On the corner of Lot 1-D, Tract One of the Sawyer Ranch Subdivision and U.S. 290.
- iii. Monument Sign 3: On the corner of Lot 1-B, Tract One of the Sawyer Ranch Subdivision and Sawyer Ranch Road.
- iv. Monument Sign 4: On the edge of Lot 2-B, Tract Two of the Sawyer Ranch Subdivision and Sawyer Ranch Road.

3.2.2. Building materials: Each monument sign shall consist of a base comprised of rock masonry, stucco for the monument, and a capstone comprised of limestone.

3.2.3. Height:

- i. The maximum height for Monument Signs 1 and 2 shall not exceed eight feet, including a 14-inch stone base comprised of white chopped and down stone.
- ii. The maximum height for Monument Signs 3 and 4 shall not exceed six feet, including a 12-inch stone base comprised of white chopped and down stone.

3.2.4. Width:

- i. The maximum width for Monument Signs 1 and 2 shall not exceed 26 inches.
- ii. The maximum width for Monument Signs 3 and 4 shall not exceed 22 inches.

3.2.5.Length:

- i. The maximum length for Monument Signs 1 and 2 shall not exceed 156 inches.
- ii. The maximum length for Monument Signs 3 and 4 shall not exceed 160 inches.

3.2.6. Each monument sign may have the following number of panels:

- i. Monument Signs 1 and 2 may have six panels per side.
- ii. Monument Sign 3 may have nine panels per side.
- iii. Monument Sign 4 may have 12 panels per side.
- iv. Only one panel is allowed per side per tenant.

3.2.7. Panels:

- i. Monument Signs 1 and 2:
 1. Each panel shall be 18 inches in height and 72 inches in length.
 2. All tenant panels shall have black VCO.
 3. The letters on each panel shall be four inches in height.
 4. Tenants on any lots of the property may have a panel on these monument signs.
- ii. Monument Sign 3:
 1. Each panel shall be 12 inches in height and 50 inches in length.

-
2. All tenant panels shall have black VCO.
 3. The letters on each panel shall be three inches in height.
 4. Tenants on any lots of the property may have a panel on this monument sign.
- iii. Monument Sign 4:
1. Each panel shall be nine inches in height and 50 inches in length.
 2. All tenant panels shall have black VCO.
 3. Only tenants on Lot 2-B, Tract Two of the Sawyer Ranch Subdivision, Hays County, Texas, the address being Sawyer Ranch Road, Dripping Springs, Texas 78620 may have a panel on this monument sign.

3.2.8. Signs subject to this section shall not be illuminated.

SECTION 4. TENANT SIGNAGE

4.1. Architectural general consistency.

4.1.1. Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

4.1.2. Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit #1 to Ordinance No. 1251.07.

4.2. Projecting signs.

4.2.1. This section shall only apply to Lot 2-B, Tract Two of the Sawyer Ranch Subdivision, Hays County, Texas, the address being Sawyer Ranch Road, Dripping Springs, Texas 78620 (the "Medical Towers").

4.2.2. Only seven projecting signs are permitted on the Medical Towers Building. The remaining seven signs shall project the names of the main anchor tenants' businesses, signs are subject to change depending on the anchor tenants. Only one projecting sign is permitted per anchor business on the Medical Towers.

4.2.3. East elevation.

- i. Three projecting signs are permitted on this elevation of the Medical Towers.
- ii. Sign One:
 1. Lettering constituting such signage shall not exceed two horizontal lines of lettering and shall not exceed 50 inches in height, including a minimum eight-inch space between the two lines.
 2. The total length of this sign shall not exceed 13 feet, three inches.
 3. Faces and returns shall be black.
- iii. Sign Two:
 1. Lettering constituting such signage shall not exceed two horizontal lines of lettering and shall not exceed 50 inches in height, including a minimum eight-inch space between the two lines.
 2. The total length of this sign shall not exceed 13 feet, three inches.
 3. Faces and returns shall be black.
- iv. Sign Three:

-
1. Lettering constituting such signage shall not exceed three horizontal lines of lettering and shall not exceed 33 inches in height.
 2. The total length of this sign shall not exceed 16 feet, 11 inches.
 3. This sign shall be located in the center of the building.

4.2.4. North elevation.

- i. Three projecting signs are permitted on this elevation of the Medical Towers.
- ii. Sign One:
 1. Lettering constituting such signage shall not exceed three horizontal lines of lettering and shall not exceed 55 inches in height.
 2. The total length of this sign shall not exceed 161 inches.
 3. Faces and returns shall be black.
 4. The location of this sign shall be on the northwest corner of the building.
- iii. Sign Two:
 1. Lettering constituting such signage shall not exceed two horizontal lines of lettering and shall not exceed 41 inches in height, including a minimum one and four-fifths-inch (1.8-inch) space between the two lines.
 2. The total length of this sign shall not exceed 16 feet, 11 inches.
 3. Faces and returns shall be black.
 4. This sign shall be located on the northeast corner of the building.
- iv. Sign Three:
 1. Lettering constituting such signage shall not exceed two horizontal lines of lettering and shall not exceed 41 inches in height, including a minimum one and four-fifths inch (1.8 inch) space between the two lines.
 2. The total length of this sign shall not exceed 16 feet, 11 inches.
 3. Faces and returns shall be black.
 4. This sign shall be located on the northeast corner of the building.

4.2.5. West elevation.

- i. One projecting signs is permitted on this elevation of the Medical Towers.
- ii. Sign One:
 1. Lettering constituting such signage shall not exceed two horizontal lines of lettering and shall not to exceed 41 inches in height, including a minimum three-inch space between the two lines.
 2. The total length of this sign shall not exceed 16 feet, seven inches.
 3. Faces and returns shall be black.
 4. This sign shall be located on the northwest corner of the building.

4.2.6. Projecting signs may be illuminated. LED illumination shall be below 3,000 Kelvin. The property owner shall provide electricity for the illumination of each sign.

-
- 4.2.7.** Projecting signs that are illuminated must be turned off at closing time of the business or 10:00 p.m. at the latest.
- 4.2.8.** Projecting signs may not exceed 64 square feet.
- 4.2.9.** All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.
- 4.2.10.** Tenants may change sign characteristics as needed without amendment if the altered sign meets all other requirements under this appendix.

SECTION 5. PROHIBITION

It is an offense for any person to erect, install or place signage at Sawyer Ranch Subdivision in violation of this appendix.

SECTION 6. ENFORCEMENT

6.1. Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

6.2. Criminal prosecution.

Any person violating any provision of this appendix shall, upon conviction, be fined a sum not exceeding \$500.00. Each day that a provision of this appendix is violated shall constitute a separate offense. An offense under this appendix is a misdemeanor.

6.3. Civil remedies.

Nothing in this appendix shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix and to seek remedies as allowed by law, including, but not limited to the following:

6.3.1. Injunctive relief. Injunctive relief to prevent specific conduct that violates the appendix or to require specific conduct that is necessary for compliance with the chapter.

6.3.2. Civil penalty. A civil penalty up to \$500.00 a day to be deposited in the landscaping fund, when it is shown that the defendant was actually notified of the provisions of the appendix and after receiving notice committed acts in violation of the appendix or failed to take action necessary for compliance with the chapter; and other available relief.

6.3.3. Stop-work order. In the event work is not being performed in accordance with this appendix, the city shall issue a stop-work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

(Ordinance 1251.07, adopted 9/12/17)

APPENDIX E. MASTER SIGN PLAN FOR THE FOUNDERS RIDGE SUBDIVISION

SECTION 1. ENACTMENT PROVISIONS

1.1. Popular name.

This appendix to chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for the Founders Ridge Subdivision."

1.2. Purpose.

This appendix provides standards for consistent and compatible signage for the complex as a whole, and signage utilized by individual tenants, in order to provide a uniform look and feel throughout the complex that is appropriate for the complex's location in the city limits.

1.3. Scope.

1.3.1. This appendix applies to all property at Founders Ridge, that being the following lots, collectively known as "the Property"; 102.479 Acres in the Phillip A. Smith Survey No. 26, Abstract A-415 in Hays County, Texas, Conveyed by Deed of Record in Document No. 2014-14019631 of the Official Public Records of Hays County, Texas.

1.3.2. This appendix applies to the owner and to each individual tenant occupying the property at Founders Ridge. Owner shall provide each tenant with a copy of this appendix. Both the owner and the tenant are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

1.4. Applicability.

1.4.1. The standards set forth in this appendix, along with the illustrations identified as exhibit #1 to Ordinance No. 1251.08, which are included herein for all intents and purposes, shall govern the signage erected on the Property.

1.4.2. Permit applications for signs proposed to be erected and maintained at the property at Founders Ridge shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (Signs), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.3. Variance applications for signs proposed to be erected at the Property at Founders Ridge shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.4. If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

1.5. Administration.

1.5.1. Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in Chapter 26.

-
- 1.5.2.** Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

SECTION 2. DEFINITIONS

2.1. Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the code, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

2.2. Specific terminology.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Owner: The person who owns property at Founders Ridge, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Tenant: A person with a leasehold interest in a designated unit within the property at Founder's Ridge. Subtenants shall not be treated as separate tenants for purposes of calculating the maximum allowable signage under this appendix.

