Attachment "B"

Master Sign Plan for Headwaters East Commercial Subdivision

(Incorporated by reference in Section 26.11.202 of the City of Dripping Springs Code of Ordinances)

Section 1 Enactment Provisions

1.1. Popular Name

This Master Sign Plan shall be commonly cited as the "Master Sign Plan for Headwaters East Commercial Subdivision."

1.2. Purpose

The purpose of this Master Sign Plan is to establish coordinated, site-specific sign standards for the Property in order to provide a uniform and compatible sign program; improve readability, identification, and wayfinding; reduce visual clutter; protect traffic and pedestrian safety; preserve the City's dark-sky and Hill Country character; and provide clear standards for owners, tenants, applicants, and City staff.

1.3. Scope

(a) This Master Sign Plan applies to the Headwaters East Commercial development depicted in Exhibit A. Its site-specific sign allowances apply only to Buildings 1 through 17, Monument Signs M1 through M4, Directional Signs D1 through D5, and the sign zones identified on sheets 3 and 4 of Exhibit A, as further limited by the written standards of this Master Sign Plan. References to the "Property" mean that depicted commercial development and do not include the remainder of Planned Development District No. 6.

(b) This Master Sign Plan applies to the Owner, each Tenant, each subtenant, each purchaser, each ground lessee, each successor or assign, each applicant, and each person who owns, installs, maintains, repairs, alters, relocates, or displays a sign on the Property. The Owner shall provide each Tenant with a copy of this Master Sign Plan or otherwise make this Master Sign Plan available to each Tenant.

(c) The Property does not include the remainder of Planned Development District No. 6 or the remainder of Headwaters merely because it is subject to the same planned development district, development agreement, or subdivision master sign plan. Depiction of adjacent land, buildings, roads, or other improvements in Exhibit A does not extend the site-specific sign allowances to those areas. This Master Sign Plan does not approve signs within a public right-of-way or on another person's property without the required authorization.

1.4. Applicability

(a) The standards set forth in this Master Sign Plan, along with the illustrations identified in the Approved Exhibits, which are included herein for all intents and purposes, shall govern the signage erected on the Property.

(b) 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 Master Sign Plan, Chapter 26 (Signs), Chapter 24-Article 24.06 (Lighting), and the Code of Ordinances (generally).

(c) Variance applications for signs proposed to be erected at the Property shall be evaluated in accordance with the standards set forth in this Master Sign Plan, Chapter 26 (generally), Chapter 24-Article 24.06 (Lighting), and the Code of Ordinances (generally).

(d) This Master Sign Plan is a site-specific master sign plan adopted under Chapter 26 and other applicable law. If a standard in this Master Sign Plan conflicts with a general standard in Chapter 26, this Master Sign Plan controls for the Property. Chapter 26, as amended from time to time, applies to signs and sign matters on the Property only to the extent not expressly addressed or modified by this Master Sign Plan. Later amendments to Chapter 26 do not repeal, supersede, or render nonconforming any sign, standard, approval, permit, or condition authorized by this Master Sign Plan unless the later ordinance expressly identifies this Master Sign Plan and states that it is being amended, repealed, or superseded.

(e) The number, type, height, dimensions, signable area, locations, materials, illumination standards, wall sign allocations, sign-area measurement rules, secondary sign allowances, flagpole allowance, amendment procedures, and other standards expressly stated in this Master Sign Plan are site-specific standards approved for the Property and shall remain applicable unless amended by ordinance or as otherwise provided in this Master Sign Plan.

(f) The relationship of this Master Sign Plan to Ordinance No. 2018-20, Planned Development District No. 6, development agreements, and other applicable law is governed by Section 3 of the adopting ordinance.

(g) The written standards of this Master Sign Plan control over conflicting illustrations, dimensions, or notes in Exhibit A. Exhibit A establishes the approved sign locations, building identification, sign zones, materials, mounting details, and design specifications where consistent with the written standards. Illustrative tenant names do not authorize off-premises advertising or additional signs. A drawing marked illustrative does not override an express written standard. Quantities, sample sign copy, and building renderings in Exhibit A do not increase the sign counts or areas allowed by the written standards. Multiple lines, logos, or graphic elements forming one wall sign shall be measured together under Section 4.2(c).

1.5. Administration

(a) Sign permit applications under this Master Sign Plan are subject to the general rules and procedures for sign permits set forth in Chapter 26.

