

Alternative Compliance AC-25-07

4334 Transportation Way Monument Sign



Summary

Request:	Monument sign in a CD-5 zoning district.		
Applicant:	Nyasha Magocha 7263 Envoy Court. Dallas, TX 75247	Property Owner:	Streamline Advisory Partners LLC 119240 Redland Rd, STE 114 San Antonio, TX 78259
Alternative Compliance Expiration:	N/A		

Notification

Posted:	N/A	Personal:	October 31, 2025
Response:	None as of the date of this report		

Property Description

Legal Description:	A0063 EDWARD BURLESON SURVEY, TRACT PT OF 4, ACRES 32.213		
Location:	On the west side of IH-35 & just south of the railroad on Centerpoint Rd		
Acreage:	68.3691 acres	PDD/DA/Other:	N/A
Existing Zoning:	CD-5	Proposed Zoning:	Same
Existing Use:	Apartments	Proposed Use:	Apartments
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	4
Utility Capacity:	Available	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Heavy Commercial (HC)	Commercial	Commercial/Employment Medium
South of Property:	Character District-5 (CD-5)	Multi-Family	Commercial/Employment Medium
East of Property:	General Commercial (GC)	Professional	Commercial/Employment Medium
West of Property:	N/A	N/A	Commercial/Employment Medium

Staff Recommendation

☐ Approval as Submitted	☒ Approval with Conditions	☐ Denial
1. Signage design and construction will adhere to all other Development Code and Design Manual Standards. 2. The alternative compliance shall not expire.		
Staff: Jack Ruth	Title: Planning Technician	Date: November 5, 2025

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History

The applicant is requesting to place a monument sign on the property. A monument sign is defined in the San Marcos Land Development Code as “a sign that is erected on a solid base directly on the ground and not supported by a pole, and that is itself constructed of a solid material.

The property was formerly vacant land, and was rezoned to Character District 5 (CD-5) Zoning via Ordinance No. 2022-08 on the 1th of March, 2022.

Additional Analysis

San Marcos Development Code (SMDC) Section 7.3.4.9 states “monument signs are permitted ... if approved through an alternative compliance request where consistent with the design manual.” The sign must meet all other San Marcos Development Code Standards.

The sign meets the maximum height and area requirements, as well as other location restrictions including being 10 feet away from the property line.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec. 2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The request is consistent with the policies embodied in the adopted Comprehensive plan;
<u>X</u>			The request is consistent with the general purpose, intent, and character of the development regulations applicable to the property;
		<u>X</u>	There are special circumstances or conditions arising from the physical surroundings, shape, topography, or other features affecting the subject property;
<u>X</u>			The request is detrimental to the public health, safety, or welfare, or injurious to other property within the area; Staff has determined that the proposal is not detrimental to the public health, safety, or welfare, or other injurious to other properties within the area.
<u>X</u>			The request either: a. Does not have an adverse impact upon adjacent property or neighborhoods, including but not limited to, parking, traffic, noise, odors, visual nuisances, and drainage; or No adverse impacts noted. All other SMDC regulations will apply, including area, height, and other location restrictions. b. Includes Improvements either on-site or within the public rights-of-way to mitigate any such adverse impacts; N/A
<u>X</u>			The request shall not have the effect of preventing the orderly use and enjoyment of other property within the area in accordance with the provisions of this Development Code, or adversely affect the rights of owners or residents of adjacent property or neighborhoods; Staff does not conclude that authorizing the request will have adverse effects on surrounding properties.
<u>X</u>			The request shall not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods; and Staff does not conclude that authorizing the request will have adverse effects on surrounding properties.
<u>X</u>			The request meets the standards for the applicable zoning district, or to the extent deviations from such standards have been requested, that such deviations are necessary to render the subject development or improvement compatible with adjacent development or the neighborhood;

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Evaluation			Criteria for Approval (7.3.4.9)
Consistent	Inconsistent	Neutral	
<u>X</u>			Max Area of 18 square feet. <i>The proposed sign area is 17.875 square feet.</i>
<u>X</u>			Max Height of 6 feet. <i>The proposed sign is 6' in height.</i>
<u>X</u>			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. <i>The applicant is requesting an Alternative Compliance</i>
<u>X</u>			All monument signs shall be located within the 1st Lot Layer. <i>The sign is located in the first layer.</i>
<u>X</u>			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. <i>The supporting base is of sufficient size and is constructed of stone.</i>
<u>X</u>			A monument sign is not allowed if there is a pole sign on the lot. <i>There are no existing pole signs on the property</i>