SECTION 3. PROPERTY SIGNAGE

3.1. General consistency.

3.1.1. Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

3.1.2. Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit #1 Ordinance No. 1251.08.

3.1.3. Logos. Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4. Static. Projecting signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall remain static and evenly illuminated.

3.2. Model home signs.

3.2.1. Existing model home signs may continue in existence and may be moved within the Founders Ridge Subdivision. The owner shall notify the sign administrator at least seven days before moving a model home sign and shall file a description of the new location with the sign administrator. Existing model home signs shall not be enlarged or illuminated without approval of the sign administrator.

3.3. Selling point signs.

3.3.1. Owner may erect four selling point signs in open space lots eight feet from the right-of-way.

3.3.2. Dimensions: Each sign will be 72 inches in height.

3.4. Trailhead signs.

3.4.1. Owner may erect seven trailhead signs adjacent to any trail so long as the sign is not in the right-of-way.

3.4.2. Dimensions: Each trailhead sign will be two feet two inches square.

3.5. Vertical phase signs.

3.5.1. Owner may erect one vertical phase sign at least eight feet from the right-of-way.

3.5.2. Dimensions: The vertical phase sign will be four feet by eight feet.

3.6. Safety of travel.

Any sign erected, installed, or placed under this section shall not impair the safety of travel of vehicles or pedestrians on roads or sidewalks.

3.7. Sign removal.

Signs erected, installed, or placed under this section shall be removed within 90 days of the sale of all lots on the property.

3.8. Relocation.

Signs erected, installed, or placed under this section may be moved to any location within the Founders Ridge subdivision so long as the sign continues to meet all requirements of this appendix and the city's Code of Ordinances.

SECTION 4. PROHIBITION

It is an offense for any person to erect, install, or place signage at Founders Ridge Subdivision in violation of this appendix.

SECTION 5. ENFORCEMENT

5.1. Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

5.2. Criminal prosecution.

It is an offense to violate any provision of this appendix. Any person violating any provision of this appendix shall, upon conviction, shall be fined a sum not exceeding \$500.00. Each day that a provision of this appendix is violated shall constitute a separate offense. An offense under this appendix is a misdemeanor.

5.3. Civil remedies.

Nothing in this appendix shall construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix and to seek remedies as allowed by law, including but not limited to the following:

5.3.1. Injunctive relief. Injunctive relief to prevent specific conduct that violates the appendix or to require specific conduct that is necessary for compliance with the chapter.

5.3.2. Civil penalty. A civil penalty up to \$500.00 a day to be deposited in the landscaping fund, when it is shown that the defendant was actually notified of the provisions of the appendix and after receiving notice committed acts in violation of the appendix or failed to take action necessary for compliance with the chapter; and other available relief.

5.3.3. Stop-work order. In the event work is not being performed in accordance with this appendix, the city shall issue a stop-work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

(Ordinance 1251.08, adopted 9/12/17)

APPENDIX F. MASTER SIGN PLAN FOR BLUE BLAZES RANCH

SECTION 1. ENACTMENT PROVISIONS

1.1. Popular name.

This appendix to chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for Blue Blazes Ranch."

1.2. Purpose.

This appendix provides standards for consistent and compatible signage for the property as a whole in order to provide a uniform look and feel throughout the complex that is appropriate for the property's location.

1.3. Scope.

- 1.3.1.** This appendix applies to all property at Blue Blazes Ranch, that being the approximately 35.018-acre tract of land described in attachment A-1 to Ordinance No. 2018-15, attached hereto and incorporated herein ("the Property").
- 1.3.2.** This appendix applies to the owner and to each individual tenant occupying the property. Owner shall provide each Tenant with a copy of this appendix. Both the owner and the tenant are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

1.4. Applicability.

- 1.4.1.** The standards set forth in this appendix, along with the illustrations attached hereto as attachment A-2 to Ordinance No. 2018-15, which are included herein for all intents and purposes, shall govern the signage erected on the property.
- 1.4.2.** Permit applications for signs proposed to be erected and maintained on the property shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (signs), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).
- 1.4.3.** Variance applications for signs proposed to be erected on the property shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).
- 1.4.4.** If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

1.5. Administration.

- 1.5.1.** Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.
- 1.5.2.** Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

SECTION 2. DEFINITIONS

2.1. Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the code, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

2.2. Specific terminology.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Owner: The person who owns property at Blue Blazes Ranch, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Project: The Blue Blazes Ranch development, the master planned, mixed-use development as described in the Blue Blazes Ranch Development Agreement and the PD, Planned Development District Zoning Ordinance for the Blue Blazes Ranch.

Tenant: A person with a leasehold interest in a designated unit within the property.

SECTION 3. PROPERTY SIGNAGE

3.1. General consistency.

3.1.1. Architectural. All signs and supporting structures shall be designed in general accordance with the overall architectural theme of the property.

3.1.2. Renderings. All signs and supporting structures shall be designed in general accordance with the drawings attached hereto as attachment A-2 to Ordinance No. 2018-15.

3.2. Alternative standards.

All on-site signs for the property shall comply with the City of Dripping Springs Sign Ordinance (chapter 26), with the following alternative standards:

a. **Main monument sign(s).**

- 1) A main monument sign will be located at the project entrance, on Highway 290, with a maximum signage area of 198 square feet and have a maximum height of 16 feet. Each business will be allowed a maximum 11¼ (11.25) square feet of sign area, and an additional 20 square feet of sign area will be reserved for the project name and/or flagship business. Individual business signs will be stacked vertically, and the monument sign will be placed on a base with rock veneer. This sign will be illuminated internally (businesses names) and externally (project name) in conformance with the lighting ordinance.
- 2) If a second project driveway entrance is permitted on Highway 290 and constructed, a secondary monument sign at that entrance shall be permitted with an overall height of six feet with an internally or externally illuminated face of 64.5 square feet on a one and one-half-foot height stone base.

b. **East and west monument signs.** In addition to the project's main monument sign(s), the owner may place two 32 square foot project signs with the project's name at the east and west property corners on Highway 290, to be mounted upon the retaining walls with stone appearance to be constructed for the two proposed detention ponds. Since the bottom of said retaining walls are significantly lower than the adjacent elevations of the highway, the maximum height of each such sign will be eight feet, as measured above the average ground level under the sign.

c. **Development area monument signs.**

- 1) Additionally, one monument sign shall be permitted at the entrance to each individual development area within the project, (unless such development area is located upon a corner lot,

in which case the business shall be entitled to one monument sign per public right-of-way frontage or private drive located in an access easement, for a maximum total of two signs). Signs shall be illuminated in conformance with the lighting ordinance.

- 2) The area of each individual development area sign shall not exceed 60 square feet and shall have a maximum height of six feet.
- d. Directory signs. The directory signs listed in this subsection shall be the only directory signs permitted on the property along U.S. Highway 290.
 - 1) A main directory sign shall be permitted at the termination of the project entrance roadway, where the intersection forces all traffic to stop. The main directory sign may be placed against the rock fascia of steep slope area and shall give directions to single and multi-tenant tracts located within the project. The main directory sign will have a total maximum area of 64 square feet, with a maximum height of six feet. Directory signs shall be illuminated in conformance with the lighting ordinance.
 - 2) Building/tenant directory signs shall be located at each development tract and shall list the buildings and/or tenants on a four and one-half square foot sign slat per building/tenant.
- e. Wall/projecting sign. In addition to the monument signs described above, one wall or projecting sign is permitted per business in a multi-unit development. The area of each wall or projecting sign, including the area of any awning signs which are required to be counted, shall not exceed ten percent of the area of the wall on which it is attached or painted and shall not exceed 75 percent of the storefront width. In no event may a wall or projecting sign exceed 64 square feet in area.
- f. Summary table of proposed signs.

Type of Sign	Maximum Area	Maximum Height	Maximum Number	Details
Main Monument Sign	198 sq. ft.	16 ft.	1	Main sign located at the entrance to the project (at the existing driveway), and a secondary sign to be located at the potential second.
Secondary Monument Sign	64.5 sq. ft.	16 ft.	1	Project driveway to the west of the existing project driveway.
Project Identification Sign on Property Corners (on Pond)	32 sq. ft.	6 ft.	2	Located on the east and west property corners, mounted on stone veneer retaining walls for the detention ponds.
Individual Development Area Monument Sign	40 sq. ft.	6 ft.	varies	One placed at the entrance to an individual development

				area, except for development areas located on a corner lot, in which case two signs are permitted (one per lot frontage).
Main Directory Sign	64 sq. ft.	6 ft.	1	Main directory located on a stone base at the rock fascia of the steep slope area.
Building/Tenant Directory	4.5 sq. ft. per building/tenant	6 ft.	varies	One per building with multiple tenants.
Wall or Projecting Sign	64 sq. ft.	—	varies	One wall or projecting sign is allowed on for each business, area of each such sign shall not exceed 10% of wall it's attached to, and width shall not exceed 75% of storefront width, subject to a maximum sign area of 64 sq. ft.

SECTION 4. PROHIBITION

A person commits an offense when a person erects, installs or places signage on the property in violation of this appendix.

