

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: September, 2020



CONTACT INFORMATION

Applicant's Name	Hugo Elizondo, Jr., P.E.	Property Owner	Thomas Holman
Company	Cuatro Consultants, Ltd.	Company	Holman-Farrar Holdings, LLC
Applicant's Mailing Address	PO Box 2579, Kyle, TX 78640	Owner's Mailing Address	5236 McCormick Mountaun Dru
Applicant's Phone #	512-565--9040	Owner's Phone #	214-986-8787
Applicant's Email	hugo@cuatroconsultants.com	Owner's Email	tom.holman@unitedpropertiesgroup.com

PROPERTY INFORMATION

Subject Property Address(es): 1850 Old Ranch Road 12, Sn Marcos, TX 78666

Legal Description: Lot _____ Block _____ Subdivision _____

Total Acreage: 1.108 Tax ID #: R 14227

Preferred Scenario Designation: Low Intensity Existing Zoning: _____

Existing Land Use(s): Commercial

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Development Agreement (Self Storage Facility)

Proposed Land Uses / Reason for Change: Controlled Climate Self Storage Facility

Annexation into City of San Marcos

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.

Filing Fee* \$1,057 plus \$100 per acre Technology Fee \$13 **MAXIMUM COST \$3,013**

**Existing Neighborhood Regulating Plan Included.*

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.


APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/

PROPERTY OWNER AUTHORIZATION

I, Thomas Holman (owner name) on behalf of
Holman-Farrar Holdings, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
1850 Old Ranch Road 12, San Marcos, TX 78666 (address).

I hereby authorize Hugo Elizondo, Jr., P.E. (agent name) on behalf of
Cuatro Consultants, Ltd. (agent company) to file this application for
Development Agreement (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 6/29/21
Printed Name, Title: Thomas Holman

Signature of Agent:  Date: 6/29/21
Printed Name, Title: Hugo Elizondo, Jr.

Form Updated October, 2019

FIELD NOTE DESCRIPTION FOR A 1.11 ACRE TRACT OF LAND, SITUATED IN HAYS COUNTY, TEXAS:

BEING A 1.11 ACRE TRACT OF LAND OUT OF THE T.H.W. FORSYTH SURVEY, ABSTRACT NO. 173, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO HOLMAN-FARRAR, LLC., RECORDED IN DOCUMENT NO. 18022900 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, lying in the north right-of-way line of Old Ranch Road 12, a public road, marking the southwest corner of a 50 foot right-of-way easement recorded in Volume 1277, Page 71 of the Official Public Records of Hays County, Texas, for the south corner of this tract;

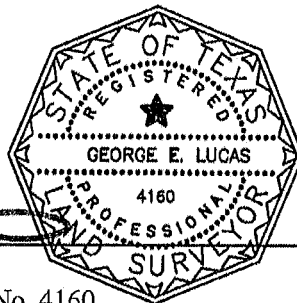
THENCE, North $61^{\circ}43'36''$ West, a distance of 111.62 feet, to a magnail found in concrete, lying in the north right-of-way line of said Old Ranch Road 12, at the point-of-curvature of a curve to the right, for an angle corner of this tract;

THENCE, along said curve to the right, an arc length of 43.97 feet, said curve having radius of 29.19 feet, a chord which bears North $18^{\circ}04'44''$ West, for a distance of 39.93 feet to a 1/2" iron rod lying in the southeast line of a 50 foot access easement recorded in Volume 309, Page 533 and Volume 308, Page 670 of the Official Public Records of Hays County, Texas, at the point-of-tangency of said curve, for the west corner of this tract;

THENCE, North $25^{\circ}13'17''$ East, a distance of 318.53 feet, along the east line of said 50 foot access easement, common with the northwest line of this tract, to a 1/2" iron rod found, marking the west corner of a 0.94 acre tract of land conveyed by Deed to Herman and Adelina Flores, recorded in Document No. 00116610 of the Official Public Records of Hays County, Texas, for the north corner of this tract;

THENCE, South $64^{\circ}47'07''$ East, a distance of 138.39 feet, along the southwest line of said 0.94 acre tract, common with the northeast line of this tract, to a 1/2" iron rod found, lying in the northwest line of said 50 foot right-of-way easement, marking the south corner of said 0.94 acre tract, for the east corner of this tract;

THENCE, South $25^{\circ}08'50''$ West, a distance of 353.56 feet, along the northwest line of said 50 foot right-of-way easement, common with the southeast line of this tract, to the POINT OF BEGINNING, containing 1.11 acres of land, more or less.



George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
2205 Stonecrest Path
New Braunfels, Texas 78130
Date: June 21, 2021

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 \$91 plus a \$13 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 \$91 plus a \$13 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.

