

CONDITIONAL USE PERMIT / ALTERNATIVE COMPLIANCE (GENERAL) APPLICATION

Updated: March, 2023



CONTACT INFORMATION

Applicant's Name	Nyasha Magocha	Property Owner	SL Centerpoint Commons
Company	Dodd Creative Group	Company	Streamline Advisory Partners
Applicant's Mailing Address	7263 Envoy Court, Dallas, TX 75247	Owner's Mailing Address	19240 REDLAND RD., SUITE 114, SAN ANTONIO, TX
Applicant's Phone #	[REDACTED]	Owner's Phone #	[REDACTED]
Applicant's Email	[REDACTED]	Owner's Email	[REDACTED]

PROPERTY INFORMATION

Subject Property Address: 4334 Transportation Way, San Marcos, TX

Zoning District: CD-5 Tax ID #: R 13080 OR R205653

Legal Description: Lot 1-3 Block 1 Subdivision CENTERPOINT COMMONS

DESCRIPTION OF REQUEST

Please use this space to describe the proposal. Attach additional pages as needed.

We propose permitting and installing a monument sign to identify a multi-family property in the CD-5 zoned area. The monument sign would structurally be 45 sqft with an 18 sqft copy area/sign cabinet. The dimensions of the sign would be 7.5 ft in width and 6 ft in height.

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee \$1,000* Technology Fee \$15 TOTAL COST \$1,015

Renewal/Amendment Filing Fee \$750* Technology Fee \$15 TOTAL COST \$765

**Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits*

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

I, Joel Pollack (owner name) on behalf of

(company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
4334 Transportation Way, San Marcos, TX 78666 (address).

I hereby authorize Nyasha Magocha (agent name) on behalf of
Dodd Creative Group (agent company) to file this application for
Alternative Compliance for a monument sign (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: _____

Date: 9/11/25

Printed Name, Title: _____

JOEL POLLACK, MANAGING PARTNER

Signature of Agent: _____

Nyasha Magocha

Digitally signed by Nyasha Magocha
Date: 2025.08.06 16:58:19 -05'00'

Date: _____

8/7/25

Printed Name, Title: _____

Nyasha Magocha

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

Print Name: _____

Form Updated March, 2023

Streamline Advisory Partners, LLC
19240 Redland Road
Suite 114
San Antonio, Texas 78259

Subject: Tapestry CenterPoint Apartments – Alternative Compliance Application

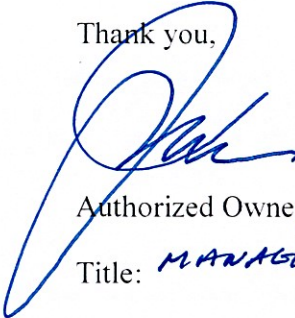
To Whom It May Concern,

This letter serves as official approval and authorization for Dodd Creative Group, LLC. and its permitting partner Signmark, LLC to apply for, obtain, and coordinate the alternative compliance process and all subsequent required signage permits with the governing municipality on our behalf for new signage at the below referenced location.

Tapestry CenterPoint
4334 Transportation Way
San Marcos, TX 78666

This authorization shall remain in effect for the duration of the permitting process related to signage at the property identified above unless otherwise stated in writing.

Thank you,



Authorized Owner/Representative Signature

Title:

MANAGING PARTNER

Printed Name: JOEL FOLLACK



TAPESTRY

CENTERPOINT

CLIENT

STREAMLINE

JOB NAME

TAPESTRY CENTERPOINT

PROPERTY ADDRESS

4334 TRANSPORTATION WAY, SAN MARCOS, TX 78666

JOB NUMBER

766-1002

DESIGNER

KAREM RAMIREZ

CLIENT SIGN PROGRAM APPROVAL

CLIENT SIGNATURE

DATE

By signing above you are insuring that you have verified the accuracy of all graphics shown with respect to size and content. The specifications are correct and represent our order requirements exactly. I authorize the release into production according to this approved submittal.

