



Public Hearing

AC-25-07

Tapestry Centerpoint Sign

AC-25-07 (Tapestry Centerpoint Monument Sign) Hold a public hearing and consider a request by Nyasha Magocha, Dodd Creative Group, on behalf of Streamline Advisory Apartments, for an Alternative Compliance to Section 7.3.4.9 of the San Marcos Development Code, to allow a monument sign in the CD-5 Zoning District at 4334 Transportation Way. (J. Ruth)

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Context & History

Currently Multifamily apartments

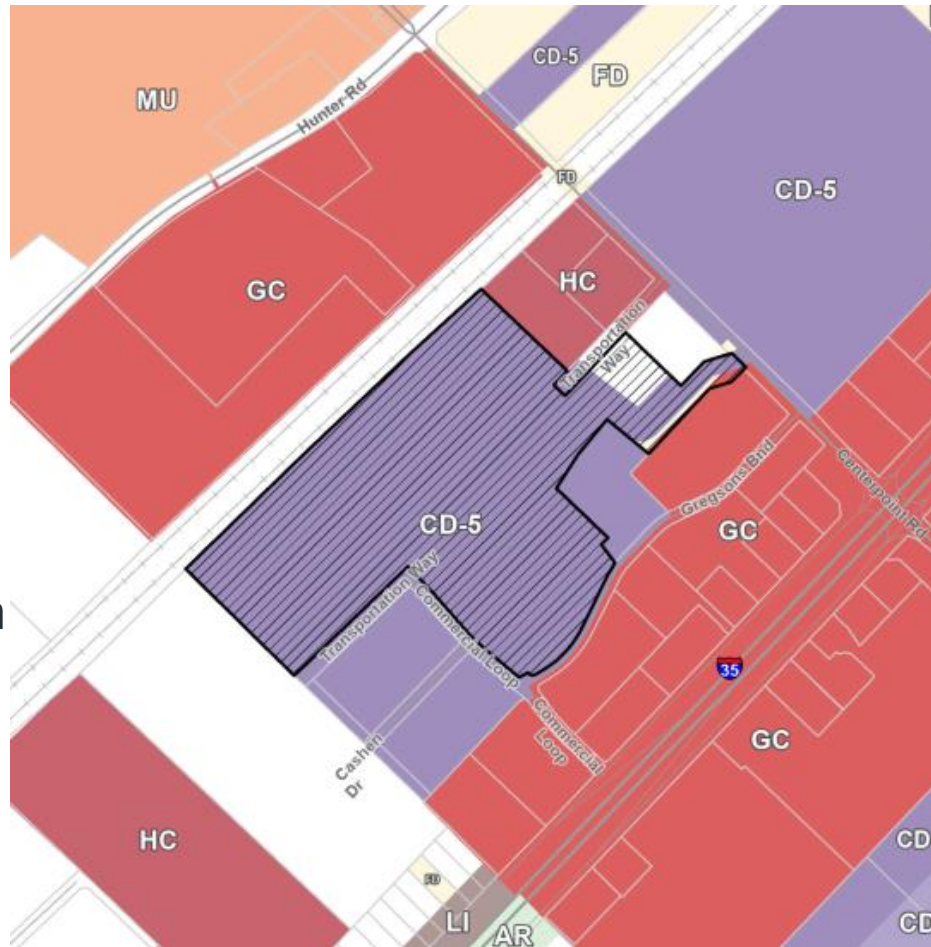
Surrounding uses

- Multifamily Apartments
- Restaurants
- Retail



Context & History

- Existing Zoning: Character District 5 (CD-5)
- Current Use: Apartments
- Proposed Use: Apartments with Monument Sign

