

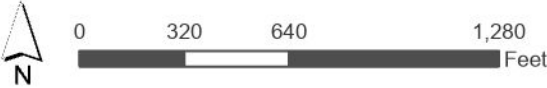
Monument Sign Alternative Compliance
4334 Transportation Way

AC-25-07

Aerial Map

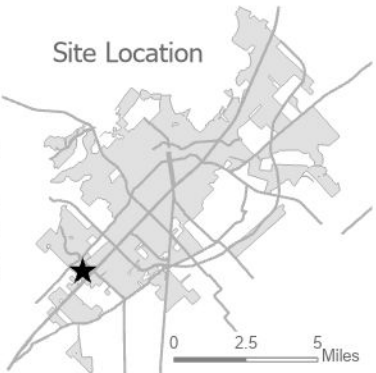


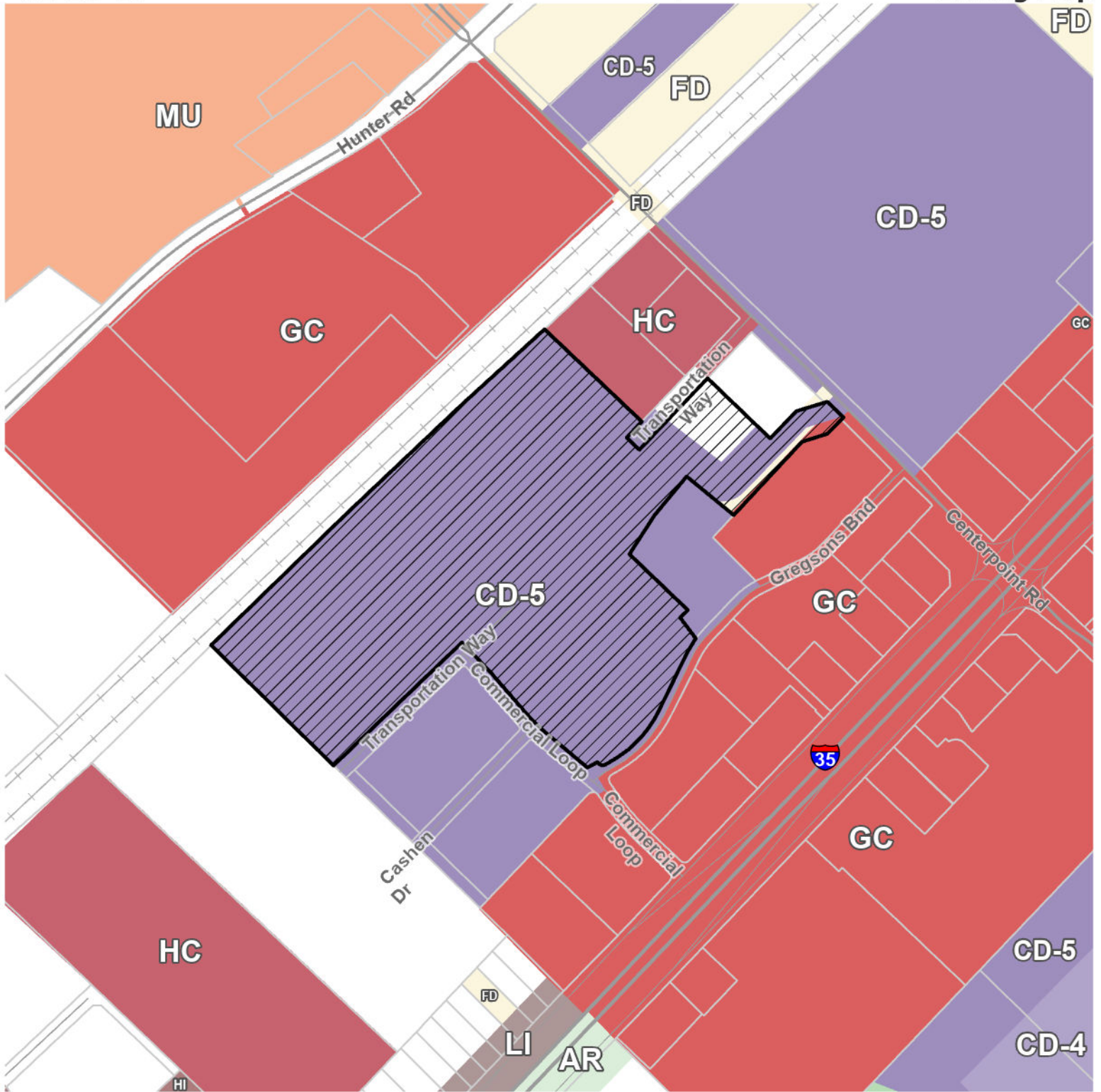
- Subject Property
- Parcel



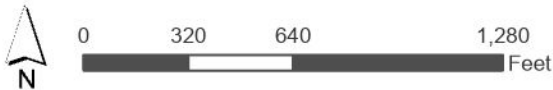
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/27/2025