CLIENT ACTION NEEDED

MAIN MONUMENT

- CLIENT TO BUILD MASONRY STRUCTURE & PROVIDE ELECTRICAL

DODD ACTION NEEDED

MAIN MONUMENT

- DODD TO ENGINEER, RUN THROUGH ALTERNATE COMPLIANCE & PERMIT MONUMENT
- DODD TO INSTALL ON MASONRY STRUCTURE

BRAND INFO

PROPERTY LOGO



PROPERTY COLORS

-  SW 7646 FIRST STAR / PMS COOL GRAY 1 C
-  SW 6258 TRICORN BLACK / PMS 426 C
-  PMS 2336 C
-  MP 18672 SUNGOLD FIREMIST / PMS 4022 C

SIGNAGE FONTS

KARIN - MEDIUM
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890
CAMBAY DEVANAGARI - BOLD
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890
CAMBAY DEVANAGARI - BOLD
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

DAY

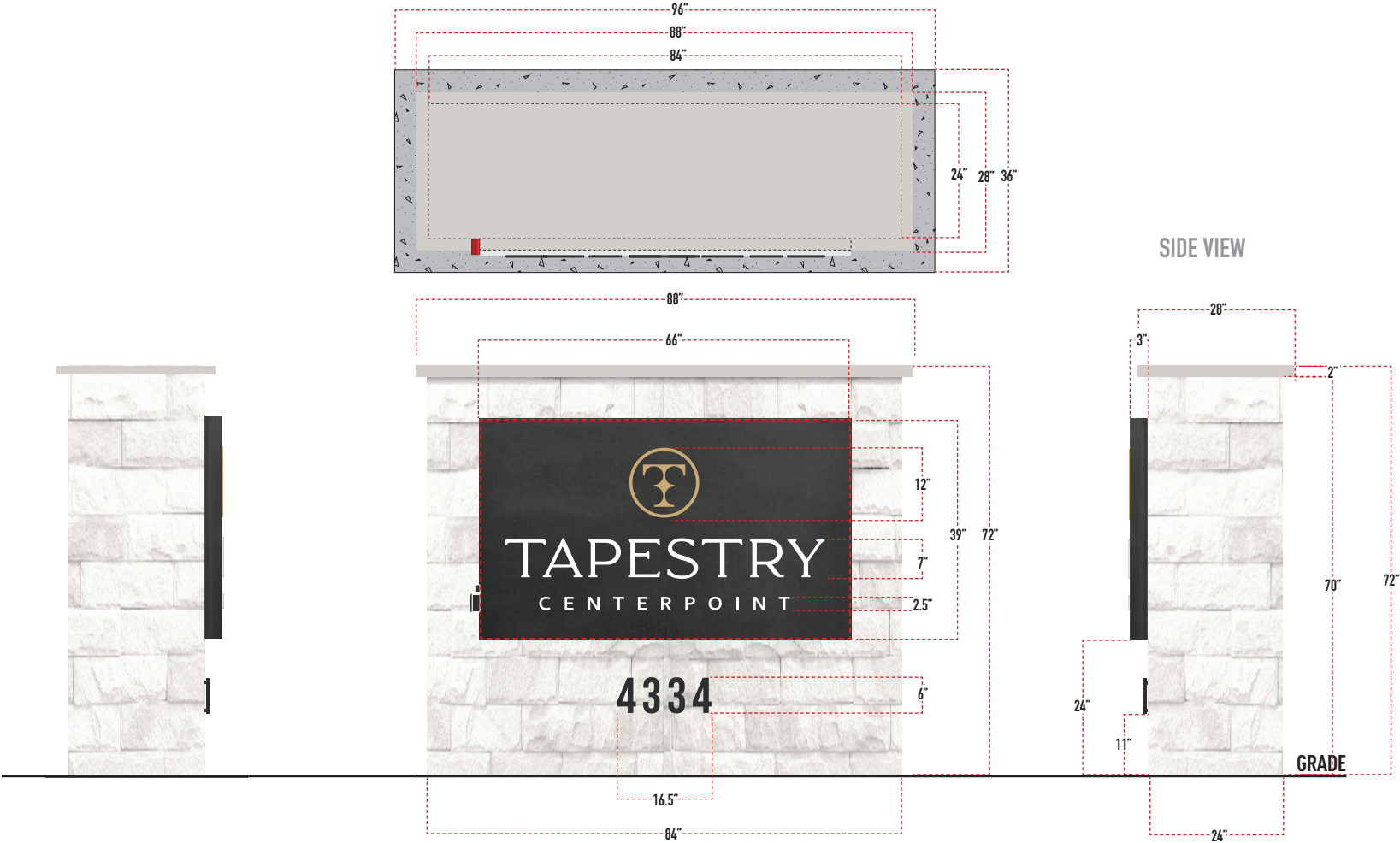


NIGHT



CLIENT TO BUILD MASONRY STRUCTURE

17.9 SQ. FT. SIGN FACE | MAX ALLOWED: 18 SQ. FT. (SIGN FACE)



SIGNAGE COLORS

- WHITE ACRYLIC
- 3M SCOTCHCAL 3630 131 GOLD METALLIC VINYL
- FAUX BLACK STEEL
- SW 6258 TRICORN BLACK



ALL SIGNAGE TO BE INSTALLED
IN COMPLIANCE WITH NATIONAL
ELECTRICAL CODE.



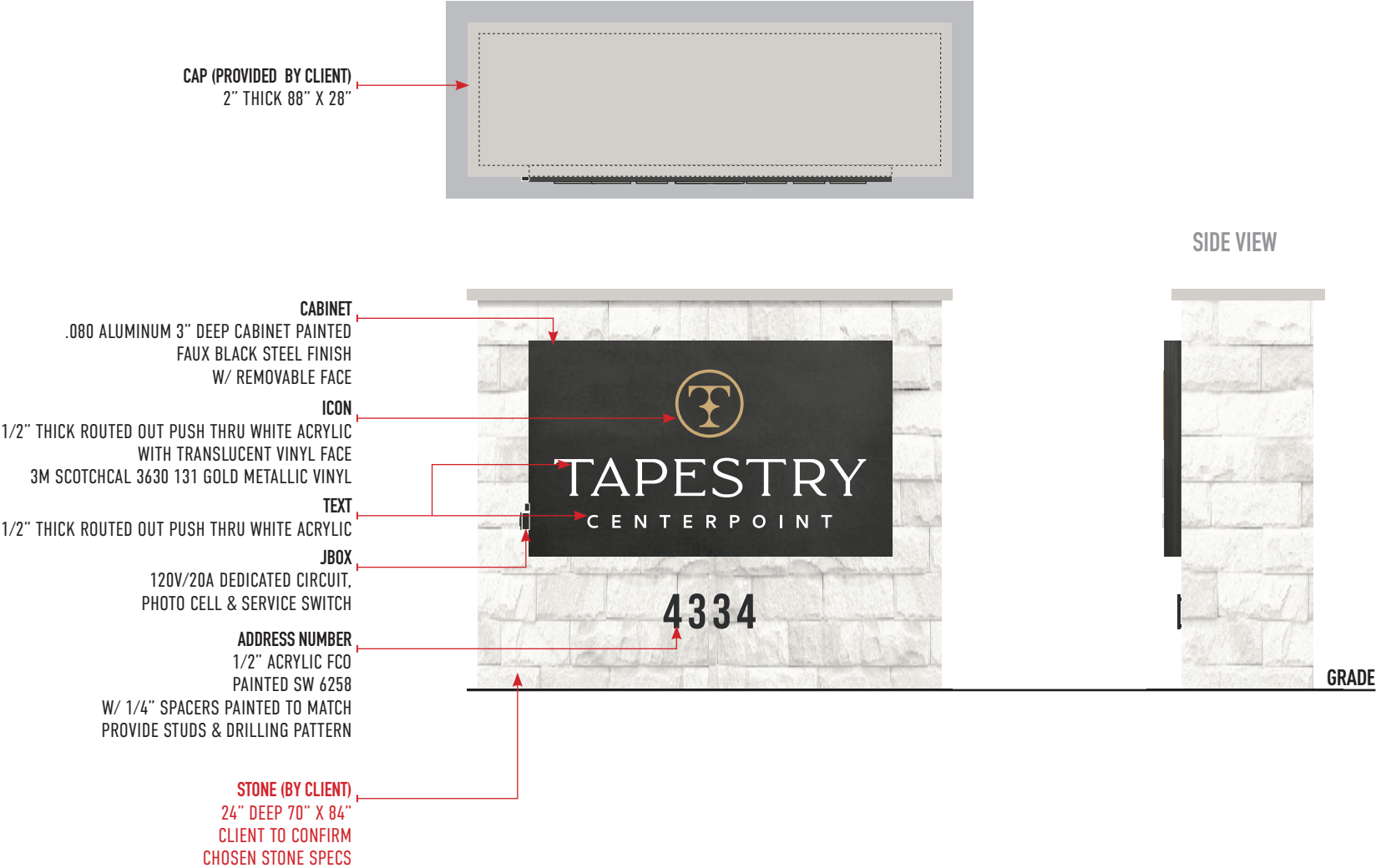
ALL SIGNAGE TO BE CONSTRUCTED
& INSTALLED IN COMPLIANCE WITH
UL STANDARDS.