(b) A sign permit application under this Master Sign Plan shall include written Owner approval stating that the Owner has reviewed the specifications of the proposed sign and supports the application. If Headwaters Architectural Design Review Committee approval is required by private covenant, development standards, or Owner policy, the applicant shall provide evidence of that approval with the City permit application. Owner approval or Headwaters Architectural Design Review Committee approval does not constitute City approval and does not waive any City permit, inspection, code, right-of-way, building, electrical, fire, lighting, TxDOT, or other legal requirement.

Section 2 Definitions

(a) Rules of Interpretation

Words and phrases used in this Master Sign Plan have the meanings set forth in this Master Sign Plan. Terms not defined in this Master Sign Plan but defined in Chapter 26 or elsewhere in the Code have the meanings assigned by the Code. Terms not defined by this Master Sign Plan or the Code shall be given their common and ordinary meaning unless the context clearly requires otherwise. The word “shall” is mandatory. The word “may” is permissive. The singular includes the plural, and the plural includes the singular, unless the context requires otherwise. Headings are for convenience only and do not limit or expand the text.

(b) Specific Terminology

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

Approved Exhibits: means the 24-sheet document titled “Master Sign Plan Exhibit,” drawing number Art 26-047 R3, bearing the date June 4, 2026, attached as Exhibit A to this Master Sign Plan, including the sign-location plan on sheet 3 and the sign-zone plan on sheet 4.

Directional Sign: means a freestanding sign depicted as D1 through D5 in the Approved Exhibits and authorized by this Master Sign Plan. Directional Signs are intended to provide on-premises tenant identification and wayfinding within the Property.

Monument Sign: means a freestanding sign depicted as M1 through M4 in the Approved Exhibits and authorized by this Master Sign Plan. Monument Signs are intended to identify the Property and tenants on the Property.

Owner: means the person or entity that owns all or part of the Property, and includes a property management agent or other representative acting on behalf of the owner under a written contract, agency authorization, letter, power of attorney, or similar authorization.

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

Secondary Sign**:** any sign, display, lettering, graphic, symbol, or message affixed to, mounted on, integrated into, or otherwise associated with the exterior of a building or structure, other than a primary wall sign, including, but not limited to, signage located on building elevations or exterior building elements.

Tenant: means a person or entity holding a leasehold interest in a designated unit within the Property. Subtenants are not treated as separate Tenants for purposes of calculating maximum allowable signage under this Master Sign Plan. For purposes of this Master Sign Plan, Tenant also includes a fee owner, ground lessee, or ground lessor of a building or unit within the Property to the extent that the person or entity occupies or controls the building or unit.

Signable Area, Monument Sign: means the tenant-panel display area on a Monument Sign. The approved tenant-panel area excludes the project-name display and structural surround shown in the Approved Exhibits. Those excluded elements shall remain within the approved design and overall dimensions. A permit approval may not change this measurement method.

Signable Area, Directional Sign: means the tenant-panel display area on a Directional Sign. The approved tenant-panel area excludes the project-name display and structural surround shown in the Approved Exhibits. Those excluded elements shall remain within the approved design and overall dimensions. A permit approval may not change this measurement method.

Signable Area, Wall Sign: means the rectangular area defined by the outermost extremities of the individual letters, logos, and graphic elements of the wall sign, including the maximum height and overall length of the lettering, logo, or graphic envelope. For wall signs approved under this Master Sign Plan, signable area is calculated based on that envelope and does not include a backer panel, frame, or background element unless the backer panel, frame, or background element contains text, logos, graphics, symbols, or other sign copy.

Window Sign: means a sign, graphic, decal, film, lettering, or other visual display affixed to, painted on, or applied directly to the interior or exterior surface of a window or glass door of a building and visible from the exterior. Window Signs include vinyl graphics, frosted or opaque film, painted lettering, and perforated or mesh window films. Window Signs do not include merchandise, product displays, interior furnishings, or interior signs that are incidentally visible through glass.

Section 3 Approved Alternative Standards

3.1. General Consistency

(a) The City Council approves the standards in this Master Sign Plan as site-specific alternative standards for the Property, including Monument Signs, Directional Signs, wall signs, Secondary Signs for Buildings 1 and 17, one flagpole for Building 16, project-wide design, materials, color, illumination standards, administrative review of minor changes, and all other standards expressly stated in this Master Sign Plan.

