# 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 #		Owner's Phone #	
Applicant's Email		Owner's Email	

#### PROPERTY INFORMATION

Subject Property Address: 4334	Transportation W	ay, 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 S765

\*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 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: Signature of Agent: Nyasha Magocha Date: 2025.08.06 16:58:19 -05'00' 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.

Date: 9/11/25

Signature:

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 PANTAGE

Printed Name: JOEL POLLACK



CLIENT	JOB NAME			
STREAMLINE	TAPESTRY CENTERPOINT			
PROPERTY ADDRESS				
4334 TRANSPORTATION WAY, SAN MARCOS, TX 78666				
JOB NUMBER	DESIGNER			
766-1002	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.

All designs, creatives, and layouts represented in these drawings are the sole property of Dodd CG, LLC. No part of these drawings may be used or duplicated without the express written permission of Dodd CG, LLC.

### **CLIENT ACTION NEEDED**

#### MAIN MONUMENT

CLIENT TO BUILD MASONRY STRUCTURE & PROVIDE ELECTRICAL

## **DODD ACTION NEEDED**

#### MAIN MONUMENT

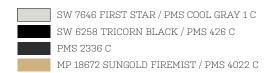
- DODD TO ENGINEER, RUN THROUGH ALTERNATE COMPLIANCE & PERMIT MONUMENT
- DODD TO INSTALL ON MASONRY STRUCTURE

### **BRAND INFO**

#### PROPERTY LOGO



#### PROPERTY COLORS



#### SIGNAGE FONTS

1234567890

KARIN - MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890

CAMBAY DEVANAGARI - BOLD
ABCDEFGHIJKLMNOPQRSTUVWXYZ

CAMBAY DEVANAGARI - BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890

| CLIENT STREAMLINE

PROJECT TAPESTRY CENTERPOINT

SIGNTYPE MAIN ENTRY MONUMENT - S/F LED ILLUM. - MOCKUP

QUANTITY

All designs, creatives, and layouts represented in these drawings are the sole property of Dodd CG, LLC. No part of these drawings may be used or duplicated without the express written permission of Dodd CG, LLC.





CLIENT STREAMLINE

PROJECT TAPESTRY CENTERPOINT

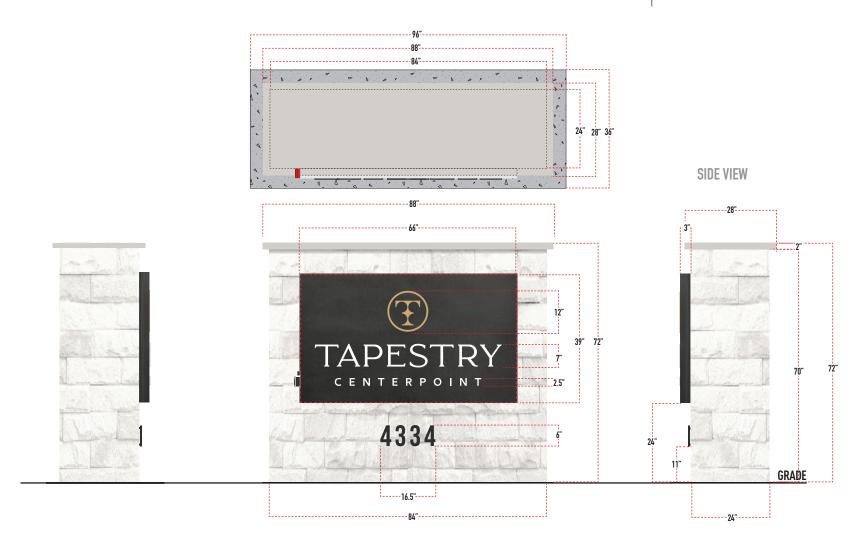
SIGNTYPE MAIN ENTRY MONUMENT - S/F LED ILLUM. - DIMENSIONS

QUANTITY

drawings are the sole property of Dodd CG, LLC. No part of these drawings may be used or duplicated without the