INSTALLATION

STONE BASE BY CLIENT
BOLT CABINET TO STRUCTURE WITH MASONRY ANCHORS

CLIENT TO BUILD MASONRY STRUCTURE

17.9 SQ. FT. SIGN FACE | **MAX ALLOWED: 18 SQ. FT. (SIGN FACE)**



SIGNAGE COLORS

- WHITE ACRYLIC
- 3M SCOTCHCAL 3630 131 GOLD METALLIC VINYL
- FAUX BLACK STEEL
- SW 6258 TRICORN BLACK



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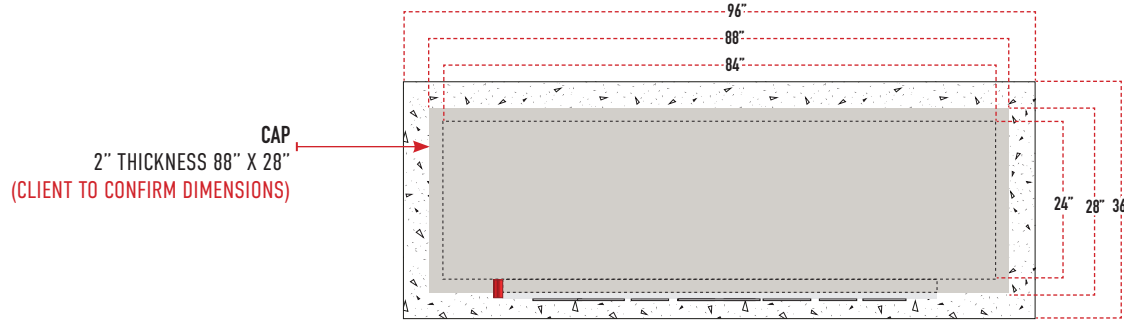
ALL SIGNAGE TO BE CONSTRUCTED
& INSTALLED IN COMPLIANCE WITH
UL STANDARDS.