(b) This Master Sign Plan authorizes only those signs expressly described in this Master Sign Plan or otherwise allowed by Chapter 26. Approval of this Master Sign Plan does not create a right to install additional signs, larger signs, taller signs, different sign types, off-premises advertising signs, or signs in locations not approved by the City.

(c) This Master Sign Plan regulates signs based on physical, locational, design, lighting, safety, and land-use characteristics and shall not be applied based on message, speaker, or viewpoint. Any sign allowed under this Master Sign Plan or Chapter 26 for a commercial message may display a lawful noncommercial message instead, subject to the same physical, locational, design, lighting, safety, and permitting standards.

(d) Signs approved under this Master Sign Plan shall relate to tenants, buildings, uses, access, identification, or wayfinding within the Property, except that a lawful noncommercial message may be substituted as provided in this Master Sign Plan.

(e) All signs and supporting structures shall be designed in accordance with the overall architectural theme of the Property and the Approved Exhibits. Signs shall use durable materials, compatible colors, and a coordinated design appropriate for the Property and the City's Hill Country character.

(f) Signs shall remain static and may be illuminated only as allowed by this Master Sign Plan, the Approved Exhibits, and the City's outdoor lighting regulations. No sign shall obstruct sight distance, a sight triangle, emergency access, a fire lane, a sidewalk, a trail, a pedestrian route, a driveway, a parking aisle, a required exit, a utility easement, a drainage easement, or a public right-of-way. The City may condition permit approval on relocation, increased setback, reduced height, reduced area, shielding, landscaping, or other measures necessary to address a site-specific safety issue.

(g) This Master Sign Plan modifies, supplements, or retains Chapter 26 as follows:

(1) **Monument Signs.** Section 3.2 establishes the approved four-sign program, dimensions, height, tenant-panel count, signable area, and design in place of inconsistent limits in Sections 26.02.004(e) and 26.02.006(b)–(c), as applicable. These alternatives are less restrictive as to sign count, height, and area. They do not authorize additional individual-business monument signs under Section 26.02.004(e). Setbacks and site-specific safety requirements remain applicable unless expressly modified by this Master Sign Plan.

(2) **Directional Signs.** Section 3.3 replaces the number, height, and signable-area limits in Section 26.02.004(q) for Directional Signs D1 through D5. These alternatives are less restrictive. Each of those five signs requires a sign permit. Other directional signs are governed by Chapter 26.

(3) **Area Measurement.** The signable-area definitions in Section 2 and the wall-sign measurement rule in Section 4.2(c) replace the definition of "signable area" in Section 26.01.006 for the signs they expressly cover. These alternatives exclude the specified structural, background, and project-name elements from the applicable area calculations.

(4) **Wall Signs.** Section 4.2 replaces the wall-sign number, area, and location-allocation standards in Section 26.02.004(b)(1)–(2) for the buildings and zones it covers. The approved area tiers may allow larger signs, while the zone-specific count and placement rules may be more restrictive. The 75-percent width limit is retained. Section 26.02.004(b)(4)–(7) remains applicable.

(5) **Secondary Signs.** Sections 4.2(f)(5) and 4.2(h)(5) supplement the general wall-sign allowances by authorizing the stated additional Secondary Signs on Buildings 1 and 17.

(6) **Building 16 Flagpole.** Section 4.2(h)(6) expressly authorizes one flagpole up to 25 feet high without applying the nearest-principal-building-roof-height limitation in Section 26.02.004(n)(2). The remaining applicable setback, safety, and flag-display requirements of Chapter 26 remain in effect.

(7) **Address Area.** The address-character exclusion in Section 3.2(i) replaces the six-square-foot limit in Section 26.01.016(g) for the Monument Signs. The exclusion remains limited to characters used solely for addressing and emergency wayfinding, as stated in Section 3.2(i).

(8) **Window Signs and Other Requirements.** Section 3.4 leaves the Chapter 26 window-sign standards unchanged. Safety, maintenance, technical-code, and outdoor-lighting requirements remain applicable. No other Chapter 26 standard is modified unless this Master Sign Plan expressly states otherwise.

