

Kayden Park

1965 Post Rd, Suite 100, New Braunfels, TX. 78130 | 830-606-5353 | maryann.nbtx@gmail.com

City of New Braunfels
550 Landa St.
New Braunfels, TX. 78130

Kayden Park III is an office-warehouse complex located at 1913 Post Rd. In 2019 we built Kayden Park II located adjacent to this property at 1965 Post Rd. We were able to lease it rather quickly due to the upscale amenities that the prospective tenants wanted and were not able to find anywhere else in New Braunfels. We take pride in building a complex that includes numerous amenities/upgrades. The buildings were finished with an attractive multi-color palette with brick accents. We installed several planters located at each building with trees, shrubs and flowering plants.

An attractive metal pavilion was installed with picnic tables in the center of the complex for tenants to enjoy. Each tenant has the ability to send and receive mail from the cluster mail boxes provided. Enclosed trash and ash containers are also located at each building. We provide outside security lighting on all the buildings as well as security cameras for the tenant's safety. All power lines are located in conduit underground.

We install glass entry doors and sidelights and at least one window in each unit with awnings over each of them. Many of our units have multiple windows. Our metal dumpster enclosures are kept secure and closed when not in use. These amenities will be included in Kayden Park III.

Our goal is for this new complex to look similar to the existing one. For this reason, we are requesting a conditional sign permit (like we received from the City Council for Kayden Park II) for our monument sign. The monument sign will be identical to the one at Kayden Park II to provide easy identity for the tenants. Since many of our businesses have 18-wheeler deliveries, this helps the drivers to find the right tenant location at a glance from Post Rd. We use traffic-controlled

signage for the vehicles to keep the complex safe which directs the large vehicles away from the pedestrian areas.

1913 Post Rd is zoned C-3 Commercial; therefore, my understanding is that kind of zoning typically has monument signs in other parts of our city. The tenants need to have their Suites identified for easy access for customers/clients. The three rear buildings cannot be seen from Post Rd; therefore, the monument sign will be the only signage (other than the vinyl signs on each door). No other tenant directory signs will be posted on each building.

Kayden Park III is located just off IH 35 and there are commercial properties all around it. Other commercial properties in the area are Morrison Supply, Kayden Park I, Woods Cycle, etc. These businesses are located across the street from Kayden Park III. Please see the attached renderings providing guidance throughout the business park.

We respectfully request approval of a conditional sign permit to allow us to install the requested monument sign at 1913 Post Rd. with the specifications that are being presented. We have also highlighted the specific items you've requested below. Please let us know if you have any further questions.

Respectively,

Mary Ann Carter
Leasing/Managing Agent
Kayden Park

ADDENDUM

ADDITIONAL QUESTIONS/ANSWERS:

- The reason for the requested sign and justification as to why you or the property owner believes this sign should be approved by City Council

ANSWER: The property is unique in its location and number of tenants. This property and the adjacent property are the only commercial properties on the street, buffered by drainage and residential. The property owners believe a single pylon sign on Post Road benefits all parties involved – matches the property next door, eliminates the need for additional signage throughout the property, and provides a more minimal view for the residents in the surrounding area.

- How will the proposed sign benefit the business as well as the neighborhood and community?

ANSWER: The buildings/property are constructed to minimize the visual footprint and blend into the surroundings, which are unique – property adjacent to and bordered by drainage & residential neighborhood. With a single pylon sign on Post Road, no signage would be visible by the neighborhood and would blend into the surroundings, while providing adequate identification for the property tenants. If approved to construct, the single pylon sign will benefit all.

- A list of any enhancements on the site

ANSWER: The buildings are painted with attractive earthy tones, and are low profile to better blend into the surroundings. The buildings have attractive masonry added to all front facing buildings. Upgraded landscaping, shrubbery, trees, and watering throughout the property, while maintaining the natural look of the area. There is also upgraded fencing, enclosed waste areas and clearly designated traffic markings to eliminate any congestion. There are also amenities such as covered walkways, a community pavilion & outdoor benches for tenants and patrons to use.

- A reduction in the quantity of signs allowed on the site in exchange for the proposed sign

ANSWER: The proposed single pylon sign will be the only allowed signage. The tenants will be allowed some basic graphics on their individual entrance doors, but no additional building signs will be allowed. This centralizes the signage and keeps the visual aesthetics to a minimum. The additional landscaping, masonry and amenities are all offered as additional concessions for the pylon approval.