

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



Updated: September 2025

## CONTACT INFORMATION

Applicant's Name	Lindsey Oskoui	Property Owner	Samuel Saldana and Araceli
Company	Doucet, A Kleinfelder	Company	Hidalgo Framing and

## PROPERTY INFORMATION

Subject Property Address(es): 1005 Columbia, 1007 Columbia, and 1401 MARLTON ST

Legal Description: Lot 17-A,B,C Block \_\_\_\_\_ Subdivision S5445 - O E METCALF

Total Acreage: 1005 Columbia 0.21ac, 1007 Columbia Tax ID #: R 35800, 35799, and 35798

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: Single Family 6 District

Existing Land Use(s): Two existing single family homes. 1005 and 1007 Columbia Ave. (Demo Permit Approved for both locations)

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): Single Family 4.5 District

Proposed Land Uses / Reason for Change: To develop single family homes that will blend into the character of the neighborhood.

## 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\* \$1,050 plus \$150 per acre Technology Fee \$15 **MAXIMUM COST \$5,015**

\*Existing Neighborhood Regulating Plan Included.

Submission of this digital Application shall constitute as acknowledgment and authorization to process this request.


Apply Online at [MGOCONNECT.ORG](https://MGOCONNECT.ORG)



**PROPERTY OWNER AUTHORIZATION**

I, Samuel Saldana (owner name) on behalf of  
M.I.S Builders LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
1007 Columbia Ave, San Marcos, TX 78666 (address).

I hereby authorize Lindsey Oskoui (agent name) on behalf of  
Doucet, A Kleinfelder Company (agent company) to file this application for  
Zoning Application (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 1/15/2025

Printed Name, Title: Samuel Saldana

Signature of Agent: \_\_\_\_\_ Date: 1-13-26

Printed Name, Title: Lindsey Oskoui, Planner AICP





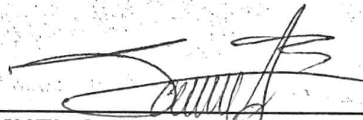
This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Hays County, Texas.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 23 day of **January, 2026**.



**SAMUEL SALDANA TREJO**

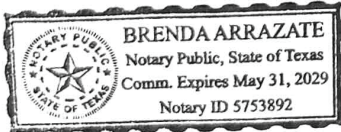
Araceli Trejo Salvador

**ARCELI TREJO SALVADOR**

STATE OF TEXAS  
COUNTY OF COMAL

§  
§

This instrument was acknowledged before me on this 23 day of **January, 2026**, by **SAMUEL SALDANA TREJO**.

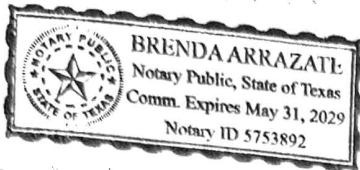


Brenda Arrazate  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF COMAL

§  
§

This instrument was acknowledged before me on this 23 day of January, 2026, by **ARCELI TREJO SALVADOR**.