3.2. Monument signs

(a) The Owner may erect up to four Monument Signs, identified as M1 through M4 in the Approved Exhibits. No additional Monument Sign is authorized unless approved through the applicable amendment procedure under Section 5(d). The approximate locations of the Monument Signs are shown in the Approved Exhibits. Final locations are subject to this Master Sign Plan and City permit approval.

(b) **Building Materials:** Each Monument Sign shall consist of a limestone veneer and metal cladding.

(c) **Height:** The maximum height for all Monument Signs shall not exceed eighteen feet nine inches (18' 9").

(d) **Width:** The maximum width of each Monument Sign shall not exceed six feet at the base and three feet at the upper cabinet. The projecting upper cap or trim may extend to the width expressly dimensioned on sheet 5 of Exhibit A.

(e) **Length:** The maximum length for all Monument Signs shall not exceed fifteen feet (15') at the base and eleven feet (11’) at the top.

(f) Each Monument Sign shall not have more than ten (10) tenant panels on each side of the Monument Sign.

(g) A Monument Sign shall not exceed ninety-six square feet (96 sq. ft.) of tenant signable area on each side. The approved tenant signable area is separate from the overall structure area shown in the Approved Exhibits.

(h) A Monument Sign may be illuminated only to display tenant panels and the name of Headwaters, subject to the illumination standards of this Master Sign Plan and the City’s outdoor lighting regulations.

(i) A Monument Sign shall include the physical street address number or other addressing approved by the City, with address numerals not less than six inches in height. Address characters used solely for addressing and emergency wayfinding do not count toward tenant signable area if they do not function as tenant advertising or a commercial logo.

(j) Each Monument Sign shall include and maintain landscaped area at the base of the sign of at least twenty-four square feet (24 sq. ft.) unless the City requires a larger landscaped area as a permit condition.

3.3. Directional signs

(a) The Owner may erect up to five Directional Signs, identified as D1 through D5 in the Approved Exhibits. No additional Directional Sign is authorized unless approved through the applicable amendment procedure under Section 5(d). The approximate locations of the Directional Signs are shown in the Approved Exhibits. Final locations are subject to this Master Sign Plan and City permit approval.

(b) **Building Materials:** Each directional sign shall consist of limestone veneer and metal cladding.

(c) **Height:** The maximum height for all Directional Signs shall not exceed eight feet ten inches (8' 10").

(d) **Width:** The maximum width for all Directional Signs shall not exceed three feet (3') at the base and two feet (2’) at the top.

(e) **Length:** The maximum length for all Directional Signs shall not exceed six feet (6') at the base and six feet (6’) at the top.

(f) Each Directional Sign shall not have more than seven panels.

(g) A Directional Sign shall not exceed thirty square feet (30 sq. ft.) of tenant signable area on each side.

(h) Directional Sign copy is limited to tenant name, tenant logo, arrows, building number, pad or site identifier, access information, and similar on-premises wayfinding information, except that lawful noncommercial speech may be substituted as provided in this Master Sign Plan.

(i) Directional Signs shall not be located along, within, or oriented primarily toward the U.S. Highway 290 frontage road or right-of-way.

(j) A Directional Sign may be illuminated only to display tenant panels and the name of Headwaters, subject to the illumination standards of this Master Sign Plan and the City’s outdoor lighting regulations.

3.4. Window Signs

Tenants may install Window Signs in accordance with Chapter 26, as amended. Window Signs shall not cover windows in a way that creates a public-safety concern by preventing reasonable visibility into the premises for law enforcement, fire, emergency, or life-safety purposes.

Section 4 Wall Signage

4.1. Architectural General Consistency

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

4.2. Wall Signs

(a) This Section applies only to buildings located within Zones 1, 2, and 3, as depicted in the Approved Exhibits. Wall signs for buildings or locations not covered by this Section shall comply with Chapter 26 unless an alternative standard is approved through the applicable procedure under Chapter 26.

(b) The wall sign standards in this Section are approved alternative standards for the Property and replace otherwise applicable Chapter 26 commercial wall-sign number, area, and measurement standards for the buildings and zones covered by this Section.

(c) For purposes of calculating wall sign area under this Master Sign Plan, signable area shall be measured as the rectangular area defined by the outermost extremities of the individual letters, logos, and graphic elements of the wall sign, including the maximum height and overall length of the lettering, logo, or graphic envelope. The signable area shall be calculated based on that envelope and does not include a backer panel, framing, or background element unless the backer panel, frame, or background element contains text, logos, graphics, symbols, or other sign copy.

