



Public Hearing

AC-24-03

Alta Centerpoint Apartments

AC-24-03 (Alta Centerpoint Apartments) Hold a public hearing and consider a request by Taylor Tompkins, on behalf of Alta Centerpoint Apartments, for an Alternative Compliance to allow a monument sign within the Character District- 5 (CD-5) zoning district, as allowed by Section 7.3.4.9 of the San Marcos Development Code, commonly known as Alta Centerpoint Subdivision Block 1, Lot 2, and located at 502 Commercial Loop. (C. Garrison)

Context & History

Currently multifamily apartments

Surrounding uses

- Vacant Properties
- Auto Sales and Services



 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: 7/17/2024

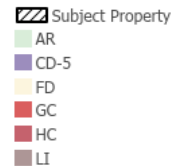
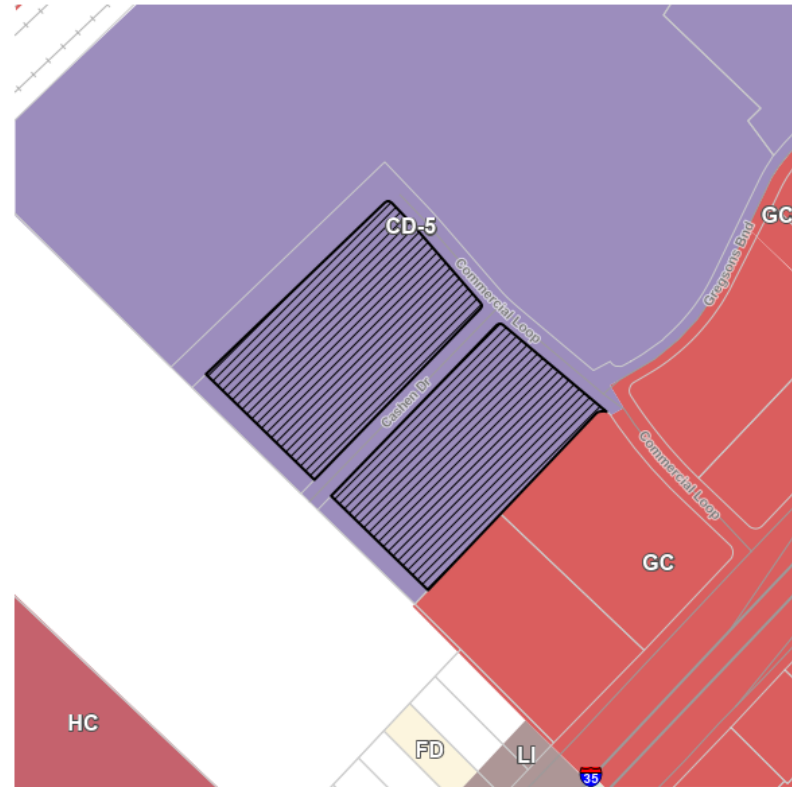
Context & History

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

AC-24-03

Alta Centerpoint Sign - 502 Commercial Lp.

Zoning



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SAN MARCOS Planning and Development Services