SECTION 5. ENFORCEMENT

5.1. Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

5.2. Criminal prosecution.

Any person violating any provision of this appendix shall, upon conviction, be fined a sum not exceeding \$500.00. Each day that a provision of this appendix is violated shall constitute a separate offense. An offense under this appendix is a misdemeanor.

5.3. Civil remedies.

Nothing in this appendix shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix and to seek remedies as allowed by law, including, but not limited to the following:

5.3.1. Injunctive relief. Injunctive relief to prevent specific conduct that violates the appendix or to require specific conduct that is necessary for compliance with the chapter.

5.3.2. Civil penalty. A civil penalty up to \$500.00 a day to be deposited in the landscaping fund, when it is shown that the defendant was actually notified of the provisions of the appendix and after receiving notice committed acts in violation of the appendix or failed to take action necessary for compliance with the chapter; and other available relief.

5.3.3. Stop-work order. In the event work is not being performed in accordance with this appendix, the city may issue a stop-work order and, in such event, all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

(Ordinance 2018-15, adopted 6/12/18)

APPENDIX G. MASTER SIGN PLAN FOR THE HEADWATERS SUBDIVISION

SECTION 1. ENACTMENT PROVISIONS

1.1. Popular name.

This appendix to chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for the Headwaters Subdivision."

1.2. Purpose.

This appendix provides standards for consistent and compatible signage for the subdivision as a whole, and signage utilized by individual tenants, in order to provide a uniform look and feel throughout the complex that is appropriate for the complex's location in the city limits.

1.3. Scope.

1.3.1. This appendix applies to all property at Headwaters, covered by the Headwaters at Barton Creek Development Agreement entered into on January 11, 2005, and amendments.

1.3.2. This appendix applies to the owner, builder within the subdivision, and to any individual tenant occupying the property at Headwaters. Owner shall provide each tenant or builder with a copy of this appendix. Both the owner, builder, and tenant are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

1.4. Applicability.

1.4.1. The standards set forth in this appendix, along with the illustrations identified as exhibit #1 to Ordinance No. 2018-20, which are included herein for all intents and purposes, shall govern the signage erected on the property.

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- 1.4.2.** Permit applications for signs proposed to be erected and maintained at the property at Headwaters shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (Signs), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).
- 1.4.3.** Variance applications for signs proposed to be erected at the property at Headwaters shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).
- 1.4.4.** If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

1.5. Administration.

- 1.5.1.** Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.
- 1.5.2.** Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

SECTION 2. DEFINITIONS

2.1. Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below, but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the code, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

2.2. Specific terminology.

City: The City of Dripping Springs, an incorporated, Type A General Law municipality located in Hays County, Texas.

Owner: The person who owns property at Headwaters, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Sign: A lettered, numbered, symbolic, pictorial, or illuminated visual display designed to identify, announce, direct, or inform. The term sign includes banners, pennants, streamers, moving mechanisms, three dimensional objects/representations, logos, and lights.

Tenant: A person with a leasehold interest in a designated unit within the property at Headwaters. Subtenants shall not be treated as separate tenants for purposes of calculating the maximum allowable signage under this appendix.

SECTION 3. PROPERTY SIGNAGE

3.1. General consistency.

3.1.1. Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

3.1.2. Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit #1 to Ordinance No. 2018-20.

3.1.3. Logos. Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4. Static. Projecting signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall remain static and evenly illuminated.

3.2. Primary sign.

3.2.1. Owner may erect one primary sign for the property. The primary sign will say "Headwaters" and will be placed at the main entrance of the property.

3.2.2. Dimensions: The primary sign will be up to 47 feet six inches across and six feet in height.

3.2.3. Text dimensions: "Headwaters" will be up to sixteen feet across and two feet in height.

3.2.4. Sign decor: Gabion baskets accenting the primary sign will be 24 inches by 24 inches by 48 inches each. Up to nine of the gabion baskets will stretch 36 feet across a portion of the primary sign.

3.3. Secondary signs.

3.3.1. Owner may erect up to eight secondary signs in pre-approved area of the property consistent with exhibit #1 to Ordinance No. 2018-20>.

3.3.2. Dimensions: Secondary signs will be up to 23 feet eight inches across at the top, 23 feet across at the bottom, and four feet eight inches in height.

3.3.3. Text dimensions: The text on the secondary sign will be between 12 feet and 16 feet in width.

3.3.4. Sign Decor: Gabion baskets accenting the secondary sign will be 24 inches by 24 inches by 48 inches each. Up to seven of the gabion baskets will stretch 28 feet across a portion of the secondary sign.

3.4. Trailhead signs.

3.4.1. Owner may erect up to five trailhead signs adjacent to any trail so long as the sign is not in the right-of-way.

3.4.2. Dimensions: Each trailhead sign will be six feet eight inches in height and five feet across.

3.4.3. Sign decor: All trailhead signs will be decorated uniformly.

3.4.4. Trail rules: All trailhead signs will have a trail map and trail rules sign below the map.

3.5. Marketing signs.

3.5.1. Owner may erect five marketing signs in pre-approved areas of the property.

3.5.2. Dimensions: Each marketing sign will be five feet across, six feet in height and 30 square feet.

3.5.3. Text Dimensions: The text on the marketing signs will be six inches in height.

3.5.4. Sign Décor: All marketing signs will be decorated uniformly.

3.5.5. Marketing signs will be placed on decorative metal fences throughout the property.

3.6. Safety of travel.

Any sign erected, installed, or placed under this section shall not impair the safety of travel of vehicles or pedestrians on roads or sidewalks.

3.7. Sign removal.

Signs erected, installed, or placed under this section shall be removed within 90 days of the sale of all lots on the property.

3.8. Relocation.

Signs erected, installed, or placed under this section may be moved to any location within the Headwaters subdivision so long as the sign continues to meet all requirements of this appendix and the city's Code of Ordinances.

SECTION 4. PROHIBITION

It is an offense for any person to erect, install, or place signage at Headwaters Subdivision in violation of this appendix.

SECTION 5. ENFORCEMENT

5.1. Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

5.2. Criminal prosecution.

It is an offense to violate any provision of this appendix. Any person violating any provision of this appendix shall, upon conviction, shall be fined a sum not exceeding \$500.00. Each day that a provision of this appendix is violated shall constitute a separate offense. An offense under this appendix is a misdemeanor.

5.3. Civil remedies.

Nothing in this appendix shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix and to seek remedies as allowed by law, including, but not limited to the following:

5.3.1. Injunctive relief. Injunctive relief to prevent specific conduct that violates the appendix or to require specific conduct that is necessary for compliance with the chapter.

5.3.2. Civil penalty. A civil penalty up to \$500.00 a day to be deposited in the landscaping fund, when it is shown that the defendant was actually notified of the provisions of the appendix and after receiving notice committed acts in violation of the appendix or failed to take action necessary for compliance with the chapter; and other available relief.

5.3.3. Stop-work order. In the event work is not being performed in accordance with this appendix, the city shall issue a stop-work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

(Ordinance 2018-20, adopted 9/11/18)

APPENDIX H. MASTER SIGN PLAN FOR THE DRIPPING SPRINGS MEDICAL VILLAGE

SECTION 1. ENACTMENT PROVISIONS

1.1. Popular name.

This appendix to Chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for the Dripping Springs Medical Village.

1.2. Purpose.

This appendix provides standards for consistent and compatible signage for the Medical Village as a whole, and signage utilized by individual tenants, in order to provide a uniform look and feel throughout the complex that is appropriate for the complex's location in the city limits.

1.3. Scope.

1.3.1. This appendix applies to all property at the Dripping Springs Medical Village covered in the site plan attached as attachment A to Ordinance No. 2019-24.

1.3.2. This appendix applies to the owner, builders within the medical village, and to any individual tenant occupying the property at the Dripping Springs Medical Village. Owner shall provide each tenant or builder with a copy of this appendix. Both the owner, builder and tenant are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

1.4. Applicability.

1.4.1. The standards set forth in this appendix, along with the illustrations identified as exhibit #1 to Ordinance No. 2019-24, which are included herein for all intents and purposes, shall govern the signage erected on the property.

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- 1.4.2.** Permit applications for signs proposed to be erected and maintained at the property at the Dripping Springs Medical Village shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (Signs), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).
- 1.4.3.** Variance applications for signs proposed to be erected at the property at the Medical Village shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).
- 1.4.4.** If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

1.5. Administration.

- 1.5.1.** Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.
- 1.5.2.** Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

SECTION 2. DEFINITIONS

2.1. Rules of Interpretation

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the code, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directional. Headings and captions are for reference proposes, only.

2.2. Specific terminology.

City: The City of Dripping Springs, an incorporated, Type A General Law municipality located in Hays County, Texas.

Owner: The person who owns property at the Dripping Springs Medical Village, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Tenant: A person with a leasehold interest in a designated unit within the property at the Dripping Springs Medical Village. Subtenants shall not be treated as separate tenants for purposes of calculating the maximum allowable signage under this appendix.

Sign: A lettered, numbered, symbolic, pictorial, or illuminated visual display designed to identify, announce, direct, or inform. The term sign includes banners, pennants, streamers, moving mechanisms, three dimensional objects/representations, logos, and lights.

SECTION 3. PROPERTY SIGNAGE

3.1. General consistency.

3.1.1. Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

3.1.2. Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit #1 to Ordinance No. 2019-24.

