

Legacy at Cibolo (17 Herff)

Summary of Signage Variance for City Council Hearing on 5/28/19

Proposal:

- To allow for entry monument identifiers at each of the 3 entrances (on each side of the road) to the 27-acre Legacy at Cibolo mixed-use project (a total of 6 “signs”).
- “Signs” consist of only the letter “L” at 2 of the entrances (4 of the 6 total “signs”) and of an “L” and “Legacy at Cibolo” at the main entrance (2 of the 6 total “signs”).
- Advertising signage, e.g. for the apartment community or any commercial/office users, are not part of this request.
- Decorative rock columns and wall are part of landscaping package and designed to create a welcoming and symmetrical/consistent entrance.

Variances Requested:

1. Spacing:

- A total of 3 variance requests to the requirement that “signs” be spaced at least 200’ apart from each other.
- These variances are requested to allow for “signage” to be located on each side of each of the 3 roads/entrances into the property.
- Property has over 1,900 feet of frontage along Herff Road – this would allow for a total of 10 signs along Herff Road if spaced 200’ feet apart (we are proposing 6 signs – 2 at each entrance).

2. Height:

- A total of 6 variance requests (1 for each sign) to the requirement that signs not exceed 5’ in height.
- The proposed signage – measured to the top of the rock column (not to the top of the “sign”) per code – is 9’ tall at the northern and southern entrances (Oak Park Drive) and 6’ tall at the middle entrance.

3. Size:

- A total of 2 variance requests (for the 2 signs at the main entrance) to the requirement that sign area not exceed 32 square feet.
- The proposed signage at the main entrance – “Legacy at Cibolo” and “L” logo – consist of a total of 38.9 square feet.