



SAGE GROUP, INC.

MASTER PLANNING LANDSCAPE ARCHITECTURE SITE PLANNING
6106 BROADWAY SAN ANTONIO 78209
TEL 210.493.3747 FAX 210.493.3749

Project: **Veramendi Apartments** / CP2021-766

Date: April 18, 2023

To: City of New Braunfels- Planning and Development Services

Tel Number: (210) 493-3747

From: Austin Dove

Re: Conditional Sign Permit Application

To Whom It May Concern,

On behalf of the owner/developer for Veramendi Apartments (located within the Veramendi master planned community), and with support of the Veramendi developer, ASA, we formally request consideration for a Conditional Sign Permit for monument signage within the property.

The property itself is zoned for Neighborhood (Mixed Density) Residential Planning Area, which per the Veramendi Development & Design Control Guidelines and Signage Code (Section 33) does not permit any freestanding monument signage.

PLANNING AREA	SIGN TYPE	MAXIMUM AREA PER SIGN FACE	MAXIMUM HEIGHT	MIN. SETBACK	MAXIMUM SIGNS PER LOT
Neighborhood (Mixed Density) Residential Planning Area	Freestanding	Not permitted	Not permitted	Not permitted	Not permitted
	Monument Sign/Low Profile Pole Sign				
	Flag/Flag Pole	40 sq. ft.	25 ft.	5 ft.	—

With this project being a for rent multi-family housing project as opposed to single family housing, there is a need for project identification and designation.

The subject property is located approximately 730' feet off Word Parkway and is connected by a private access easement. With the proposed low-profile signage being located inside of the subject property, it is in our professional opinion, an allowance for signage will not be contrary to the public interest, nor substantially weaken the general purpose of the regulations for the subject property as the proposed location is not visible from the public right of way.

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With the use of the subject property being a high-density multi-family project, we respectfully request a signage allowance for a 'High Density Residential Planning Area' use be applied to this subject property. It is in our professional opinion that such an allowance would be applicable to the integrity of a typical multi-family development and within the harmony, spirit, and purpose of the Veramendi Development & Design Control Guidelines.

High Density Residential Planning Area	Freestanding Monument Sign	32 sq. ft. For multi-tenant signs with four or more businesses/tenants, a maximum of 16 sq. ft. per tenant, with a total maximum sign face of 64 sq. ft.	8 ft.	5 ft.	1 per frontage, unless otherwise provided for in this Code.
	Low Profile Pole Sign	20 sq. ft.	6 ft.	5 ft.	1 per frontage, unless otherwise provided for in this Code.
	Flag/Flag Pole	40 sq. ft.	25 ft.	5 ft.	—

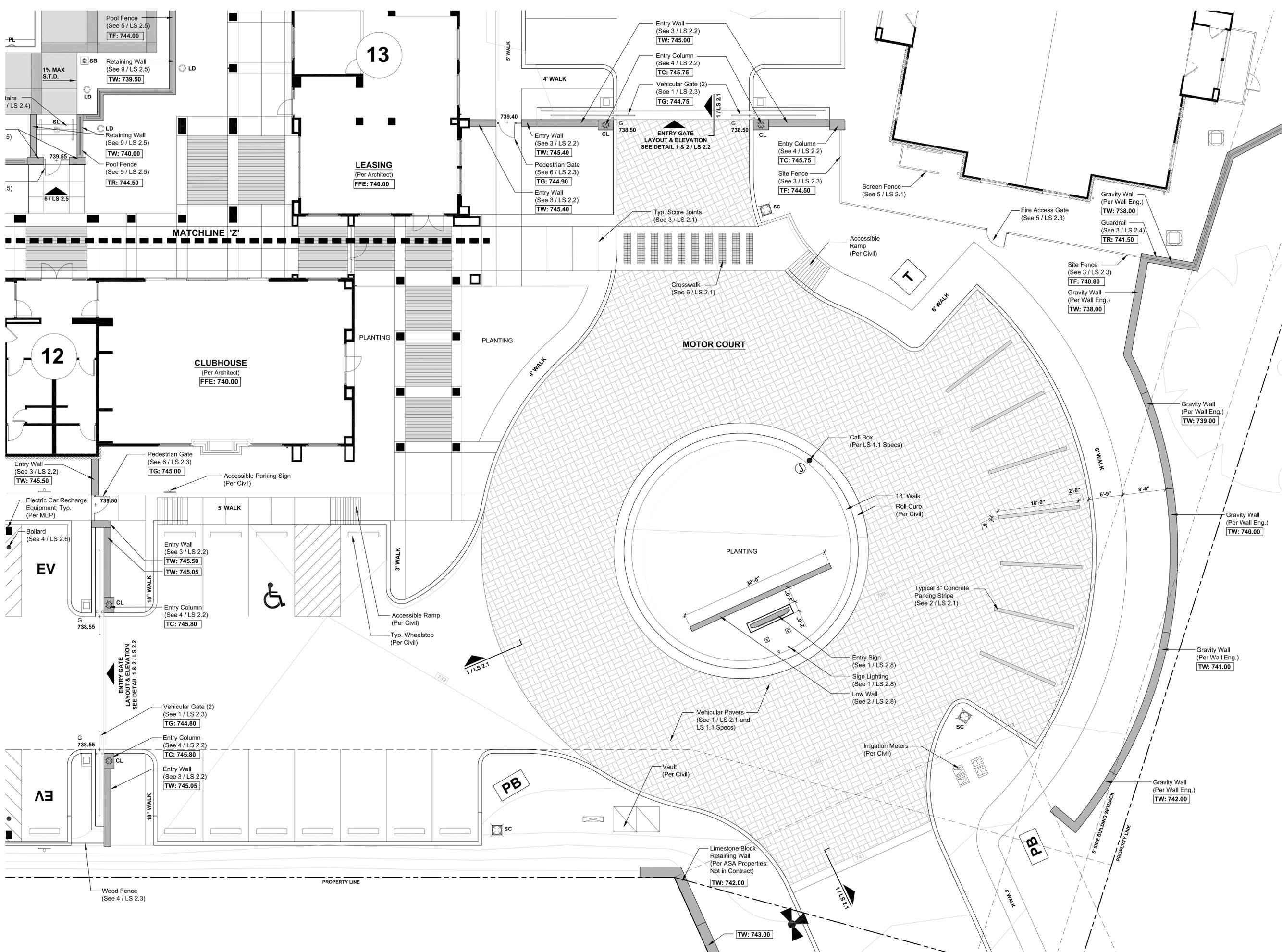
Please reference sheet LS1.8 for proposed sign location and sheet LS2.8 for proposed monument sign detail.

Thank you for your consideration.

Austin Dove
The Sage Group, Inc.



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Veramendi Apartments
 150 Word Pkwy
 New Braunfels, Texas 78130

NE Construction, LLC
 420 Southfork Dr
 Lewisville, Texas 75057

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 MASTER PLANNING
 SITE PLANNING
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 SAN ANTONIO, TX 78216
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Issue Date	04.20.23
Revisions	
Project Number:	20039.00
Drawn By	AD, CB, LG, RR
Checked By	AD
North	
Scale:	1/8" = 1'-0"

Sheet Title
CONDITIONAL SIGN APPROVAL

Structural Landscape Motor Court Entrag.

These Drawings and Specifications are to be an instrument of service and shall remain the property of the Landscape Architect. They are not to be used on other projects or extensions to this project except by agreement in writing with the Landscape Architect. The Landscape Architect is not responsible for construction means, methods, sequences or procedures, or for safety precautions and programs in connection with the project.

Sheet Number