3.1.3. Logos. Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4. Static. Projecting signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall remain static and evenly illuminated.

3.2. Primary sign.

3.2.1. Owner may erect one primary sign for the property. The primary sign will say "Dripping Springs Medical Village" and shall be placed at the main entrance of the property.

3.2.2. Dimensions: The primary sign will be up to 11 feet across and 166 inches in height.

3.2.3. Text dimensions: "Dripping Springs Medical Village" will be up to 120 inches across and up to seven inches in height.

3.2.4. Wording shall be limited to the tenant corporate logo, and may be limited further in order that the logo/name shall not exceed 90 percent of the width or height of the sign face.

3.2.5. Tenant is allowed two monument graphics, one on each side of the monument. Graphic location on each side to mirror the opposite side logo location (i.e. street end on Side A = street end on Side B).

3.2.6. Tenant is responsible for removal of tenant panels, replacement with blank panels, and all associated with graphic removal at the end of lease.

3.2.7. Drawings to be submitted at the time of sign permit application shall include:

- i. Elevations to scale showing letter type style on the monument; and
- ii. Full details of construction and dimensions to scale.

3.3. Facade signs.

3.3.1. No signs shall be allowed to be installed on any side of the building. Signage rights are limited to the monument sign and interior building signs only.

3.4. Additional freestanding signs.

3.4.1. No additional freestanding signs allowed to be erected on property. Tenants are limited to graphics on the main monument sign and interior signs only.

3.5. All other signage.

3.5.1. Except as limited by this chapter, all other signage shall be allowed pursuant to the city's sign ordinance, chapter 26 of the City of Dripping Springs Code of Ordinances.

3.6. Outdoor lighting ordinance.

3.6.1. All signs shall comply with the outdoor lighting ordinance, article 24.06 of the City of Dripping Springs Code of Ordinances.

SECTION 4. PROHIBITION

It is an offense for any person to erect, install, or place signage at Dripping Springs Medical Village in violation of this appendix.

SECTION 5. ENFORCEMENT

5.1. Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

5.2. Criminal prosecution.

It is an offense to violate any provision of this appendix. Any person violating any provision of this appendix shall, upon conviction, shall be fined a sum not exceeding \$500.00. Each day that a provision of this chapter is violated shall constitute a separate offense. An offense under this chapter is a misdemeanor.

5.3. Civil remedies.

Nothing in this appendix shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix and to seek remedies as allowed by law, including, but not limited to the following:

5.3.1. Injunctive relief. Injunctive relief to prevent specific conduct that violates the appendix or to require specific conduct that is necessary for compliance with the chapter.

5.3.2. Civil penalty. A civil penalty up to \$500.00 a day to be deposited in the landscaping fund, when it is shown that the defendant was actually notified of the provisions of the appendix and after receiving notice committed acts in violation of the appendix or failed to take action necessary for compliance with the chapter; and other available relief.

5.3.3. Stop work order. In the event work is not being performed in accordance with this appendix, the city shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

APPENDIX I. MASTER SIGN PLAN FOR THE BIG SKY RANCH SUBDIVISION

SECTION 1. ENACTMENT PROVISIONS

1.1. Popular name.

This appendix to chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for the Big Sky Ranch Subdivision."

1.2. Purpose.

This appendix provides standards for consistent and compatible signage for the development as a whole, and signage utilized by individual owners, builders, and tenants, in order to provide a uniform look and feel throughout the complex that is appropriate for the complex's location in the city limits.

1.3. Scope.

1.3.1. This appendix applies to all property at Big Sky Ranch, that being the approximately 200.4-acre tract of land out of the Philip A. Smith League, Survey Number 26, Abstract Number 415, Hays County, Texas, said tract being that called 200 acre tract described to William R. Scott and Bessie E. Scott, Husband and Wife as recorded in Volume 171, page 229 of the deed records of Hays County, Texas (D.R.H.C.T.) attached hereto and incorporated herein ("the Property").

1.3.2. This appendix applies to the owner, any builder within the subdivision, and to any individual tenant occupying the property at Big Sky Ranch. Owner shall provide each tenant or builder with a copy of this appendix. The owner, builder, and any tenants are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

1.4. Applicability.

1.4.1. The standards set forth in this appendix, along with the illustrations identified as exhibit A to Ordinance No. 2019-28, which are included herein for all intents and purposes, shall govern the signage erected on the property.

1.4.2. Permit applications for signs proposed to be erected and maintained at the property shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (Signs), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.3. Variance applications for signs proposed to be erected at the property shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (Lighting), and the Code of Ordinances (generally).

1.4.4. If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

1.5. Administration.

1.5.1. Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.

1.5.2. Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

SECTION 2. DEFINITIONS

2.1. Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms and capitalized words that are not defined below but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the code, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

2.2. Specific terminology.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Owner: The person who owns property at Big Sky Ranch, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Property: The Big Sky Ranch development.

Tenant: A person with a leasehold interest in a designated unit within the property. Subtenants shall not be treated as separate tenants for purposes of calculating the maximum allowable signage under this appendix.

SECTION 3. PROPERTY SIGNAGE

3.1. General consistency.

3.1.1. Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

3.1.2. Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibits A, A-1, A-2, A-3, A-4, and A-5 to Ordinance No. 2019-28.

3.1.3. Logos. Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4. Static. Signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. Each sign shall remain static and evenly illuminated.

3.2. Primary community entry sign.

3.2.1. This section shall only apply to the corner of Private Open Space Lot 39, Phase One of the Big Sky Ranch Subdivision.

3.2.2. Owner may erect one primary community entry sign at the approximate location shown in exhibit A to Ordinance No. 2019-28.

3.2.3. Building materials: The primary community entry sign shall consist of all or a few of the following materials: A base retaining wall comprised of stone, masonry and decorative metal channels with plant material, metal and/or stucco for the monument background panel, and a lettering and/or logos comprised of painted metal and/or acrylic accents.

3.2.4. Dimensions: The maximum height for the primary community entry sign shall not exceed seven and one-half feet from final finish grade of the proposed berms, per the landscape improvement plans. The maximum length of the background sign face shall not exceed 46½ feet, as shown in exhibit A-1 to Ordinance No. 2019-28.

3.2.5. Text dimension: The "Big Sky Ranch" text will be up to 21 feet across and two feet in height. Total sign area allowed will be a maximum of 42 square feet, as shown in exhibit A-1 to Ordinance No. 2019-28.

3.2.6. Signs subject to this section may be illuminated, subject to chapter 24, article 24.06 (Lighting).

3.2.7. A landscape area totaling not less than 1,000 square feet directly around base of sign shall be provided.

3.3. Secondary community entry sign.

3.3.1. Owner may erect one secondary community entry sign at the approximate location shown in exhibit A to Ordinance No. 2019-28.

3.3.2. Building materials: The secondary community entry sign shall include all or a combination of the following materials: A base wall comprised of rock masonry and decorative metal with painted metal and/or stucco for the monument background panel, and a lettering and/or logos comprised of painted metal and/or acrylic accents.

3.3.3. Dimensions: The maximum height for the secondary community entry sign shall not exceed six feet from final finish grade, per the landscape improvement plans. The maximum length for secondary community entry sign shall not exceed 30 feet, as shown in exhibit A-2 to Ordinance No. 2019-28.

3.3.4. Text dimension: "Big Sky Ranch" will be up to 20 feet across and one and one-half feet in height. Total sign area allowed will be 32 square feet, as shown in exhibit A-2 to Ordinance No. 2019-28.

3.3.5. Signs subject to this section may be illuminated, subject to chapter 24, article 24.06 (Lighting).

3.3.6. Sign shall include at least 24 square feet of landscaping as required by section 26.02.001 of the city sign code.

3.3.7. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way. Such alternate sign locations shall be submitted to the city for review and may be administratively approved by the sign administrator.

3.4. Neighborhood sign.

3.4.1. This section shall only apply to entrances into individual neighborhoods within the property.

3.4.2. Owner may erect up to eight neighborhood signs at the approximate locations shown in exhibit A to Ordinance No. 2019-28.

3.4.3. Building materials: The neighborhood signs shall include all or a combination of the following materials: A base wall comprised of rock masonry and decorative metal with painted metal and/or stucco for the monument background panel, and a lettering and/or logos comprised of painted metal and acrylic accents.

3.4.4. Dimensions: The maximum height for the neighborhood signs shall not exceed five feet from final finish grade, per the landscape improvement plans. The maximum length for the neighborhood signs shall not exceed eight feet, as shown in exhibit A-2 to Ordinance No. 2019-28.

3.4.5. Text dimension: Neighborhood name and text will be up to six feet across and three [feet] in height. A separate logo will be allowed for the Owner/Big Sky Ranch Logo and Artwork. Total sign area including logo allowed will be 18 square feet, as shown in exhibit A-2 to Ordinance No. 2019-28.

3.4.6. Signs subject to this section may be illuminated, subject to Chapter 24, article 24.06 (Lighting).

3.4.7. Each sign shall include at least 24 square feet of landscaping as required by section 26.02.001 of the city sign code.

3.4.8. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way. Such alternate sign locations shall be submitted to the city for review and may be administratively approved by the sign administrator.