(d) Backer panels, frames, and background elements shall be compatible with the building architecture and approved materials and colors. The City may condition approval of a backer panel, frame, or background element to prevent visual clutter, excessive scale, glare, or incompatibility with the building or Property.

(e) For purposes of determining the applicable wall sign area tier, Tenant square footage shall be determined based on the gross leasable area of the Tenant's premises shown in the lease, site plan, certificate of occupancy, or other documentation accepted by the City. If a Tenant occupies combined suites, the combined gross leasable area may be used. Subtenant areas do not create separate sign allocations unless authorized through an amendment to this Master Sign Plan.

(f) For Buildings located within Zone 1, as shown in the Approved Exhibits, wall signs shall follow the criteria below:

(1) Letter height, font, and type style are not separately limited by this Master Sign Plan, provided the wall sign complies with the total signable area, length, location, illumination, material, color, and design standards of this Master Sign Plan and the Approved Exhibits.

(2) The total length of any such sign shall not exceed seventy-five (75%) of the storefront width of the tenant or occupant's premises on the Property.

(3) Each tenant shall be allowed two wall signs. A wall sign not on a public entrance side of the building shall not exceed seventy-five percent (75%) of the signable area of the tenant's entrance wall sign.

(4) The signable area of any wall sign for each sign shall not exceed:

(A) Sixty-four square feet for a Tenant with less than 4,000 square feet.

(B) One hundred square feet for a Tenant with at least 4,000 but not more than 6,000 square feet.

(C) One hundred fifty square feet for a Tenant with more than 6,000 but not more than 10,000 square feet.

(D) One hundred seventy-five square feet for a Tenant with more than 10,000 but not more than 15,000 square feet.

(E) Two hundred square feet for a Tenant with more than 15,000 but not more than 20,000 square feet.

(F) Two hundred seventy-five square feet for a Tenant with more than 20,000 square feet.

(5) Building 1 may install no more than four Secondary Signs in addition to the wall signs allowed by this Section. The total signable area of Secondary Signs on Building 1 shall not exceed fifty square feet (50 sq. ft.) in the aggregate. Secondary Signs on Building 1 shall comply with the design, material, color, illumination, and permit standards of this Master Sign Plan.

(g) For Buildings located in Zone 2, as shown in the Approved Exhibits, wall signs shall follow the criteria below:

(1) Letter height, font, and type style are not separately limited by this Master Sign Plan, provided the wall sign complies with the total signable area, length, location, illumination, material, color, and design standards of this Master Sign Plan and the Approved Exhibits.

(2) Each tenant shall be allowed two wall signs.

(3) No Tenant may have more than one wall sign on the same building side. A Tenant that is not located on a street corner shall locate one wall sign at the front of the building and one wall sign at the rear of the building. A corner Tenant may locate wall signs on two separate building sides, subject to City permit approval.

(4) The total length of any such sign shall not exceed seventy-five (75%) of the storefront width of the tenant or occupant's premises on the Property.

(5) The signable area of each wall sign shall not exceed:

(A) Sixty-four square feet (64 sq. ft.) for a Tenant at or under four thousand square feet (4,000 sq. ft.).

(B) One hundred square feet (100 sq. ft.) for a Tenant over four thousand square feet (4,000 sq. ft.).

(h) For Buildings located in Zone 3 as shown in the Approved Exhibits**,** wall signs shall follow the criteria below:

(1) Letter height, font, and type style are not separately limited by this Master Sign Plan, provided the wall sign complies with the total signable area, length, location, illumination, material, color, and design standards of this Master Sign Plan and the Approved Exhibits.

(2) No tenant shall be allowed more than one wall sign.

(3) The total length of any such sign shall not exceed seventy-five (75%) of the storefront width of the tenant or occupant's premises on the Property.

(4) The signable area of any wall sign for each business shall not exceed:

(A) Sixty-four square feet for a Tenant with less than 4,000 square feet.

(B) One hundred square feet for a Tenant with at least 4,000 but not more than 6,000 square feet.

(C) One hundred fifty square feet for a Tenant with more than 6,000 but not more than 10,000 square feet.

(D) One hundred seventy-five square feet for a Tenant with more than 10,000 but not more than 15,000 square feet.