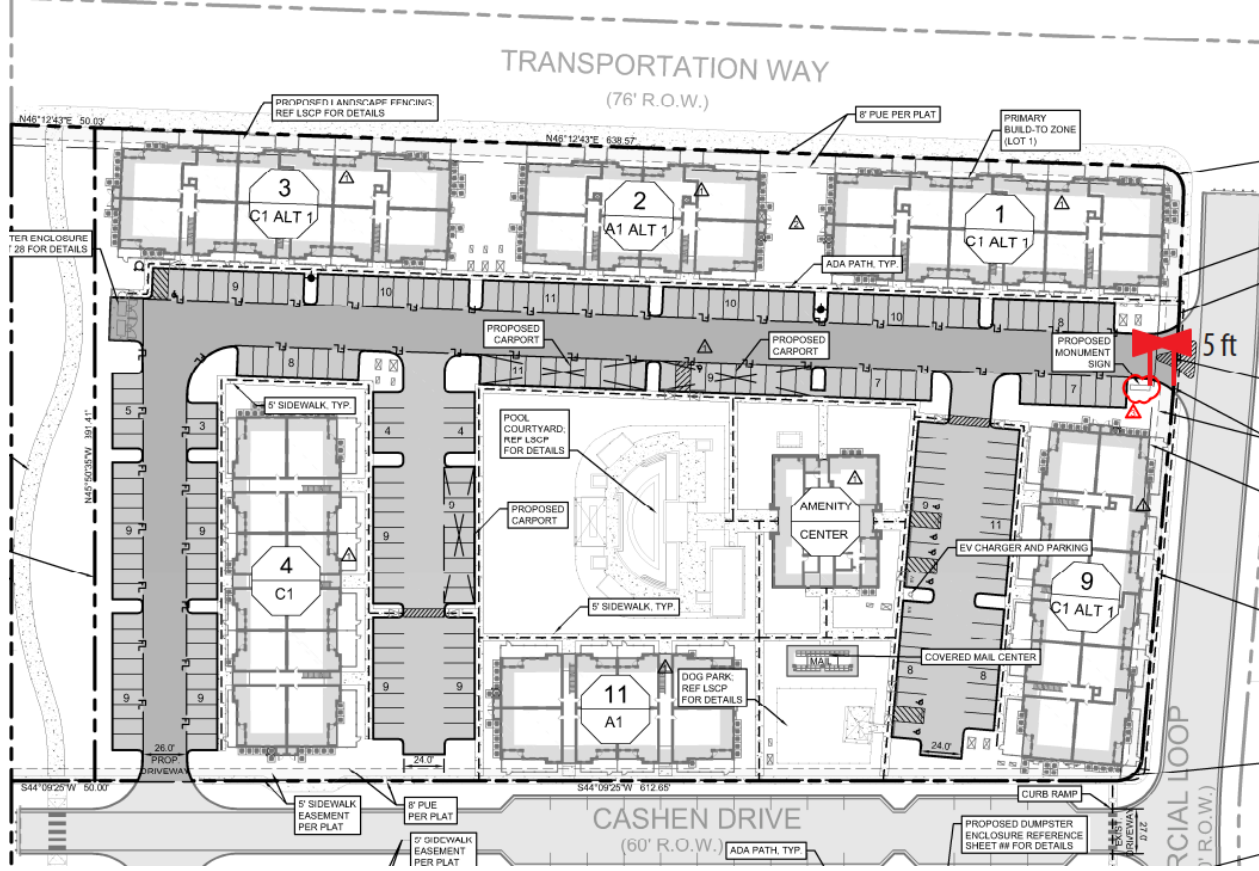
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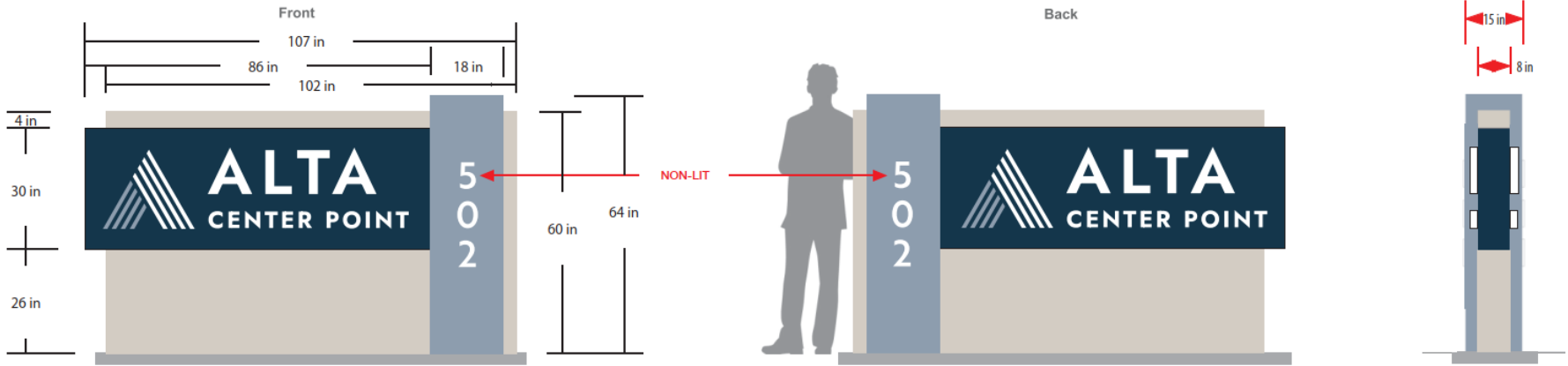
Criteria for Monument Signs (Section 7.3.4.9)

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



Sign Elevation



Recommendation



Staff recommends **approval** of AC-24-03 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.