3.5. Column monuments.

3.5.1. Owner may erect two column monuments, the approximate locations are shown in exhibit A to Ordinance No. 2019-28:

- i. Column Monument Sign 1 is located on the southwest corner of P.D.D. Lot 23, Phase One of the Big Sky Ranch Subdivision.
- ii. Column Monument Sign 2 is located on the western block adjacent to Hunter Peak of P.D.D., Lot 23, Phase One of the Big Sky Ranch Subdivision.
- iii. Because of the proximity of the proposed drainage basin, these two columns are permitted to be located within five feet from the respective adjacent right-of-way.

3.5.2. Building materials: The column monument signs shall include all or a combination of the following materials: A base comprised of rock masonry and, metal and/or stucco for the monument background panel, and a lettering and/or logos comprised of painted metal and/or acrylic.

3.5.3. Dimensions: The corner monument sign will be up to six feet wide and nine feet in height, as shown on exhibit A-3 to Ordinance No. 2019-28.

3.5.4. Text dimensions: The text and/or logo on the sign will be a maximum of three feet by three feet in height and width. Total sign area allowed is 18 square feet, allowing a second sign of the same size on another side of the monument.

3.5.5. Signs subject to this section may be illuminated, subject to chapter 24, article 24.06 (Lighting).

3.6. Amenity center sign.

3.6.1. This section shall only apply to the amenity center site in Big Sky Ranch.

3.6.2. One amenity center sign is permitted on this site.

3.6.3. Building materials: The amenity center sign shall include all or a combination the following materials: A base comprised of rock masonry and, metal and/or stucco for the monument background panel, and a lettering and/or logos comprised of painted metal and/or acrylic accents.

3.6.4. Dimensions: The maximum height for the amenity center sign shall not exceed five feet from final finish grade, per the landscape improvement plans. The maximum length for the amenity center signs shall not exceed eight feet, as shown in exhibit A-4 to Ordinance No. 2019-28.

3.6.5. Text dimensions: Amenity center name and text will be up to six feet across and three feet in height. A separate logo will be allowed for the Owner/Big Sky Ranch logo and artwork. Total sign area including logo allowed will be 18 square feet, as shown in exhibit A-4 to Ordinance No. 2019-28.

3.6.6. Signs subject to this section may be illuminated, subject to Chapter 24, article 24.06 (Lighting).

3.6.7. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way. Such alternate sign locations shall be submitted to the city for review and may be administratively approved by the sign administrator.

3.7. Trailhead signs.

3.7.1. This section shall only apply to trailhead signs within Big Sky Ranch in Dripping Springs, Texas.

3.7.2. Up to seven trailhead signs are permitted on these sites.

3.7.3. Building materials: The trailhead signs shall include all or a combination of the following materials: A metal frame and a metal panel with a vinyl or acrylic trail map and metal or vinyl lettering and/or logos.

3.7.4. Dimensions: Trailhead signs will be no more than three feet eight inches wide and six feet eight inches in height.

3.7.5. Text dimensions: The text on the sign will be no more than two feet nine inches wide and four feet eight inches in height. Total sign area allowed for these signs is 13 square feet, as shown on exhibit A-4 to Ordinance No. 2019-28.

3.7.6. Signs subject to this section shall not be illuminated.

3.7.7. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way. Such alternate sign locations shall be submitted to the city for review and may be administratively approved by the sign administrator.

3.8. Lifestyle signs.

3.8.1. This section shall only apply to lifestyle signs within Big Sky Ranch in Dripping Springs, Texas.

3.8.2. Up to six lifestyle signs are permitted on the site.

3.8.3. Building materials: The lifestyle signs shall include all or a combination of the following materials: A metal frame and a metal panel with a vinyl or acrylic trail map and metal or vinyl lettering and/or logos.

3.8.4. Dimensions: Lifestyle signs will be no more than three feet eight inches wide and six feet eight inches in height.

3.8.5. Text dimensions: The text on the sign will be no more than two feet nine inches in width and four feet eight inches in height. Total sign area allowed is 13 square feet, as shown on exhibit A-4 to Ordinance No. 2019-28.

3.8.6. Signs subject to this section shall not be illuminated.

3.8.7. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way.

3.8.8. Signs subject to this section are temporary in nature and shall be removed when project is complete.

3.9. Sales center sign.

3.9.1. This section shall only apply to the model home sales center lot(s) in Big Sky Ranch.

3.9.2. One temporary sales center sign is permitted on each of these sites.

3.9.3. Building materials: The sales center signs shall include all or a combination the following materials: A base comprised of rock masonry, stained/painted wood and, Flatbed, E-Panel, MDO plywood, polymer, metal and/or stucco for the monument background panel, and a lettering and/or logos comprised of direct print graphics with gloss lamination.

3.9.4. Dimensions: The maximum height for the sales center sign shall not exceed 46 inches from final finish grade, per the landscape improvement plans. The maximum width for the sales center signs shall not exceed four feet eight inches as shown in exhibit A-4 to Ordinance No. 2019-28.

3.9.5. Text dimensions: Sales center name and text will be no more than four feet in width and three feet in height. Total sign area allowed will be no more than 12 square feet as shown in exhibit A-4 to Ordinance No. 2019-28.

3.9.6. Signs subject to this section may be illuminated, subject to chapter 24, article 24.06 (Lighting).

3.9.7. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way. Such alternate sign locations shall be submitted to the city for review and may be administratively approved by the sign administrator.

3.9.8. Signs subject to this section are temporary in nature and shall be removed when model park is closed to the public.

3.10. Flag poles.

3.10.1. Up to six owner flag poles shall be allowed within the property.

3.10.2. Flags poles and flags subject to this section shall comply with section 24.06.010 and section 26.02.001 of the Dripping Springs Code of Ordinances.

3.10.3. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way. Such alternate sign locations shall be submitted to the city for review and may be administratively approved by the sign administrator.

3.11. Marketing signs.

3.11.1. This section shall only apply to owner's marketing signs within the property.

3.11.2. Up to nine marketing signs are permitted within the property.

3.11.3. Up to two off-site marketing signs are permitted, per the approved planned development district document.

3.11.4. Building materials: The marketing signs shall include all or a combination of the following materials: Wood posts and framing, flatbed, direct print graphics onto a MDO with gloss lamination.

3.11.5. Dimensions: Marketing signs will be up to four feet eight inches wide and eight feet in height.

3.11.6. Text dimensions: The text on the marketing signs will be no more than three feet eight inches in width and seven feet six inches in height. Total sign area allowed for marketing signs is 28 square feet, as shown on exhibit A-5 to Ordinance No. 2019-28.

3.11.7. Signs subject to this section shall not be illuminated.

3.11.8. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way.

3.11.9. Signs subject to this section are temporary in nature and shall be removed when project is complete, and all homes sold.

3.12. Amenity coming soon sign.

3.12.1. This section shall only apply to the Amenity Lot in Big Sky Ranch.

3.12.2. One temporary Amenity Coming Soon Sign is permitted on this site.

3.12.3. Building materials: The Amenity Coming Soon Sign shall include all or a combination the following materials: Flatbed direct print graphics onto E-Panel, with gloss lamination.

3.12.4. Dimensions: The maximum height for the Amenity Coming Soon Sign shall not exceed eight feet from final finish grade. The maximum width of this sign shall not exceed eight feet as shown in exhibit A-5 to Ordinance No. 2019-28.

3.12.5. Text dimensions: Total sign area will be no more than 64 square feet, as shown in exhibit A-5 to Ordinance No. 2019-28.

3.12.6. Signs subject to this section may be illuminated, subject to chapter 24, article 24.06 (Lighting).

3.12.7. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way.

3.12.8. Signs subject to this section are temporary in nature and shall be removed once construction on the amenity center has ended and is open to the residents.

3.13. Model I.D. signs.

3.13.1. This section shall only apply to the model home lots in Big Sky Ranch.

3.13.2. No more than five temporary model I.D. signs are permitted on the property at any one time.

3.13.3. Building materials: The model I.D. signs may include all or a combination the following materials: Wood posts, flatbed direct print graphics onto MDO.

3.13.4. Dimensions: The maximum height for the model I.D. signs shall not exceed 28 inches from final finish grade. The maximum width for the sign shall not exceed two feet, as shown in exhibit A-5 to Ordinance No. 2019-28.

3.13.5. Text dimensions: Sign text will be up to one foot four inches in width and one foot four inches in height. The total sign area allowed will be one foot six inches square feet, as shown in exhibit A-5 to Ordinance No. 2019-28.

3.13.6. Signs subject to this section may be illuminated, subject to chapter 24, article 24.06 (Lighting).

3.13.7. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way.

3.13.8. Signs subject to this section are temporary in nature and shall be removed when model park is closed to the public.

3.14. Directional signs.

3.14.1. This section shall only apply to directional signs within the property.

3.14.2. No more than two directional signs are permitted on the property.

3.14.3. Building materials: The directional signs shall include all or a combination of the following materials: A metal frame and a metal panel with a vinyl or acrylic trail map and metal or vinyl lettering and/or logos.

3.14.4. Dimensions: Directional signs will be no more than three feet eight inches in width and six feet eight inches in height.