INSTALLATION
STONE BASE BY CLIENT
BOLT CABINET TO STRUCTURE WITH WEDGE ANCHORS

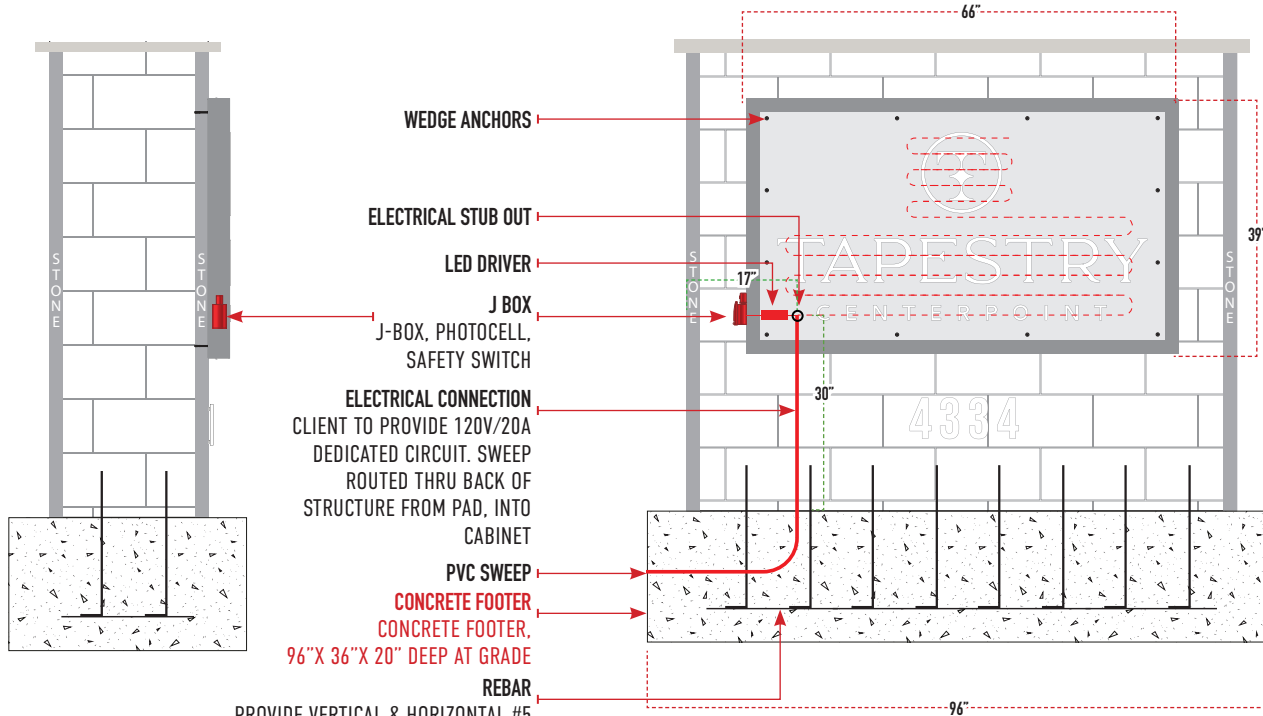
CLIENT TO BUILD MASONRY STRUCTURE

17.9 SQ. FT. SIGN FACE | MAX ALLOWED: 18 SQ. FT. (SIGN FACE)

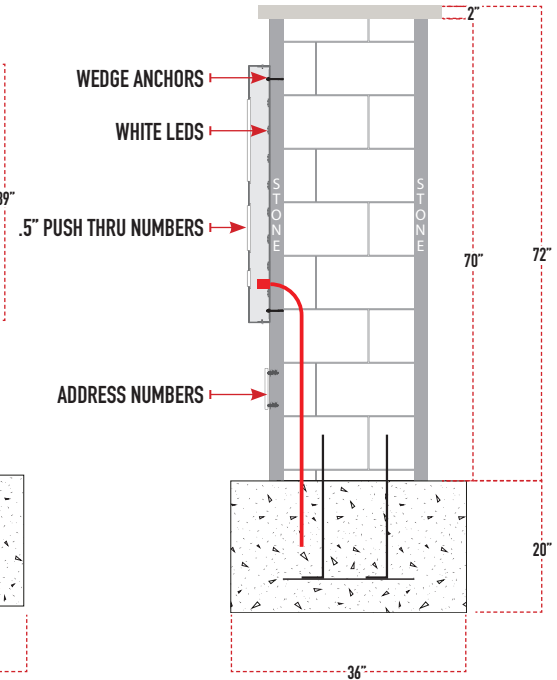
SIDE VIEW



SIDE VIEW



SIDE VIEW



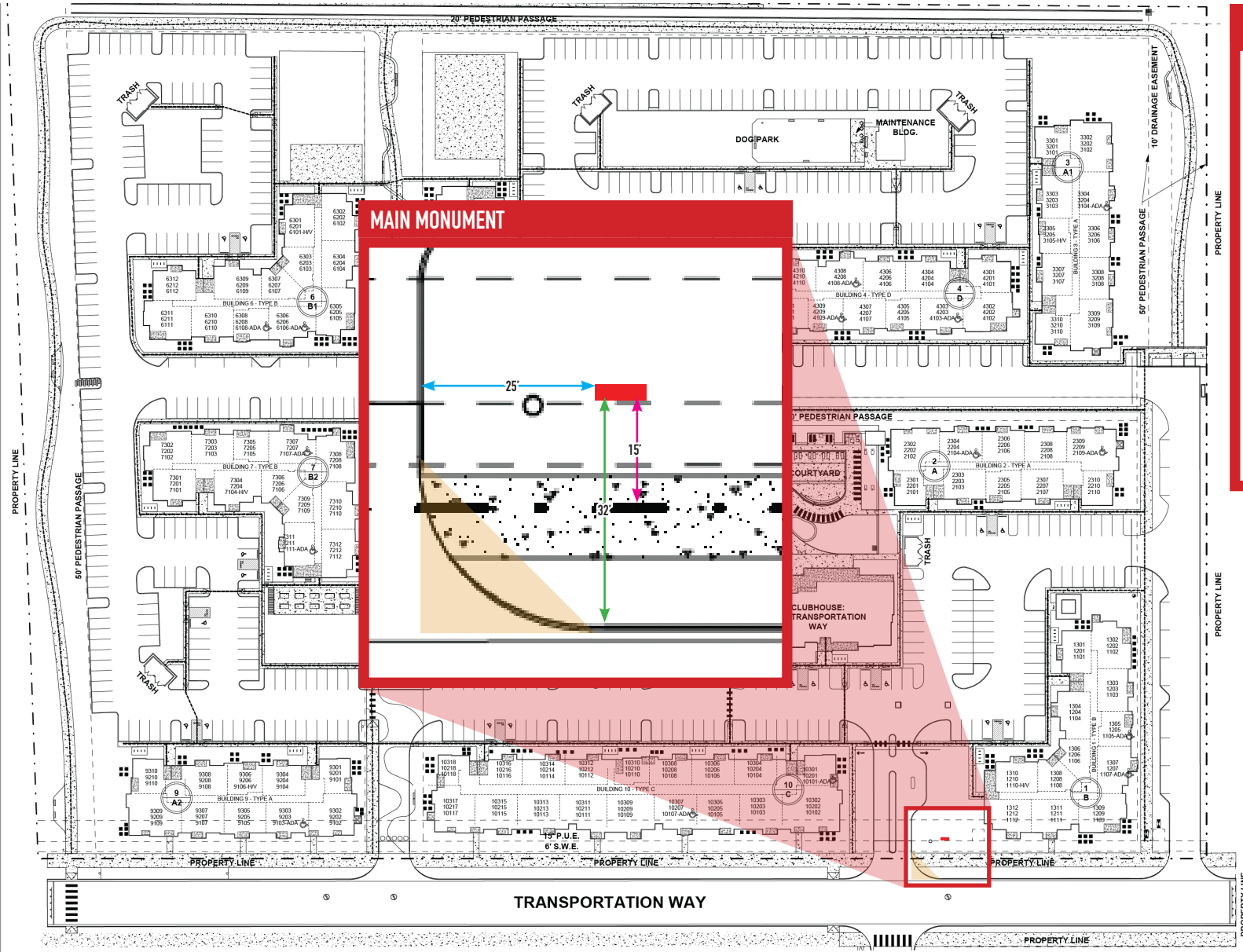
INSTALLATION

STONE BASE BY CLIENT
BOLT CABINET TO STRUCTURE WITH WEDGE ANCHORS



ALL SIGNAGE TO BE INSTALLED IN COMPLIANCE WITH NATIONAL ELECTRICAL CODE.

ALL SIGNAGE TO BE CONSTRUCTED & INSTALLED IN COMPLIANCE WITH UL STANDARDS.



KEY

- ↔ = 25' FROM CURB
- ↔ = 32' FROM CURB
- ↔ = 15' FROM PROPERTY LINE
- ▲ = 25' VISIBILITY TRIANGLE