Signature: 

Date: 6/29/2021

Print Name: Thomas Holman

Form Updated October, 2019

PROPOSED IMPERVIOUS COVER

TOTAL SITE AREA: (1.11 AC.)	48,352 SF
ZONING: COMMERCIAL	
PROPOSED BUILDING:	11,875 SF
PAVED AREA:	6,989 SF
SIDEWALK:	330 SF
DUMPSTER PAD:	0 SF
MISC. CONCRETE:	132 SF

TOTAL PROPOSED IMPERVIOUS COVER: 19,326 SF
TOTAL IMPERVIOUS COVERAGE= 19,326 / 48,352 = 39.97%

PARKING REQUIREMENTS:

USE	TOTAL AREA	PARKING RATIO	PARKING REQUIRED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	PARKING PROVIDED
COMMERCIAL	11,875 SF				1	10
	11,875 SF				1	11 TOTAL

11.69 ACRES
HOLMAN-FARRAR
HOLDINGS, LLC.
DOCUMENT NO. 18022900

1.446 ACRES
UC2, LTD.
DOCUMENT NO. 9927461
O.P.R.H.C.T.

14.874 ACRES
AGP DAKOTA OWNER, LLC.
DOCUMENT NO. 18009385

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE
---	EASEMENT BOUNDARY
---	CONTOUR
---	LOT LINE
---	CENTER LINE OF DITCH
---	TELEPHONE LINE
---	WATER LINE
---	WATER VALVE
---	FIRE HYDRANT
---	WATER METER
---	WASTEWATER LINE
---	FORCE MAIN
---	WASTEWATER MANHOLE
---	WASTEWATER CLEANOUT
---	WASTEWATER SERVICE
---	FLUSH VALVE
---	AIR RELEASE VALVE
---	OVER HEAD ELECTRIC
---	OVER HEAD TELEPHONE
---	POWER POLE
---	TEMPORARY BENCHMARK
---	GUY WIRE
---	STORM SEWER
---	CMP / RCP PIPES
---	AT&T LINE
---	FIBER OPTIC CABLE
---	GAS LINE
---	PAVEMENT
---	CONCRETE
---	LIGHT POLE
---	CHAIN LINK FENCE
---	WOOD FENCE
---	BARRIER FENCE
---	TRAFFIC FLOW
---	HANDICAP SPACE

CUATRO
consultants,
Registration No. F-3524
1501 E. 1st Avenue, Suite A, Fort Collins, CO 80504
Phone: 970.225.1559
Fax: 970.225.1560
http://www.cuatroconsultants.com

SITE PLAN

RANCH ROAD STORAGE
1850 RANCH ROAD 12
SAN MARCOS, TEXAS 78666

CLIENT:
HOLMAN-FARRAR HOLDINGS, LLC
1850 RANCH ROAD 12
SAN MARCOS, TEXAS 78666
(512) 221-7707

DATE:	MARCH, 2021
PROJECT:	JOB # 21-216
DRAWING'S NAME:	RR12 SITE PLAN
DESIGN:	CHEKED: CDE
DRAWN:	APPROVED: HE, Jr.
SHEET:	1 OF 1

BENCHMARKS

1. TBM #1: MAG NAIL FOUND AT BOUNDARY RETURN AT SOUTHWEST CORNER OF PROPERTY. ELEVATION=770.15

UTILITY CONSTRUCTION NOTES:

- CONTRACTOR SHALL CONNECT NEW 2" WATER SUPPLY LINE AT EXISTING METER.
- CONTRACTOR SHALL CONNECT TO STUBOUT AT NEW WASTEWATER SERVICE MANHOLE AFTER NEW MANHOLE IS INSTALLED AND ACCEPTED BY THE CITY.
- CONTRACTOR SHALL TAP EXISTING 16" WATER LINE PER DETAIL AND CONNECT NEW 6" FIRE LINE.
- CONTRACTOR SHALL SAWCUT AND REPLACE PAVING AND FLEX. BASE, SEE DETAIL 430S-2-SM ON SHEET 12 FOR CURB CONSTRUCTION.