3.14.5. Text dimensions: The text on the sign will be no more than two feet nine inches in width and four feet eight inches in height. Total sign area allowed is 13 square feet, as shown on exhibit A-5 to Ordinance No. 2019-28.

3.14.6. Signs subject to this section shall not be illuminated.

3.14.7. Signs subject to this section may be placed in alternate locations compared to exhibit A to Ordinance No. 2019-28, so long as said signs are not less than eight feet from the right-of-way. Such alternate sign locations shall be submitted to the city for review and may be administratively approved by the sign administrator.

3.14.8. Signs subject to this section are temporary in nature and shall be removed when project is complete, and all homes sold.

SECTION 4. PROHIBITION

It is an offense for any person to erect, install or place signage at Big Sky Ranch Subdivision in violation of this appendix.

SECTION 5. ENFORCEMENT

5.1. Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

5.2. Criminal prosecution.

It is an offense for a person to install, maintain, repair, alter, or relocate a sign within this property, except in accordance with the provisions of this appendix or the city's currently adopted sign code. It is an offense for a person in the property to have any sign located on the person's property in violation of this chapter. A violation of this section is an offense under section 26.05.002 of the city's Code of Ordinances.

5.3. Civil remedies.

Nothing in this appendix shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix and to seek remedies as allowed by law, including, but not limited to the following.

5.4. Injunctive relief.

Injunctive relief to prevent specific conduct that violates the appendix or to require specific conduct that is necessary for compliance with the chapter.

5.5. Civil penalty.

The city may seek remedies as allowed by law, including, but not limited to the following:

- (1) A civil penalty up to \$1,000.00 a day when it is shown that the defendant was notified of the provisions of the chapter and after receiving notice committed acts in violation of the chapter or failed to take action necessary for compliance with the chapter; and other available relief; and
- (2) An impoundment fee may be charged to recover a sign that has been impounded based on the current city fee schedule.

5.6. Stop-work order.

In the event work is not being performed in accordance with this appendix, the city shall issue a stop-work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

(Ordinance 2019-28, adopted 9/10/19)

APPENDIX J. MASTER SIGN PLAN FOR TRAILHEAD MARKET

SECTION 1. ENACTMENT PROVISIONS

1.1 Popular name.

This appendix to chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for Trailhead Market."

(Ord. No. 2024-12, § 2, 3-5-2024)

1.2 Purpose.

This appendix provides standards for consistent and compatible signage for the complex as a whole to provide a uniform look and feel throughout the complex that is appropriate for the complex's location.

(Ord. No. 2024-12, § 2, 3-5-2024)

1.3 Scope.

1.3.1 This appendix applies to all property at Trailhead Market, that being the following lots, collectively known as "the property":

- i. Lots 1 and 16 Dripping Springs Heights

1.3.2 This appendix applies to the owner and to each individual tenant occupying the property at Trailhead Market. Owner shall provide each tenant with a copy of this appendix. Both the owner and the tenant are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

(Ord. No. 2024-12, § 2, 3-5-2024)

1.4. Applicability.

1.4.1 The standards set forth in this appendix, along with the illustrations identified as exhibit 1 to Ord. No. 2024-12, which are included herein for all intents and purposes, shall govern the signage erected on the property.

1.4.2 Permit applications for signs proposed to be erected and maintained at the Trailhead Market shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (signs), chapter 24, article 24.06 (lighting), and the Code of Ordinances (generally).

1.4.3 Variance applications for signs proposed to be erected at the Trailhead Market shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (lighting), and the Code of Ordinances (generally).

1.4.4 If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

(Ord. No. 2024-12, § 2, 3-5-2024)

1.5 Administration.

1.5.1 Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.

1.5.2 Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

(Ord. No. 2024-12, § 2, 3-5-2024)

SECTION 2. DEFINITIONS

2.1 Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the Code, shall be given the meanings set forth in the Code. Words and phrases not defined in the Code of Ordinance shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

(Ord. No. 2024-12, § 2, 3-5-2024)

2.2 Specific terminology.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Owner: the person who owns the property at Trailhead Market, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix, the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Project identification sign: The signs depicted as sign type 1 and sign type 2 on exhibit 1 to Ord. No. 2024-12. These signs are distinctive signs that already exist on the property and shall advertise the overall property and the tenants adjacent to these signs.

Sign type 1 pole sign (project identification sign 1): Sign depicted on pages 4 and 5 of the master sign plan attached as exhibit 1 to Ord. No. 2024-12 and is a refurbishment of an existing pole sign.

Sign type 2 pole sign (project identification sign 2): Sign depicted on pages 6 and 7 of the master sign plan attached as exhibit 1 to Ord. No. 2024-12 and is a refurbishment of an existing pole sign.

Sign type 3 large roof sign: A sign, other than a wall sign, depicted on pages 8 and 9 of the master sign plan attached as exhibit 1 to Ord. No. 2024-12, which physically attaches to the roof but does not break the plane of the roofline of the building.

Sign type 4A wall sign: A wall sign for the tenant of the freestanding building at the corner of U.S. Hwy 290 and Retha Drive and depicted on pages 10 and 11 of the Master Sign Plan attached as exhibit 1 to Ord. No. 2024-12.

Sign type 4B wall sign: A wall sign for the tenant of the freestanding building facing Bonnie Drive, depicted on pages 12 and 13 of the master sign plan attached as exhibit 1 to Ord. No. 2024-12.

Sign type 5 large roof sign: A sign, other than a wall sign, depicted on pages 14 and 15 of the master sign plan attached as exhibit 1 to Ord. No. 2024-12, which physically attaches to the roof but does not break the plane of the roofline of the building.

Tenant: A person with a leasehold interest in a designated unit within the property at Trailhead Market.

Window signs: Signs that are painted on, etched in, or visible through a window or transparent door of a building that are oriented in a manner establishing an intent to be viewed off-premises or from public roads. This term excludes signs displayed inside of buildings primarily for patrons on the premises.

(Ord. No. 2024-12, § 2, 3-5-2024)

SECTION 3. PROPERTY SIGNAGE

3.1 General consistency.

3.1.1 Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property and subject to review of the owner.

3.1.2 Renderings. All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit 1.

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- 3.1.3 Logos. Graphic symbols, or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.
- 3.1.4 Static. Signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall remain static and evenly illuminated.
- (Ord. No. 2024-12, § 2, 3-5-2024)

3.2 Project identification signs.

3.2.1 Owner has two existing project identification signs on the 2.851 acre property; these signs are being refurbished. For full descriptions and renderings refer to the Trailhead Market Master Sign Plan attached as exhibit 1 to Ord. No. 2024-12.

3.2.2 Building materials: The project identification signs shall be constructed of predominately metal, pre-weathered steel, concrete, and metal mesh and other materials consistent with the architectural design of the center.

Each sign shall consist of a base comprised of rock, masonry, or stone for the body of the sign and painted aluminum for the panels of the sign.

3.2.3 Height:

- i. The maximum height for the project identification signs shall not exceed 490 inches for sign type 1 and 281 inches for sign type 2.

3.2.4 Width:

- i. The maximum width for the project identification signs shall not exceed 111 inches at the base and 135 inches at the top of sign type 1; and 86 inches at the base and 76 inches at the top for sign type 2.

3.2.5 Length:

- i. The maximum width for the large roof sign shall not exceed 120 inches at the base and at the top; the maximum width for the small roof sign shall not exceed 70 inches at the base and at the top.

3.2.6 The project identification sign type 1 shall not have more than five panels, one (double-sided) of which shall display the name "TRAILHEAD;" project identification sign type 2 shall not have more than four panels, one (double-sided) of which shall display the name "TRAILHEAD."

3.2.7 Signs subject to this section shall only be illuminated to display tenant names and the name TRAILHEAD.

(Ord. No. 2024-12, § 2, 3-5-2024)

SECTION 4. TENANT SIGNAGE

4.1 Architectural general consistency.

4.1.1 Architectural. All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

(Ord. No. 2024-12, § 2, 3-5-2024)

4.2 Wall signs.

4.2.1 Owner may erect two wall signs at the following locations, the approximate location of such projecting signs is shown in exhibit 1 to Ord. No. 2024-12:

- i. Sign 1 (sign type 4A): One wall sign up to 33.25 square feet centered on the wall of the freestanding building at the corner of U.S. Hwy 290 and Retha Dr. Sign shall be attached to the current wall as shown in exhibit 1 to Ord. No. 2024-12.
- ii. Sign 2 (sign type 4B): One wall sign up to 63.4 square feet centered on the wall of the freestanding building facing Bonnie Dr. Sign shall be attached to the current wall as shown in exhibit 1 to Ord. No. 2024-12.

4.2.2 Signs subject to this section shall only be illuminated as stated above.

- i. Wall signs subject to this section shall only be illuminated to display tenant name illumination shall be 3000 kelvins or below as described in the Trailhead Market Master Sign Plan attached as exhibit 1 to Ord. No. 2024-12.

(Ord. No. 2024-12, § 2, 3-5-2024)

4.3 Roof signs.

4.3.1 This section applies to Trailhead Market, Hays County, Texas, the address being 1111 U.S. Hwy 290, Dripping Springs, Texas 78620.