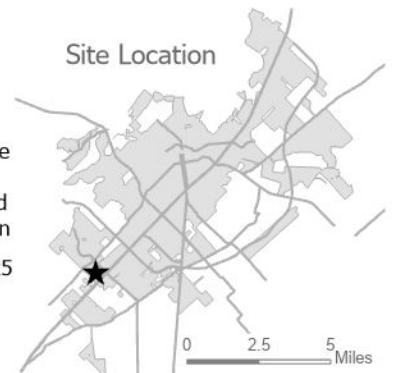


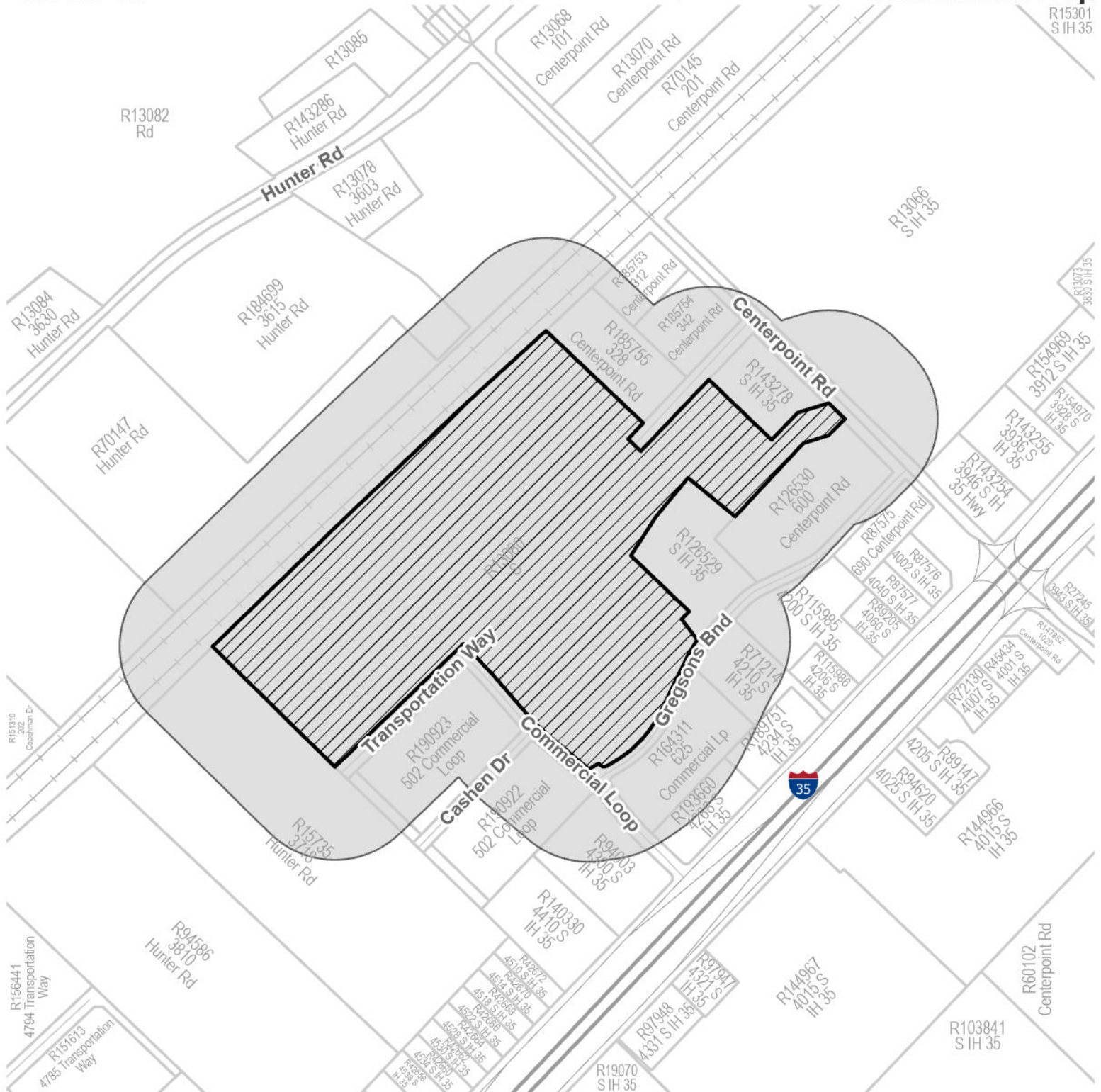
 Subject Property



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-  Subject Property
 400ft Buffer
 Parcel