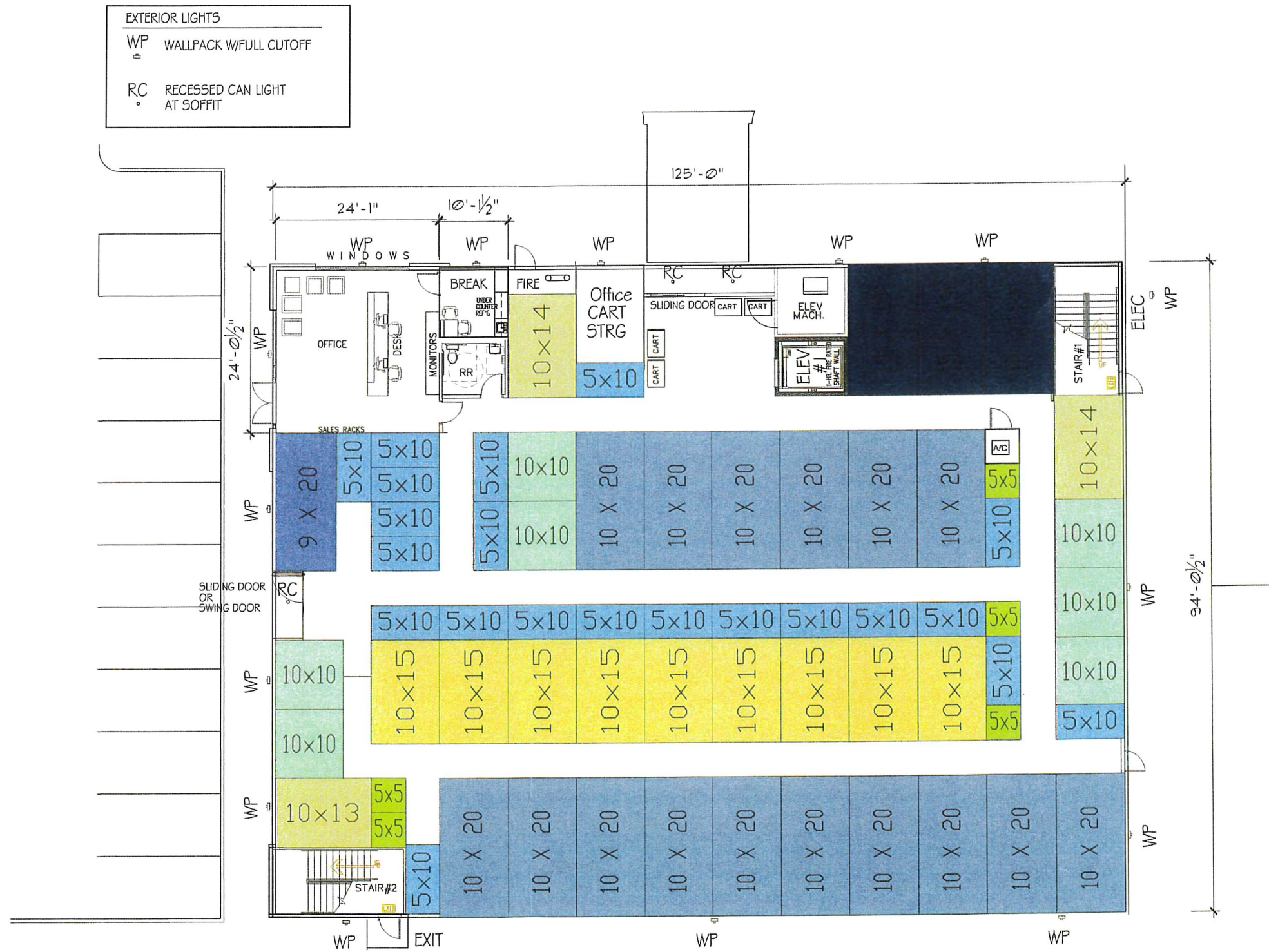
New Building
Ranch Road Self-Storage
Ranch Road 12
San Marcos, Texas

[illegible]

DATE: 06/02/2021

SHEET TITLE:
FIRST
FLOOR PLAN

SHEET NUMBER:
A1.1



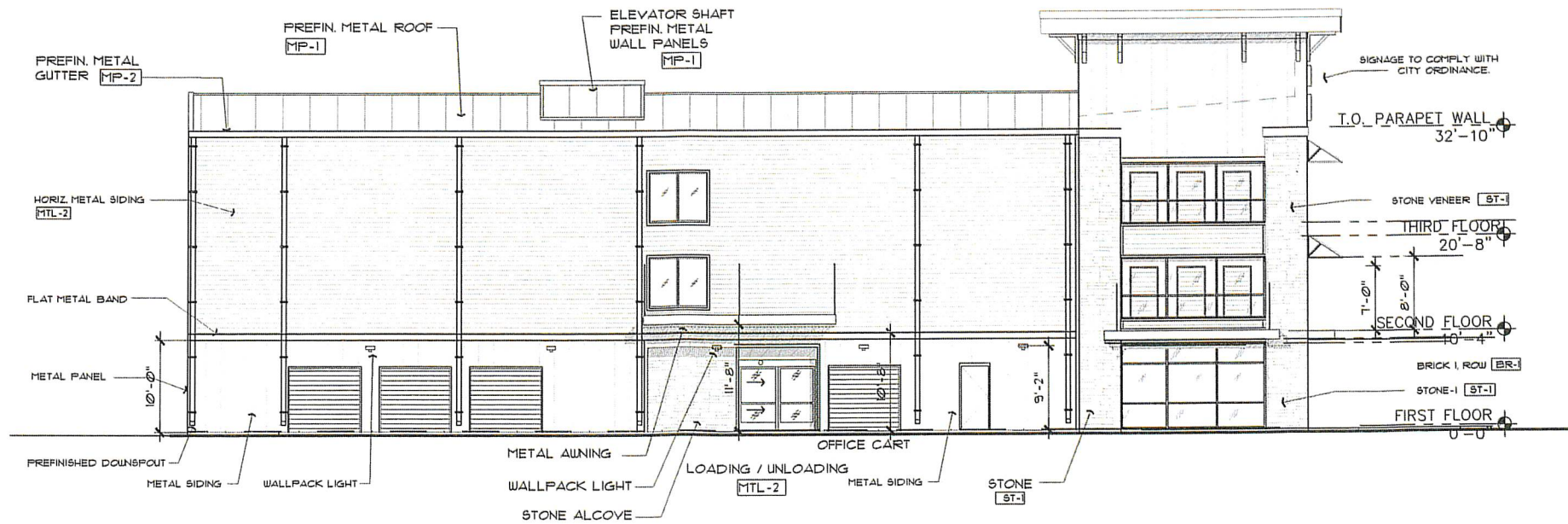
01 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"