(E) Two hundred square feet for a Tenant with more than 15,000 but not more than 20,000 square feet.

(F) Two hundred seventy-five square feet for a Tenant with more than 20,000 square feet.

(5) Building 17 may install no more than four Secondary Signs in addition to the wall signs allowed by this Section. The total signable area of Secondary Signs on Building 17 shall not exceed fifty square feet (50 sq. ft.) in the aggregate. Secondary Signs on Building 17 shall comply with the design, material, color, illumination, and permit standards of this Master Sign Plan.

(6) Building 16 may install one flagpole with a maximum height of twenty-five feet (25') for the display of the flag of the United States of America, the State of Texas, or lawful noncommercial speech. The total area of a flag displayed on the flagpole shall not exceed forty square feet (40 sq. ft.). The flagpole shall comply with applicable setbacks, easements, and safety requirements. Permit status shall be determined under Chapter 26. This paragraph does not prohibit other flags or flagpoles otherwise allowed by Chapter 26.

(i) Wall signs may be illuminated subject to the City's outdoor lighting regulations, this Master Sign Plan, and the Approved Exhibits. LED illumination shall use 3000 Kelvin warm-white lighting and comply with Sections 26.01.012 and 26.01.017 and Article 24.06. A different lighting standard requires approval through an applicable relief or amendment procedure; a sign permit alone does not amend this requirement.

Section 5 Permits and Administration

(a) Sign permits are required as provided by Chapter 26, except that Monument Signs M1 through M4 and Directional Signs D1 through D5 expressly require permits. Permit exemptions under Section 26.03.001(b) remain applicable to qualifying maintenance, message changes, and other exempt work, subject to any specific permit requirement otherwise applicable under Chapter 26.

(b) An application shall include the information required by Section 26.03.002; written Owner approval; evidence of Headwaters Architectural Design Review Committee approval, if required under Section 1.5(b); drawings showing dimensions, signable area, materials, colors, lighting, mounting, and electrical specifications; a site plan or elevation showing the proposed location; identification of any requested deviation; and information reasonably necessary to evaluate compliance with this Master Sign Plan and the Approved Exhibits. Application requirements remain subject to the waiver or deferral authority in Section 26.03.002.

(c) The City shall review sign permit applications under Sections 26.03.002 through 26.03.005 and Section 26.11.004. Chapter 26 governs completeness, review periods, decisions, and appeals. The City shall approve an application that complies with this Master Sign Plan and other applicable law. Conditions must implement an applicable requirement or an expressly authorized site-specific safety determination and may not amend an adopted standard through permit review. A denial shall identify the applicable provision or legal requirement.

(d) Administrative adjustments, amendments, variances, and appeals shall follow Sections 26.03.001(c), 26.03.012, and 26.11.004. Minor changes may be approved only within the authority expressly granted by those sections. A change requiring amendment of this Ordinance shall be approved by ordinance. City approval does not replace a required development agreement amendment, planned-development amendment, right-of-way authorization, or other governmental approval.

Section 6 Maintenance and Prohibitions

(a) All signs, sign faces, panels, letters, logos, lighting, electrical components, supporting structures, foundations, landscaping, and related improvements shall be maintained in good, safe, clean, and structurally sound condition.

(b) A damaged, unsafe, abandoned, obsolete, dilapidated, or noncompliant sign shall be repaired, replaced, brought into compliance, or removed as required by Chapter 26 and any City enforcement order.

(c) It is a violation of this Master Sign Plan to install, display, maintain, alter, relocate, illuminate, or repair a sign in violation of this Master Sign Plan; install or alter a sign without a required permit; fail to comply with a permit, condition of approval, variance, enforcement order, or this Master Sign Plan; maintain a prohibited, unsafe, dilapidated, abandoned, or noncompliant sign; place a sign in a right-of-way or on public property without required authorization; place a sign on another person's property without permission; or obstruct a street, sidewalk, trail, path, driveway, entrance, exit, sight triangle, emergency access route, or fire lane.

Section 7 Enforcement

A violation of this Master Sign Plan is a violation of Chapter 26. Enforcement, responsible-party liability, notice and correction, criminal offenses, civil remedies, and applicable procedural protections are governed by Articles 26.04 and 26.05 and Section 26.11.004. Nothing in this Master Sign Plan expands removal authority or eliminates notice, correction periods, or other protections required by Chapter 26 or applicable law.