*Brenda Arrazate*  
Notary Public, State of Texas

2379.deeds

# AGENDA

## **Rezoning Application ZC-26-01 Neighborhood Meeting**

for 1005 Columbia, 1007 Columbia, & 1401 Marlton

**DATE & TIME:** March 26, 2026 10am | **LOCATION:** 1005 Columbia Street, San Marcos, TX

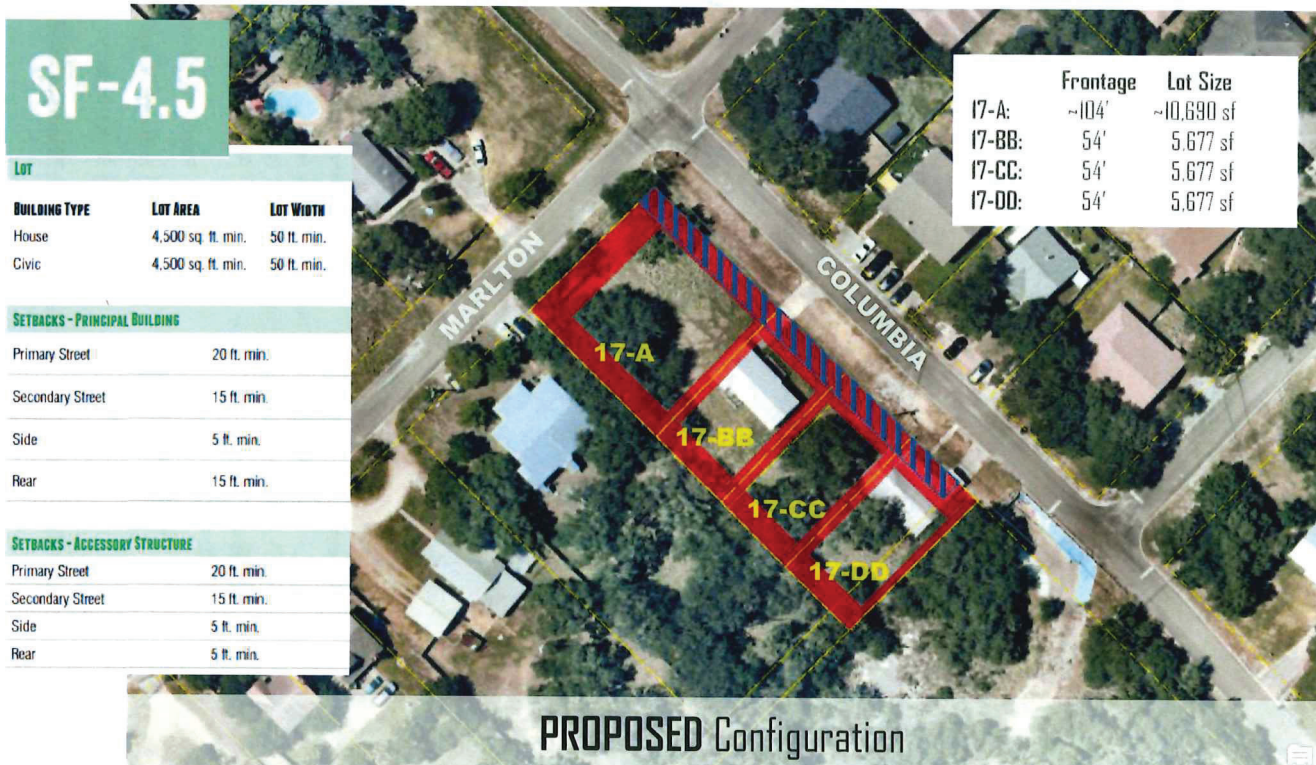
1. Introductions
2. Presentation by Applicant of Current and Proposed Conditions
3. Q&A