FRONT ELEVATION NORTH
RANCH ROAD SELF STORAGE
1900 Ranch Road 12 San Marcos, Texas

MAULDIN ARCHITECTS
San Antonio, Texas



WEST SIDE
RANCH ROAD SELF STORAGE
1900 Ranch Road 12 San Marcos, Texas

MAULDIN ARCHITECTS
San Antonio, Texas



MAULDIN ARCHITECTS, PLLC
8603 CROWNHILL BLVD., #30
SAN ANTONIO, TEXAS 78209
PHONE: 210-313-3197
INFO@MAULDINARCHITECTS.COM

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PRELIMINARY
DRAWING - NOT FOR
CONSTRUCTION
ISSUED FOR ZONING
CITY REVIEW AND
OWNER APPROVAL.

MICHAEL D. MAULDIN
TEXAS #16733

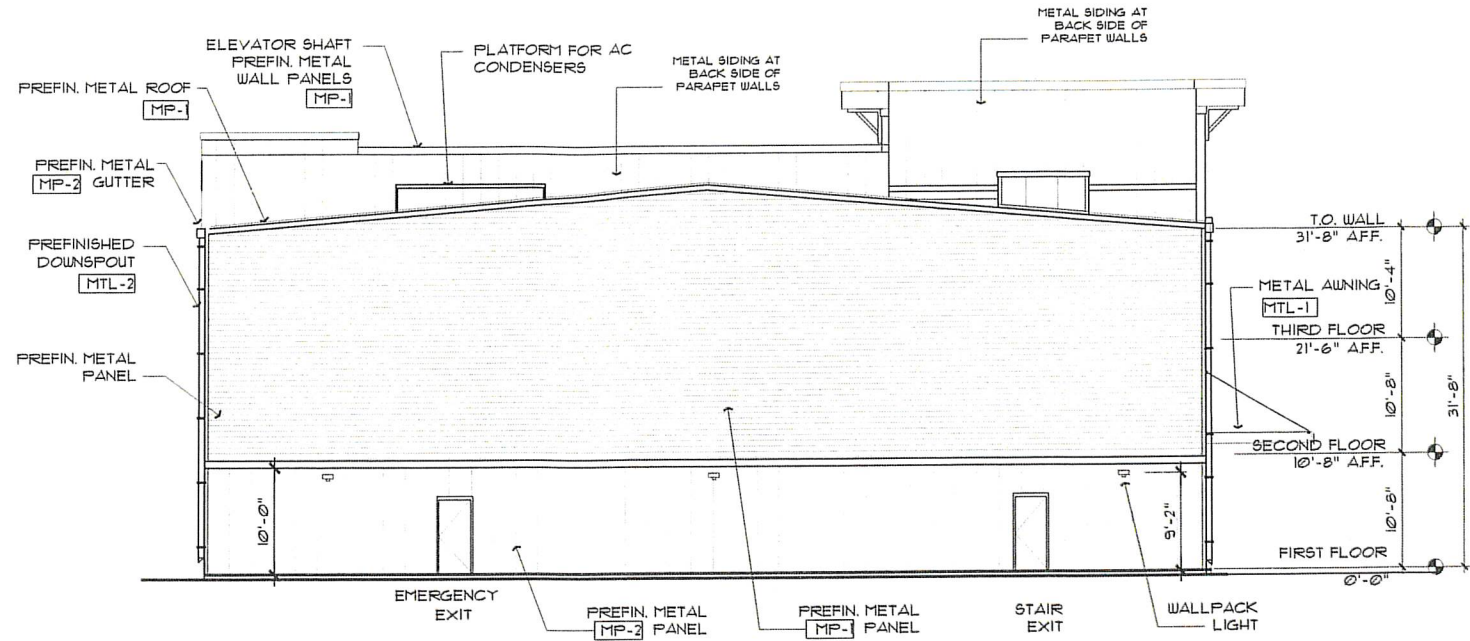
New Building
Ranch Road Self-Storage
Ranch Road 12
San Marcos, Texas