4.3.2 There are two sizes of roof signs as shown and described in the Trailhead Market Master Sign Plan attached as exhibit 1 to Ord. No. 2024-12:

- i. Large roof sign (sign type 3): 36 inches H × 120 inches W; painted aluminum with removable acrylic face; tenant name is CAD-cut black vinyl applied to the first surface of the acrylic face.
- ii. Small roof sign (sign type 5): 36 inches H × 52.25 inches W; painted aluminum with removable acrylic face; tenant name is CAD-cut black vinyl applied to the first surface of the acrylic face.

4.3.3 Roof signs may be illuminated. LED illumination shall be 3000 Kelvin or below.

4.3.4 Roof signs that are illuminated must be turned off at the later of closing time of the business or 10:00 p.m.

4.3.5 All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

4.3.6 Lettering, logos, and names on tenant signs may be changed without amendment to this appendix or application for variance so long as all other requirements of this appendix are met, including but not limited to size, height, lighting, and color.

(Ord. No. 2024-12, § 2, 3-5-2024)

4.4 Window signs.

4.4.1 The section shall apply to all lots of the Trailhead Market, Hays County, Texas, the address being 1111 U.S. Hwy 290, Dripping Springs, Texas 78620.

4.4.2 A unit in the multiunit Trailhead Market, may have a total signable area of window signs that shall not exceed 24 square feet for each tenant. A unit in the multiunit Trailhead Market where the unit 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 for each tenant.

4.4.3 The total signable area of the window signs does not count towards the cumulative total signable area allowed.

(Ord. No. 2024-12, § 2, 3-5-2024)

SECTION 5. PROHIBITION

A person commits an offense when a person erects, installs, or places signage at Trailhead Market in violation of this appendix.

(Ord. No. 2024-12, § 2, 3-5-2024)

SECTION 6. ENFORCEMENT

6.1 Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

(Ord. No. 2024-12, § 2, 3-5-2024)

6.2 Offense.

- (a) A person who violates, causes, allows or permits a violation a section of this appendix or chapter 26 of the Code of Ordinances designated as an offense commits a misdemeanor punishable by a fine not exceeding \$500.00.
- (b) Each violation of this appendix or chapter 26 designated as an offense constitutes a separate offense.
- (c) No culpable mental state is required to prove an offense under this appendix or chapter 26 if the offense involves:
 - (1) Placement of a sign in the right-of-way;
 - (2) Placement of a sign in another person's property without the person's permission;
 - (3) Placement of a sign that encumbers access to a person's property or encumbers use of a street, sidewalk, trail, path, or driveway.

(Ord. No. 2024-12, § 2, 3-5-2024)

6.3 Civil remedies.

Nothing in this appendix or chapter 26 shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix or chapter 26 and to seek remedies as allowed by law, including, but not limited to the following:

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- (1) Injunctive relief to prevent specific conduct that violates this appendix or chapter 26 or to require specific conduct that is necessary for compliance with this appendix or chapter 26, including removal of signs that violate this appendix or chapter 26 at the expense of the responsible party;
 - (2) A civil penalty up to \$1,000.00 a day when it is shown that the defendant was notified of the provisions of this appendix or chapter 26 and after receiving notice committed acts in violation of this appendix or chapter 26 or failed to take action necessary for compliance with this appendix or chapter 26; and other available relief; and
 - (3) An impoundment fee may be charged to recover a sign that has been impounded based on the current city fee schedule.
 - (4) In the event work is not being performed in accordance with this appendix or chapter 26, the city shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

(Ord. No. 2024-12, § 2, 3-5-2024)

APPENDIX K. MASTER SIGN PLAN FOR THE CANNON RANCH SUBDIVISION

SECTION 1. ENACTMENT PROVISIONS

1.1 Popular name.

This appendix to chapter 26 of the Dripping Springs Code of Ordinances shall be commonly cited as the "Master Sign Plan for the Cannon Ranch Subdivision."

(Ord. No. 2024-13, § 2, 3-5-2024)

1.2 Purpose.

This appendix provides standards for consistent and compatible signage for the complex as a whole, and signage utilized by individual tenants, in order to provide a uniform look and feel throughout the complex that is appropriate for the complex's location in the city limits.

(Ord. No. 2024-13, § 2, 3-5-2024)

1.3 Scope.

1.3.1 This appendix applies to all property at CANNON RANCH, that being a 96.83 acre tract of land out of the Philip A. Smith survey number 26, Abstract Number 415, and the C.H. Malott Survey, Abstract Number 693, Hays County, Texas, said tract being out of that called 209.697 acre tract conveyed in a deed to Cannon Family, LTD, as recorded in Volume 1619, page 313 of the Official Public Records of Hays County, Texas [O.P.R.H.C.T], also being out of a called 58.000 acre tract described in a deed to Oryx Cannon 58 LLC., recorded in document number 20023358 [O.P.R.H.C.T]

1.3.2 This appendix applies to the owner, builder within the subdivision, and to any individual tenant occupying the property at Cannon Ranch. Owner shall provide each tenant or builder with a copy of this appendix. The owner, builder, and any tenants are responsible parties under chapter 26 for purposes of enforcement of this appendix and chapter 26.

(Ord. No. 2024-13, § 2, 3-5-2024)

1.4 Applicability.

- 1.4.1 The standards set forth in this appendix, along with the illustrations identified as exhibit D, which are included herein for all intents and purposes, shall govern the signage erected on the property.
- 1.4.2 Permit applications for signs proposed to be erected and maintained at the property at Cannon Ranch shall be evaluated for compliance with the standards set forth in this appendix, chapter 26 (Signs), chapter 24, article 24.06 (lighting), and the Code of Ordinances (generally).
- 1.4.3 Variance applications for signs proposed to be erected at the property at Cannon Ranch shall be evaluated in accordance with the standards set forth in this appendix, chapter 26 (generally), chapter 24, article 24.06 (lighting), and the Code of Ordinances (generally).
- 1.4.4 If the standards in this appendix conflict with specific provisions of chapter 26, this appendix shall govern. Chapter 26 shall apply to all signage not specifically addressed in this appendix.

(Ord. No. 2024-13, § 2, 3-5-2024)

1.5 Administration.

- 1.5.1 Sign permit applications under this appendix are subject to the general rules and procedures for sign permits set forth in chapter 26.
- 1.5.2 Sign permit applications must include the written consent of the owner stating that the owner has reviewed the specifications of the proposed sign and supports the permit application.

(Ord. No. 2024-13, § 2, 3-5-2024)

SECTION 2. DEFINITIONS

2.1 Rules of interpretation.

Words and phrases used in this appendix shall have the meanings set forth in this section. Terms that are not defined below but are defined in chapter 26 of the Code of Ordinances, or elsewhere in the Code, shall be given the meanings set forth in the Code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes, only.

(Ord. No. 2024-13, § 2, 3-5-2024)

2.2 Specific terminology.

City: The City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Owner: The person who owns property at Cannon Ranch, or the property management agent operating on the owner's behalf pursuant to a written contract, agency letter, or power of attorney. As applied by this appendix,

the term applies regardless of whether the person is operating in the capacity of an investor, owner, landlord, or developer.

Person: A human individual, agency, association, business, corporation, partnership or sole proprietorship.

Tenant: A person with a leasehold interest in a designated unit within the property at Cannon Ranch. Subtenants shall not be treated as separate tenants for purposes of calculating the maximum allowable signage under this appendix.

(Ord. No. 2024-13, § 2, 3-5-2024)

SECTION 3. PROPERTY SIGNAGE

3.1 General consistency.

3.1.1 **Architectural.** All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

3.1.2 **Renderings.** All signs and supporting structures shall be designed in accordance with the drawings included herein as exhibit D.

3.1.3 **Logos.** Graphic symbols or logos that represent a business entity or organization shall be permitted to be displayed on all signs within the property, and the outline area of the graphic symbol counts against the maximum area allowed for each sign location that the symbol is present.

3.1.4 **Static.** Signs will not have moving parts, changing colors, flashing parts or intermittent illuminated segments to mimic or create movement. The sign shall remain static and evenly illuminated.

3.2 Temporary sign.

3.2.1 Owner may erect up to 11 temporary signs at the approximate location shown in exhibit D to Ord. No. 2024-13. These include the following:

- i. Marketing signs;
- ii. Model coming soon sign;
- iii. Model I.D. sign;
- iv. Model monument sign.

3.2.2 Up to 11 temporary sign locations are permitted, as shown on exhibit D to Ord. No. 2024-13. The locations will correspond to the phasing of construction and will be removed once the phase associated with their construction is complete and all phase lots are sold. Marketing signs (identified as A-1, A-2, A-7, and A-11) shall be removed prior to the completion of the associated phase if a permanent secondary sign is provided in the same area.

3.2.3 **Building materials:** The temporary signs shall include all or a combination of the following materials: A base comprised of rock masonry, stained/painted wood posts and framing, and flatbed, E-panel, MDO (Medium Density Overlay) plywood, polymer, metal for the monument background panel, and a lettering and/or logos comprised of direct print graphics with gloss lamination.

3.2.4 **Dimensions:** Temporary sign sizes shall be as follows:

- i. Marketing signs shall not exceed four feet six inches wide and six feet in height.
- ii. Model coming soon signs shall not exceed four feet wide and six feet in height.