# Rezoning Application ZC-26-01 Neighborhood Meeting

## for 1005 Columbia, 1007 Columbia, & 1401 Marlton



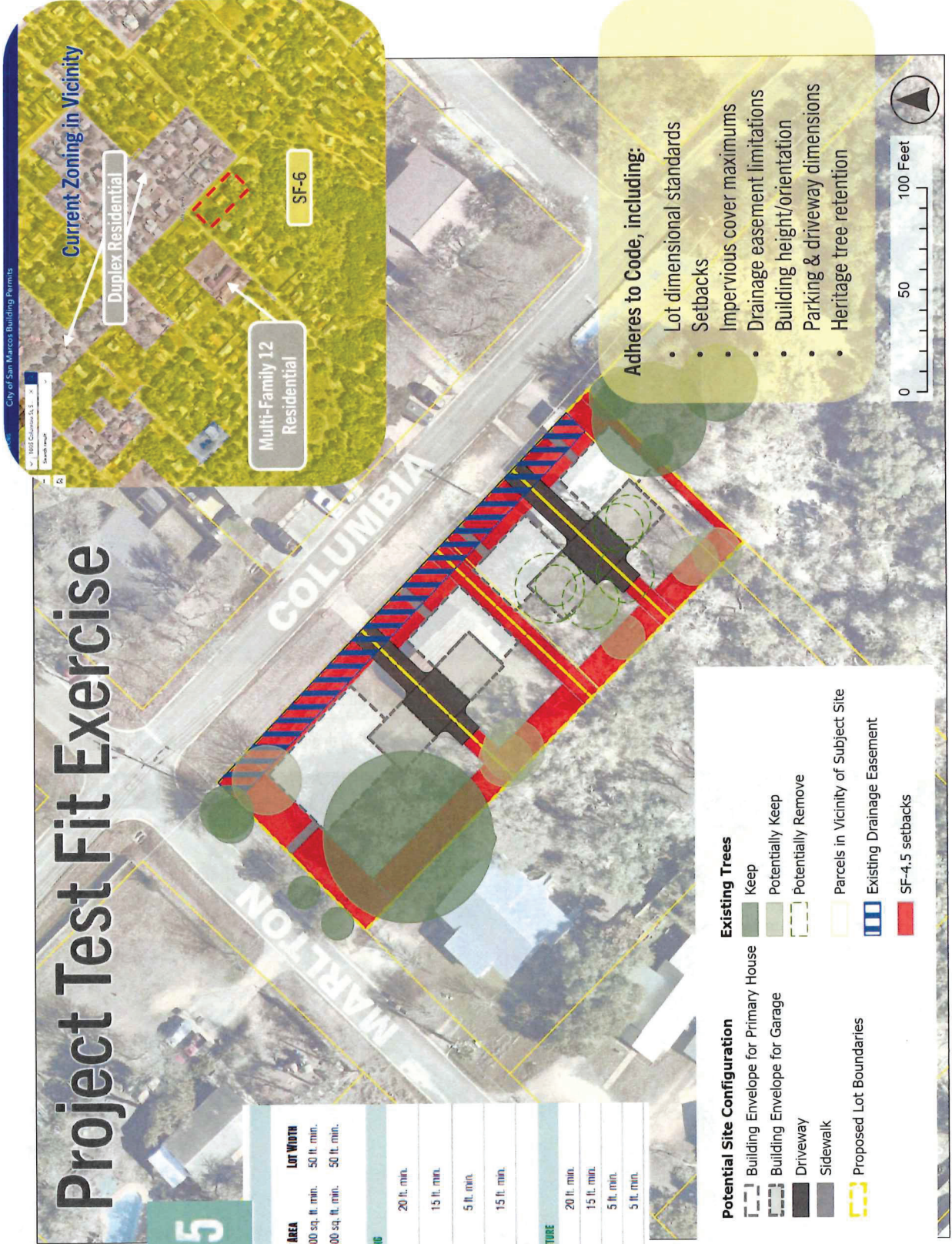
- SF-6 zoning setbacks
- SF-4.5 zoning setbacks
- Lot lines
- Existing drainage easement (partially depicted)



# Rezoning Application ZC-26-01 Neighborhood Meeting

for 1005 Columbia, 1007 Columbia, & 1401 Marlton

## Project Test Fit Exercise



### SF-4.5

LOT	BUILDING TYPE	LOT AREA	LOT WIDTH
House	House	4,500 sq. ft. min.	50 ft. min.
Civic	Civic	4,500 sq. ft. min.	50 ft. min.

SETBACKS - PRINCIPAL BUILDING	
Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	15 ft. min.

SETBACKS - ACCESSORY STRUCTURE	
Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

#### Adheres to Code, including:

- Lot dimensional standards
- Setbacks
- Impervious cover maximums
- Drainage easement limitations
- Building height/orientation
- Parking & driveway dimensions
- Heritage tree retention

#### Existing Trees

- Keep
- Potentially Keep
- Potentially Remove
- Parcels in Vicinity of Subject Site
- Existing Drainage Easement
- SF-4.5 setbacks

#### Potential Site Configuration

- Building Envelope for Primary House
- Building Envelope for Garage
- Driveway
- Sidewalk
- Proposed Lot Boundaries