REVISIONS:	DATE
NO	DESCRIPTION

DATE: 06/02/2021

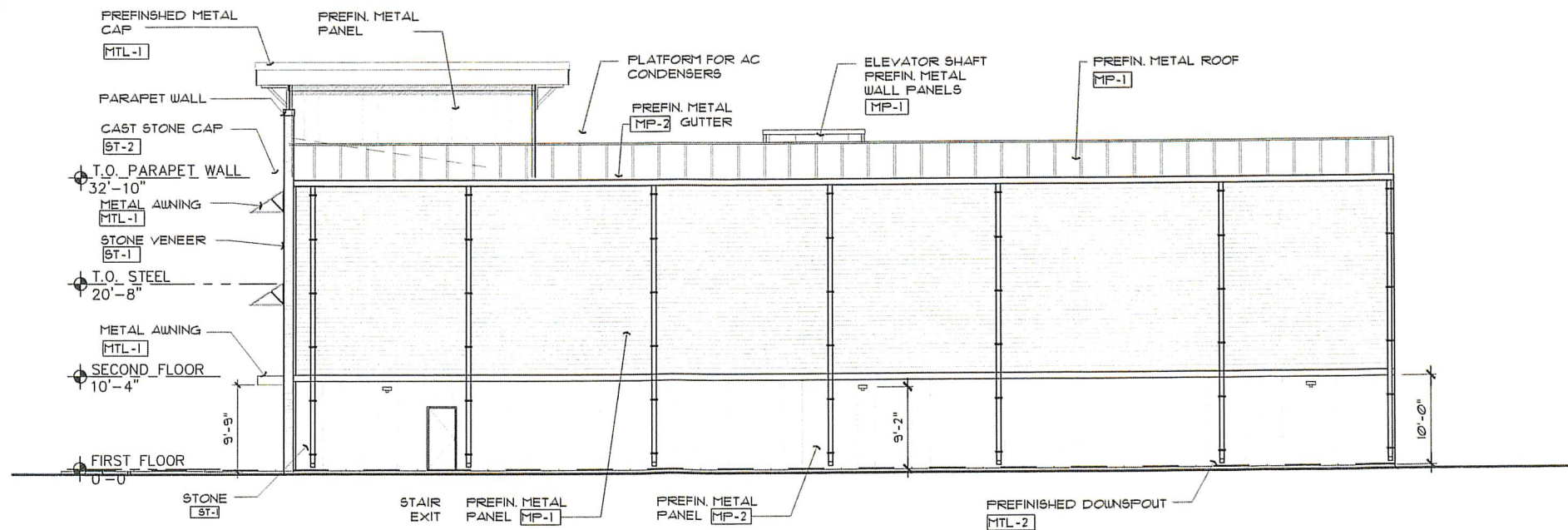
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A2.1



BACK ELEVATION NORTH
RANCH ROAD SELF STORAGE
 1900 Ranch Road 12 San Marcos, Texas

MAULDIN ARCHITECTS
 San Antonio, Texas



EAST SIDE
RANCH ROAD SELF STORAGE
 1900 Ranch Road 12 San Marcos, Texas

MAULDIN ARCHITECTS
 San Antonio, Texas



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PRELIMINARY
 DRAWING - NOT FOR
 CONSTRUCTION
 ISSUED FOR ZONING
 CITY REVIEW AND
 OWNER APPROVAL

MICHAEL D. MAULDIN
 TEXAS #16733

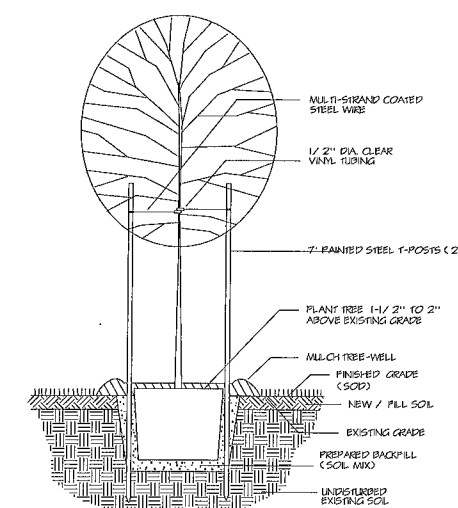
New Building
Ranch Road Self-Storage
Ranch Road 12
San Marcos, Texas

REVISIONS:	DATE
NO.	DESCRIPTION

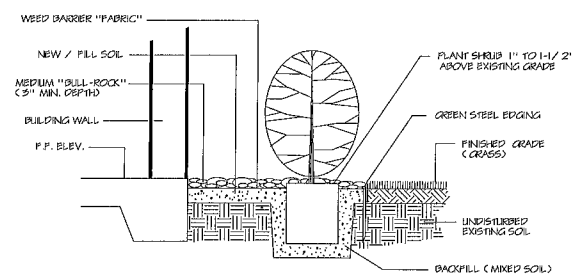
DATE: 06/02/2021

SHEET TITLE:
 ELEVATIONS

SHEET NUMBER:
A2.2



B CONTAINER TREE PLANTING DETAIL
(NO SCALE)