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- iii. Model I.D. signs shall not exceed 40 inches height and two feet in width.
 - iv. Model monument sign shall not exceed five feet in height and seven feet two inches in width.

3.2.5 Text dimensions: The sign area on the temporary signs shall be as follows:

- i. Marketing sign area shall not exceed 27 square feet, as shown on exhibit D-1 to Ord. No. 2024-13.
- ii. Model coming soon sign area shall not exceed four feet wide and six feet in height. Total sign area allowed is 24 square feet, as shown on as shown on exhibit D-2 to Ord. No. 2024-13.
- iii. Model I.D. sign area shall not exceed three square feet, as shown on exhibit D-1 to Ord. No. 2024-13.
- iv. Model monument sign area shall not exceed 19 square feet, as shown on exhibit D-2 to Ord. No. 2024-13.

3.2.6 Signs subject to this section shall not be illuminated.

3.2.7 A construction/marketing temporary sign permitted under this temporary sign subsection must be removed when the final phase of subdivision construction is complete. Model coming soon signs shall be removed upon completion of the model monument sign. Model monument signs and model ID signs shall be removed before the builder can request the final certificate of occupancy for the buyer.

(Ord. No. 2024-13, § 2, 3-5-2024)

3.3 Primary community entry sign.

3.3.1 Owner may erect one primary community entry sign at the approximate location shown in exhibit D to Ord. No. 2024-13.

3.3.2 Building materials: The primary community entry sign shall consist of all or a few of the following materials: A base retaining wall comprised of stone masonry, painted metal for the sign cabinet, and painted metal lettering and/or logos comprised of painted metal/acrylic accents. The accent tower shall be comprised of stone and/or masonry with painted metal accents embedded into the veneer. Painted metal beams for the decorative top.

3.3.3 Dimensions: The maximum height for the primary community entry sign cabinet shall not exceed eight feet and the maximum height of the accent tower shall not exceed 15 feet, both heights measured from final finish grade per the landscape improvement plans. The maximum overall length of the sign shall not exceed 36 feet, as shown in exhibit D-2 to Ord. No. 2024-13.

3.3.4 Text dimension: The "CANNON RANCH" text will be up 32 square feet, as shown in exhibit D-2.

3.3.5 Signs subject to this section may be illuminated, subject to chapter 24, article 24.06 (lighting).

(Ord. No. 2024-13, § 2, 3-5-2024)

3.4 Secondary community entry sign.

3.4.1 Owner may erect two secondary community entry sign at the approximate location shown in exhibit D to Ord. No. 2024-13. These include the following:

- i. Neighborhood entry;
- ii. Secondary community entry;

3.4.2 Building materials: The secondary community entry signs shall include all or a combination of the following materials: A base wall and column comprised of stone masonry and decorative metal with painted metal for the sign cabinet and accent boxes, and lettering and/or logos comprised of painted metal and acrylic accents.

3.4.3 Dimensions: The maximum size for the secondary community entry signs shall be as follows:

- i. Neighborhood entry shall not exceed six feet from final finish grade, per the landscape improvement plans. The maximum length for the neighborhood signs shall not exceed 13 feet as shown in exhibit D-3 to Ord. No. 2024-13.
- ii. Community entry shall not exceed eight feet six inches from final finish grade, per the landscape improvement plans. The maximum length for secondary community entry sign shall not exceed 26 feet and four inches, as shown in exhibit D-3 to Ord. No. 2024-13.

3.4.4 Text dimension: "CANNON RANCH" will be as follows:

- i. Neighborhood entry shall not exceed 32 square feet, as shown in exhibit D-3 to Ord. No. 2024-13.
- ii. Community entry shall not exceed 32 square feet, as shown in exhibit D-3 to Ord. No. 2024-13.

3.4.5 Signs subject to this section may be illuminated, subject to chapter 24, article 24.06 (lighting).

(Ord. No. 2024-13, § 2, 3-5-2024)

3.5 Directional signs.

3.5.1 Owner may erect up to seven directional signs at the approximate location shown in exhibit D to Ord. No. 2024-13. These include the following:

- i. Vehicular signs;
- ii. Trailhead signs.

3.5.2 Building materials: The directional signs shall include all or a combination of the following materials: A metal frame and a metal panel with a vinyl or acrylic trail/roadway map and/or metal or vinyl lettering and/or logos.

3.5.3 Dimensions: Directional signs sizes will be as follows:

- i. Vehicular signs shall not exceed three feet eight inches wide and six feet in height.
- ii. Trailhead signs shall not exceed three feet eight inches wide and six feet in height.

3.5.4 Text dimensions: The text on the sign will be as follows:

- i. Vehicular signs shall not exceed two feet nine inches wide and four feet eight inches in height. Total sign area allowed is 13 square feet, as shown on exhibit D-3 to Ord. No. 2024-13.
- ii. Trailhead signs shall not exceed two feet nine inches wide and four feet eight inches in height. Total sign area allowed is 13 square feet, as shown on exhibit D-4 to Ord. No. 2024-13.

3.5.5 Sign subject to this directional sign subsection shall not be illuminated.

(Ord. No. 2024-13, § 2, 3-5-2024)

3.6 Off-premise signs.

3.6.1 Owner may erect up to two off-premise signs at the approximate location shown in exhibit D to Ord. No. 2024-13, with a written agreement from the property owner and any co-tenant who shares the sign, if any. These include the following locations.

- i. Founders Park replacement monument at Ranch Road 12;
- ii. Lone Peak Way at Hwy 290.

3.6.2 Building materials: The off-premise signs shall include all or a combination of the following materials:

- i. Founders Park replacement monument: Materials and structure shall be modeled from current and approved city parks and community services signs.
- ii. Lone Peak Way at Highway 290 shall include all or a combination of the following materials: Wood posts and framing, flatbed, direct print graphics onto a MDO with gloss lamination.

3.6.3 Dimensions: Off-premise sign sizes shall be as follows:

- i. Founders Park replacement monument: The structure size shall be modeled from current and approved parks and community services signs.
- ii. Lone Peak Way at Hwy 290 sign will be up to four feet six inches wide and six feet in height.

3.6.4 Text dimensions: The text on the signs will be as follows:

- i. Founders Park replacement monument: The text size shall be modeled from current and approved parks and community services signs.
- ii. Lone Peak Way at Highway 290: The text on the off-premise sign will be up to three feet six inches wide and five feet in height. Total sign area allowed is 27 square feet, as shown on exhibit D-4 to Ord. No. 2024-13.

3.6.5 Signs subject to this off-premise sign section shall not be illuminated.

3.6.6 The builder's logo on the Founders Park replacement monument and the Lone Peak Way at Hwy 290 shall be removed after five years from date of this ordinance. The date for removal may be extended by the building official for two-year terms if the houses within the subdivision are still being built and the sales office is still open, which extension shall not be unreasonably withheld. The extension shall not extend past one year of the last issued building permit following the provision of wastewater to all lots.

(Ord. No. 2024-13, § 2, 3-5-2024; Ord. No. 2024-18, § 2, 4-2-2024)

SECTION 4. PROHIBITION

It is an offense for any person to erect, install or place signage at CANNON RANCH Subdivision in violation of this appendix.

(Ord. No. 2024-13, § 2, 3-5-2024)

SECTION 5. ENFORCEMENT

5.1 Civil and criminal penalties.

The city shall have the power to administer and enforce the provisions of this appendix as may be required by governing law. Any person violating any provision of this appendix is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this appendix is hereby declared to be a nuisance.

(Ord. No. 2024-13, § 2, 3-5-2024)

5.2 Offense.

- (a) A person who violates, causes, allows or permits a violation a section of this appendix or chapter 26 of the Code of Ordinances designated as an offense commits a misdemeanor punishable by a fine not exceeding \$500.00.
- (b) Each violation of this appendix or chapter 26 designated as an offense constitutes a separate offense.
- (c) No culpable mental state is required to prove an offense under this appendix or chapter 26 if the offense involves:
 - (1) Placement of a sign in the right-of-way;
 - (2) Placement of a sign in another person's property without the person's permission;
 - (3) Placement of a sign that encumbers access to a person's property or encumbers use of a street, sidewalk, trail, path, or driveway.

(Ord. No. 2024-13, § 2, 3-5-2024)

5.3 Civil remedies.

Nothing in this appendix or chapter 26 shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this appendix or chapter 26 and to seek remedies as allowed by law, including, but not limited to the following:

- (1) Injunctive relief to prevent specific conduct that violates this appendix or chapter 26 or to require specific conduct that is necessary for compliance with this appendix or chapter 26, including removal of signs that violate this appendix or chapter 26 at the expense of the responsible party;
- (2) A civil penalty up to \$1,000.00 a day when it is shown that the defendant was notified of the provisions of this appendix or chapter 26 and after receiving notice committed acts in violation of this appendix or chapter 26 or failed to take action necessary for compliance with this appendix or chapter 26; and other available relief; and
- (3) An impoundment fee may be charged to recover a sign that has been impounded based on the current city fee schedule.
- (4) In the event work is not being performed in accordance with this appendix or chapter 26, the city shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

(Ord. No. 2024-13, § 2, 3-5-2024)