0 320 640 1,280

Feet

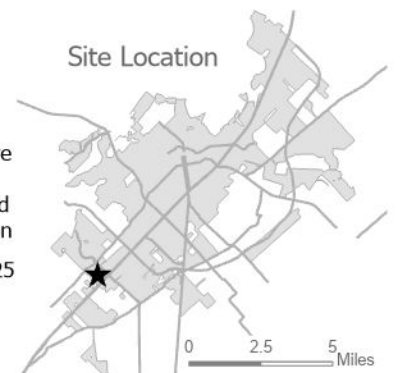
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Date: 10/27/2025



SAN MARCOS Planning and
Development Services

Site Location



PLANNING AND DEVELOPMENT SERVICES

10/31/25



AC-25-07

**Notice of Public Hearing
Alternative Compliance
Monument Sign in CD-5 Zoning District
Tapestry Centerpoint Sign / 4334 Transportation Way**

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

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Wednesday, November 12, 2025** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission or the City Council, but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

For Planning & Zoning Commission:

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For City Council:

www.sanmarcostx.gov/citizencommentssignup

For more information regarding this request, contact the case manager, **Jack Ruth**, at **512.393.8233** or **jruth@sanmarcostx.gov** When calling, please refer to case number **AC-25-07**

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
164312	4231 GREGSONS BND, SAN MARCOS, TX 78666	AUSDM LLC	111 BROADWAY	NASHVILLE, TN 37201-2117
187586	HUNTER RD, SAN MARCOS, TX 78666	CARMA PASO ROBLES LLC	9600 N MOPAC EXPY	AUSTIN, TX 78759-6568
179703	CENTERPOINT RD, SAN MARCOS, TX 78666	CENTERPOINT COMMONS LLC	ATTN TYLER SIBLEY	SAN MARCOS, TX 78666
190923	COMMERCIAL LOOP, SAN MARCOS, TX 78666	CRP/WP ALTA CENTER POINT OWNER LP	Attn: BART BARRETT	HOUSTON, TX 77046
190921	COMMERCIAL LOOP, SAN MARCOS, TX 78666	CRP/WP ALTA CENTER POINT OWNER LP	Attn: BART BARRETT	HOUSTON, TX 77046
94004	4300 S IH 35, SAN MARCOS, TX 78666	JNG REALTY LLC	P O BOX 1666	SAN MARCOS, TX 78667-1666
196330	HUNTER RD, SAN MARCOS, TX 78666	KCP ARTEMIS LP	1701 N MARKET ST	DALLAS, TX 75202
186893	TRANSPORTATION WAY, SAN MARCOS, TX 78666	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	HOUSTON, TX 77056-3162
143278	W CENTERPOINT RD, SAN MARCOS, TX 78666	PATEL MAHENDRA	PO BOX 1528	BUDA, TX 78610
189751	4234 S IH 35, SAN MARCOS, TX 78666	SAN MARCOS HFT DEVELOPMENT, LLC	Attn: RICK STEELE	ATHENS, GA 30601
164311	625 COMMERCIAL LOOP, BLDG #1, SAN MARCOS, TX 78666	SAN MARCOS PLATINUM LLC	111 BROADWAY	NASHVILLE, TN 37201-2117
185754	S IH 35 @ W CENTERPOINT RD, SAN MARCOS, TX 78666	SAN MARCOS RETAIL BIZ LLC	2225 WILD HORSE ST	LEANDER, TX 78641-5502
71214	4210 S IH 35, SAN MARCOS, TX 78666	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN, TX 78155
185753	S IH 35 @ W CENTERPOINT RD, SAN MARCOS, TX 78666	SM CENTERPOINT INVESTMENTS LP	1701 NUECES ST	AUSTIN, TX 78701-1107
115985	4200 S IH 35, STE #100, SAN MARCOS, TX 78666	SMP TEXAS PARTNERS LLC	11760 GEE NORMAN RD	BELGRADE, MT 59714-8415
185755	328 CENTERPOINT RD, SAN MARCOS, TX 78666	SRE 328 CENTERPOINT LLC	712 5TH AVE	NEW YORK, NY 10019-4108
		CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666