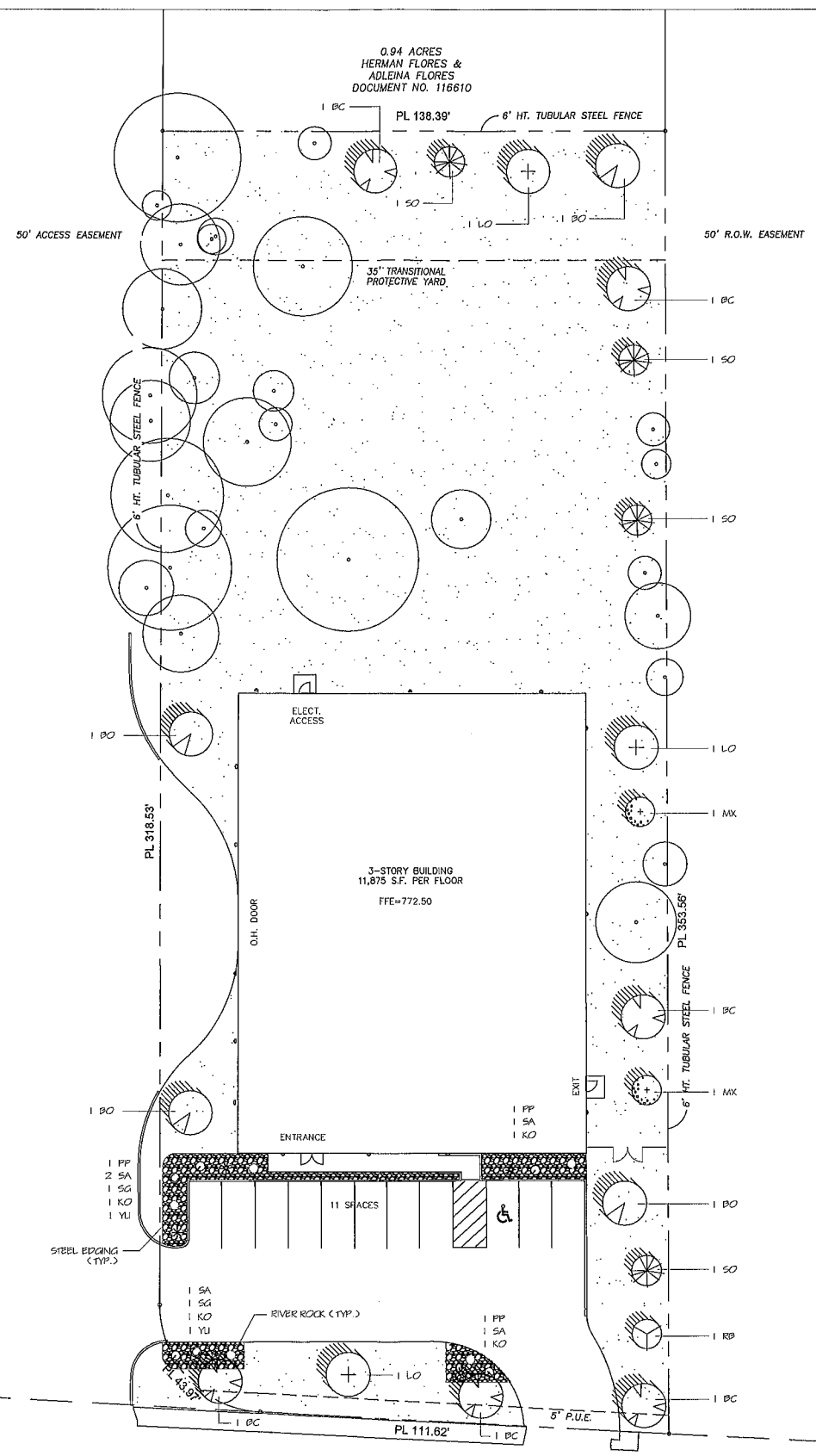


A RIVER ROCK / PLANTING DETAIL
(NO SCALE)

LANDSCAPE CONSTRUCTION SPECIFICATIONS:

- 1.) General Contractor to bring all areas to final grade with a boxblade using a good quality, gradeable topsoil.
- 2.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 3\"/>
- 3.) Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundation. Install green Ryerson Steel landscape edging (1\"/>
- 4.) Fertilize all new trees, shrubs and groundcovers with Osmocote (or equal) time-release fertilizer.
- 5.) Cover all new planting beds with \"River Rock\" (\"Bull Rock\"). Gravel for planting beds to be brown \"River Rock\" (or \"Bull Rock\") of medium aggregate size (1.5\"/>
- 6.) Double-Stake all specified trees (see plant list) with 2 (7\"/>
- 7.) Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations.
- 8.) Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
- 9.) Thoroughly hand water all new plantings immediately after planting.
- 10.) Fine grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- 11.) Sod within property to be 99 percent pure Common Bermudagrass. Sod to be rolled immediately after wetting and installation. Hydromulch to be Common Bermudagrass hydromulch at a rate of 2 lbs. hulled seed per 1000 s.f. and includes green cellulose fiber and fertilizer.
- 12.) Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- 13.) The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