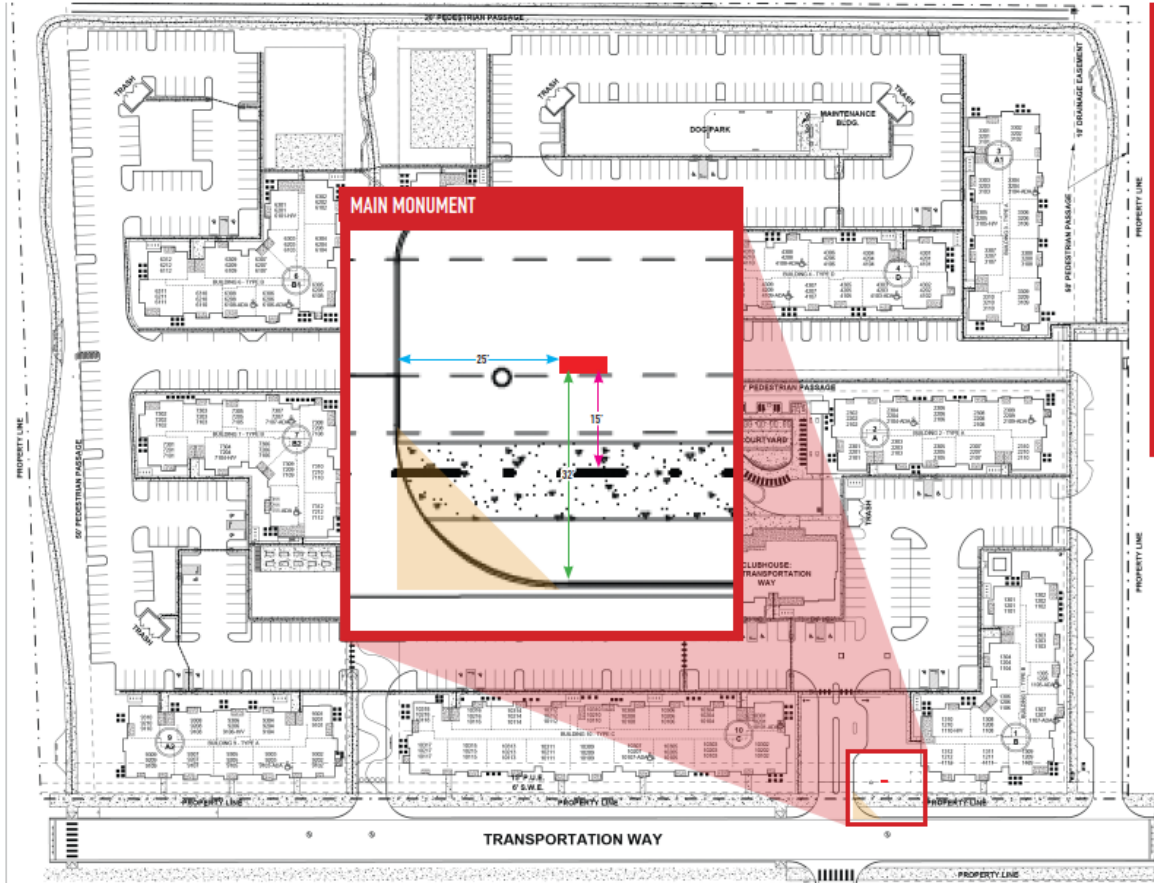




Criteria for Monument Signs (Section 7.3.4.9)

1. Max Area of 18 square feet.
2. Max Height of 6 feet
3. Monument Signs are permitted where an existing building does not meet the build-to requirements of this development or **if approved through an alternative compliance request where consistent with the design manual.**
4. All monument signs shall be located within the 1st Lot Layer.
5. All monument signs shall incorporate a supporting base that is at least 75 percent of the width of the sign face at its widest point. The supporting base shall be constructed of brick, stone, masonry or scored concrete.
6. A monument sign is not allowed if there is a pole sign on the lot.

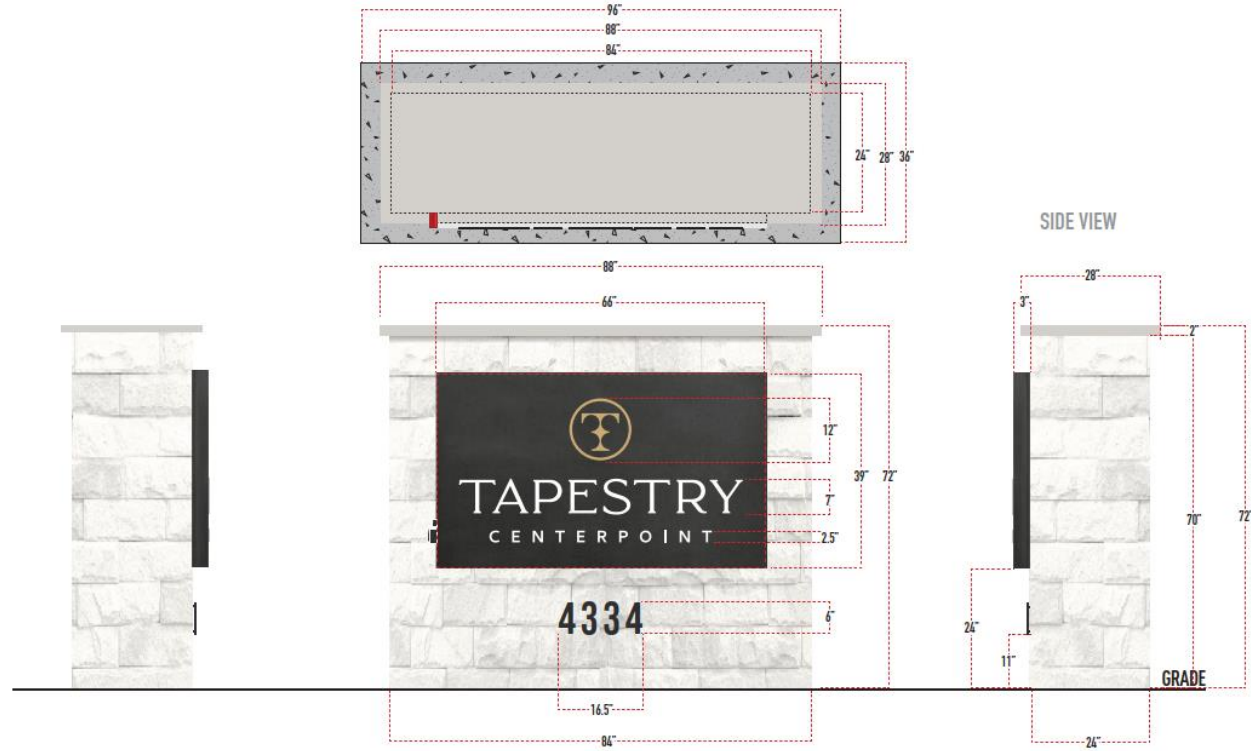
Site Plan



KEY

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

Sign Elevation



Recommendation



Staff recommends **approval** of AC-25-07 with the following conditions:

1. Signage design and construction will adhere to all other Development Code and Design Manual Standards.
2. This Alternative Compliance shall not expire.