**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.



STONE BASE BY CLIENT BOLT CABINET TO STRUCTURE WITH MASONRY ANCHORS WEB doddcreative.com | PHONE 214.821.6990 | FAX 214.821.6992

MAIL 7263 Envoy Court, Dallas, Tx 75247

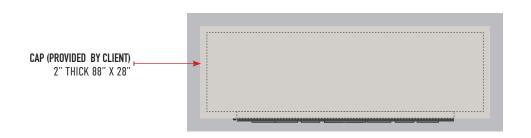
CLIENT STREAMLINE

PROJECT TAPESTRY CENTERPOINT

SIGN TYPE MAIN ENTRY MONUMENT - S/F LED ILLUM. - DIMENSIONS

**CLIENT TO BUILD MASONRY STRUCTURE** 

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



#### SIDE VIEW



#### 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 s ELECTRICAL CODE.



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

INSTALLATION

STONE BASE BY CLIENT BOLT CABINET TO STRUCTURE WITH WEDGE ANCHORS

FILL CELLS SOLID, TIE INTO REBAR

MAT WITHIN CONCRETE PAD

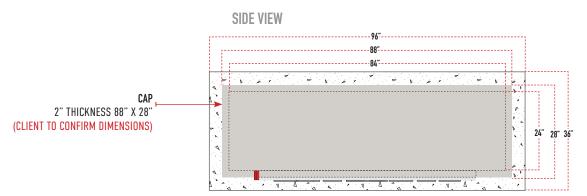
CLIENT STREAMLINE

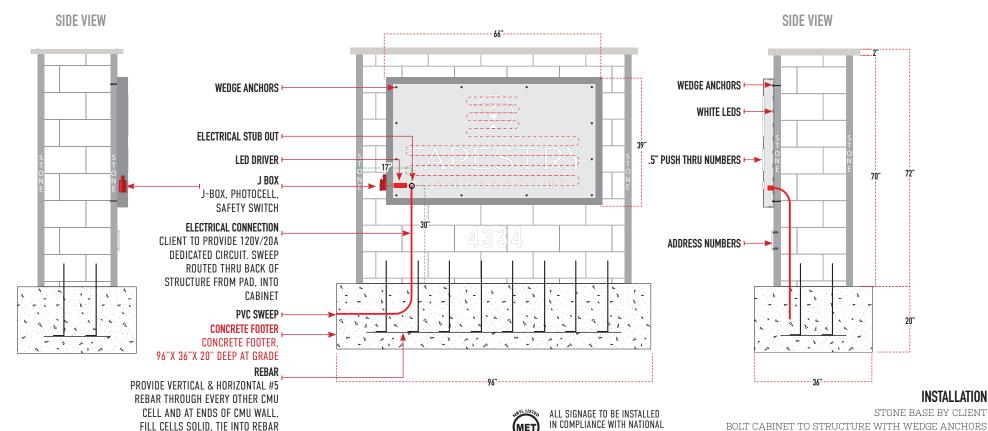
PROJECT TAPESTRY CENTERPOINT

SIGNTYPE MAIN ENTRY MONUMENT - S/F LED ILLUM. - INTERNALS

**CLIENT TO BUILD MASONRY STRUCTURE** 

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





(MET

s ELECTRICAL CODE.

UL STANDARDS.

ALL SIGNAGE TO BE CONSTRUCTED & INSTALLED IN COMPLIANCE WITH BOLT CABINET TO STRUCTURE WITH WEDGE ANCHORS

CLIENT STREAMLINE

PROJECT TAPESTRY CENTERPOINT

SIGNTYPE MAIN ENTRY MONUMENT - S/F LED ILLUM. - SPOTTING

QUANTITY

drawings are the sole property of Dodd CG, LLC. No part of these drawings may be used or duplicated without the