1.446 ACRES
UC2, LTD.
DOCUMENT NO.
9927461
O.P.R.H.C.T.



OLD RANCH ROAD 12

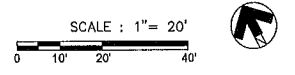
CITY OF SAN MARCOS DEPT. OF PLANNING AND DEVELOPMENT LANDSCAPE ANALYSIS FORM	
A) REQUIRED LANDSCAPE AREA RETAIL AND COMMERCIAL: 10% LANDSCAPE AREA REQUIRED TOTAL SITE AREA: 48,392 S.F. X .10 = 4,839 S.F. LANDSCAPE AREA REQUIRED LANDSCAPE AREA: 19,216 S.F. / 48,392 S.F. = 39.74% LANDSCAPE AREA PROVIDED	
B) INTERNAL PLANTINGS 4,839 S.F. / 1000 S.F. = 5 TREES AND 15 SHRUBS REQUIRED	
C) STREET TREES OLD RANCH ROAD 12 193.62' / 90' = 3 TOTAL STREET TREES REQUIRED	
D) PARKING LOT LANDSCAPING (NOT APPLICABLE, ONLY 17 PARKING SPACES PROPOSED)	

PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
6	BC	BALD CYPRESS <i>Taxodium distichum</i>	45 GAL. 9' - 11' HT. X 4' - 6' SPR., MATCHING	SINGLE-TRUNK, DOUBLE-STAKED
4	BO	BUR OAK <i>Quercus macrocarpa</i>	45 GAL. 9' - 11' HT. X 6' - 8' SPR., MATCHING	SINGLE-TRUNK, DOUBLE-STAKED
4	KO	KNOCK OUT SHRUB ROSE <i>Rosa compacta Double Knock-Out</i>	3 GAL. 2' - 3' O.C., FULL, HEALTHY, MATCHING	12' - 16' HT. X 14' - 18' SPR.
2	LO	LIVE OAK <i>Quercus virginiana</i>	45 GAL. 10' - 12' HT. X 8' - 6' SPR., MATCHING	SINGLE-TRUNK, DOUBLE-STAKED
2	MX	MEXCAN PLUM <i>Prunus mexicana</i>	30 GAL. 2' CAL. MIN.	SINGLE-TRUNK
3	PP	PRICKLY PEAR CACTUS <i>Opuntia engelmannii</i>	7 - 10 GAL. 22" - 30" HT. X 22" - 30" SPR., FULL	FULL, HEALTHY, MATCHING
1	RB	TEXAS REDBUD <i>Cercis canadensis 'texanica'</i>	2' CAL. MIN. 3 GAL.	SINGLE-TRUNK, DOUBLE-STAKED
5	SA	SAGE, \"SILVERADO\" <i>Leucophyllum frutescens 'Silverado'</i>	3 GAL. 22" - 28" HT. X 18" - 22" SPR.	3' - 6' O.C., FULL, HEALTHY, MATCHING
2	SG	AUTUMN SAGE <i>Salvia greggii</i>	3 GAL. 12" MIN. HT. X 3.5' - 4.5' SPR., MATCHING	FULL, HEALTHY, MATCHING
4	SO	TEXAS SOPHORA <i>Sophora alnis</i>	30 GAL. 2' CAL. MIN.	SINGLE-TRUNK, FULL TO GROUND
2	YU	TWISTED LEAF YUCCA <i>Yucca rigida</i>	7 GAL. - 10 GAL. 22" - 30" HT. X 24" - 30" SPR., FULL	FULL, HEALTHY, MATCHING
	HYDRO	COMMON BERMUDAGRASS <i>Cynodon dactylon</i>	SQ. FT.	WITH GREEN CELLULOSE FIBER AND FERTILIZER, APPLY WHERE INDICATED
	SOD	COMMON BERMUDAGRASS <i>Cynodon dactylon</i>	SQ. YD.	SOLID SOD, ROLLED INSTALL WHERE INDICATED

- NOTES:
- 1.) EDGE ALL NEW PLANTING BEDS, CURBS, WALKWAYS, BUILDING FOUNDATIONS AND ANY OTHER PAVING WITH 2\"/>
 - 2.) ALL NEW LANDSCAPE AREAS AND PLANTINGS TO BE IRRIGATED WITH A PROFESSIONALLY DESIGNED AND INSTALLED AUTOMATIC LANDSCAPE IRRIGATION SYSTEM (TO BE DESIGNED UPON SITE AND LANDSCAPE PLAN APPROVAL.)

PLANT LEGEND		
BC		BALD CYPRESS
BO		BUR OAK
LO		LIVE OAK
MX		MEXICAN PLUM
RB		TEXAS REDBUD
SO		TEXAS SOPHORA
PP	*	PRICKLY PEAR CACTUS
SA	O	SILVERADO SAGE
SG	⊙	SALVIA GREGGII
KO	⊗	KNOCK-OUT SHRUB ROSE
YU	*	TEXAS YUCCA

14.874 ACRES
AGP DAKOTA OWNER, LLC.
DOCUMENT NO. 18009385



LANDSCAPE PLAN

SCALE: 1" = 20'

1

INTEGRATED LANDSCAPE
ARCHITECTURE, LLC
765 ROLLING OAKS DRIVE
DRIFTWOOD, TEXAS 78619
E-MAIL: INFO@LANDARCHTX.COM
PHONE: 713-973-7851

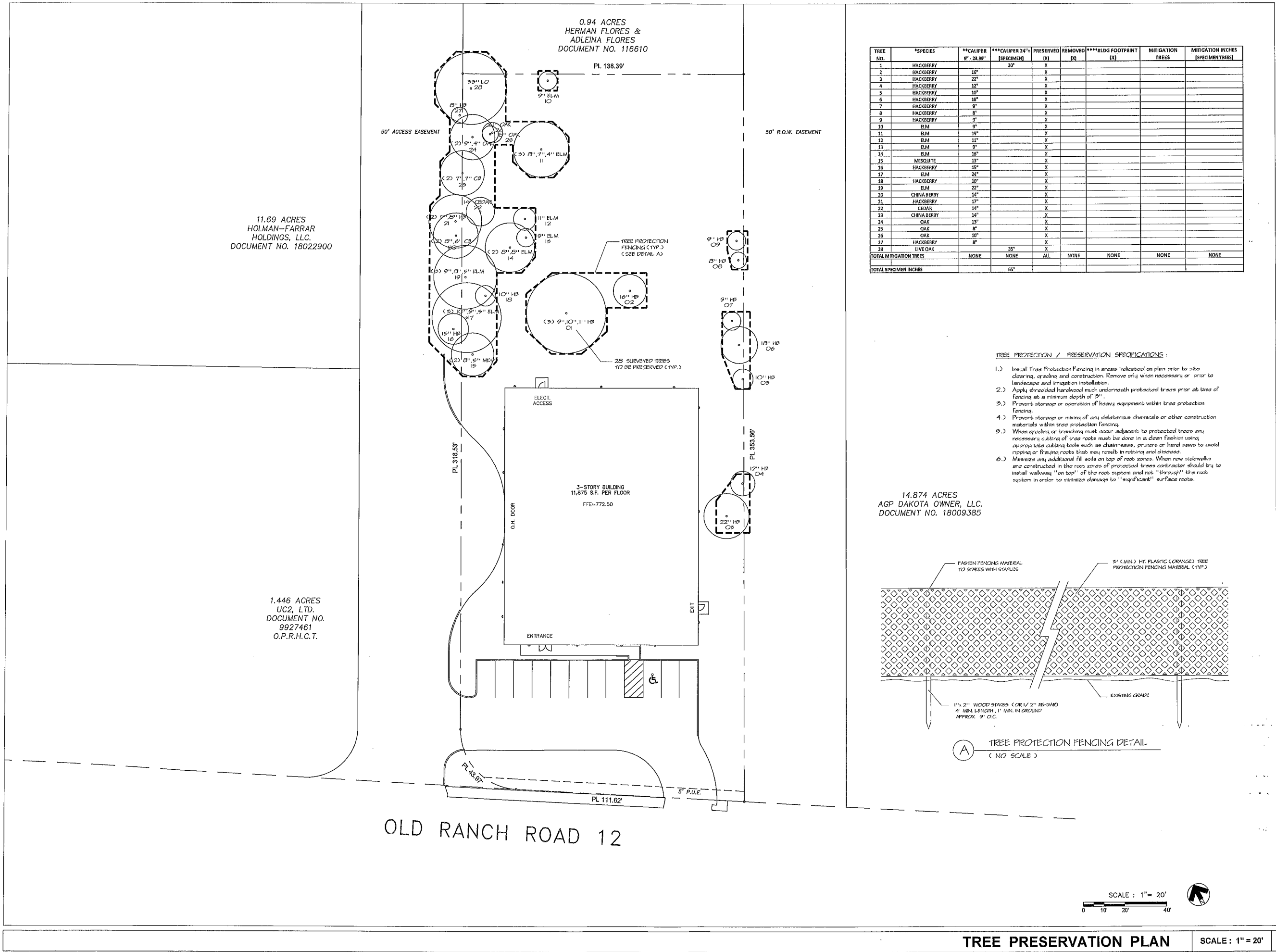


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	08/09/21	ISSUE FOR PERMIT
	10/12/21	CITY COMMENTS

RANCH ROAD STORAGE
1900 RANCH ROAD 12
SAN MARCOS, TEXAS 78666
FOR: HOLMAN-FARRAR HOLDINGS, LLC

Landscape
Plan

L1.0



INTEGRATED LANDSCAPE
ARCHITECTURE, LLC
765 ROLLING OAKS DRIVE
DRIFTWOOD, TEXAS 78619
E-MAIL : INFO@LANDARCHTX.COM
PHONE : 713-973-7851



ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
08/06/21		ISSUE FOR PERMIT
10/12/21		CITY COMMENTS

RANCH ROAD STORAGE
1900 RANCH ROAD 12
SAN MARCOS, TEXAS 78666
FOR: HOLMAN-FARRAR HOLDINGS, LLC

Tree
Preservation
Plan

TP1.0