



LAND CONSULTANTS, LTD.
REAL ESTATE DEVELOPMENT SERVICES

July 31, 2025

City of San Marcos Planning Department
Attn: Craig Garrison
630 East Hopkins Street
San Marcos, TX 78666

Subject: CUP application 25-45; Planning Area 3; Convenience Store with Gas Station

Dear Craig,

I have uploaded some photos of one of the TexStar company's existing stores in Belton along with some renderings of two of their new stores that they currently have in design. One is in Cedar Park and the other is in Liberty Hill. Smart Stop and Tex Star (brand names) owns and operates 25 stores in numerous cities all along I-35 corridor. The company's information is

Samir Maredia; 11940 Jollyville Road, Suite 110N, Austin, TX 78759; 512-713-4985; samirmsaredia@gmail.com.

Their corporate entities are LLC's. Their stores are corporate-managed stores as they own multiple locations. They manage the stores with their teams that have years of experience in store management operations. They will be selling beer and wine. They are located 3,100 feet or about 0.6 miles from the Rodriguez Elementary School in TRACE.

They will adhere to the TRACE Planned Development District Ordinance under all the requirements of commercial land as well as Architectural standards, Parking and access, screening and fencing, Landscaping and environmental, lighting and signage. Impervious coverage and watershed protection will be reviewed by the City of San Marcos as well as a site development permit application and building permit application.

A conceptual floor plan is included on the conceptual site plan. Some of the interior design is fluid since this is a retail establishment. However precise floor plans will be submitted with the building permit application.

Sincerely,

Caren Williams-Murch
Owner / Senior Project Manager

San Marcos, TX | Cleveland, TX

CAREN WILLIAMS-MURCH
CMURCH@TXLANDLTD.COM
512-757-7006



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VICINITY MAP



SHEET LIST

A0.0	COVER
A0.1	RENDERS
A0.2	RENDERS
A0.3	RENDERS
A0.4	RENDERS
A0.5	RENDERS
A0.6	RENDERS
A1.0	GENERAL NOTES
A1.1	SCHEDULES
A1.2	SITE PLAN
A1.3	FLOOR PLAN
A1.4	DIMENSION PLAN OVERALL
A1.5	MAIN FLOOR DIMENSION PLAN
A1.6	LOWER FLOOR PLAN
A1.7	LOWER FLOOR DIMENSION PLAN
A1.8	ROOF PLAN
A2.0	FRONT & REAR ELEVATIONS
A2.1	LEFT & RIGHT ELEVATIONS
A3.0	INTERIOR ELEVATIONS
A3.1	INTERIOR ELEVATIONS

PROJECT CONTACT INFORMATION

OWNER
names
emails

BUILDER
TBD

DESIGNER
Design Visions of Austin
Curtis Raymond Jr.
3503 Wild Cherry Dr. Bldg. 12
Lakeway, TX 78738
Office: 512.583.0059
www.designvisionsofaustin.com

SURVEYOR
TBD

STRUCTURAL ENGINEER
TBD

CIVIL
TBD

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PROJECT:
TORO GRANDE
COMMERCIAL
COVER

A0.0

date: 12.9.24
project # 24083



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PROJECT:
TORO GRANDE
COMMERCIAL
RENDERS
A0.1
date: 12.9.24
project # 24083



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PROJECT:
TORO GRANDE
COMMERCIAL
RENDERS
A0.2
date: 12.9.24
project # 24083



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PROJECT:
TORO GRANDE
COMMERCIAL
RENDERS

A0.3

date: 12.9.24
project # 24083



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PROJECT:
TORO GRANDE
COMMERCIAL
RENDERS

A0.4

date: 12.9.24
project #: 24083



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PROJECT:
TORO GRANDE
COMMERCIAL
RENDERS
A0.5
date: 12.9.24
project #: 24083



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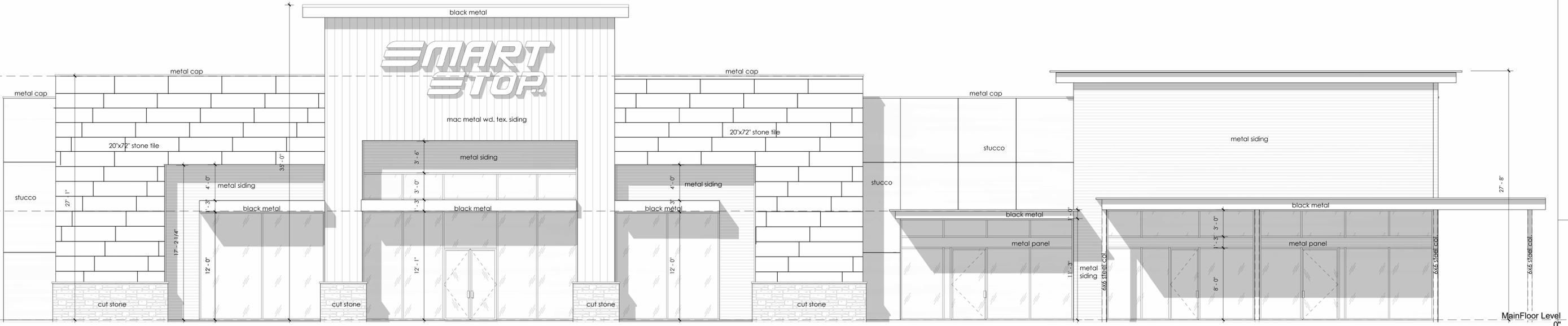
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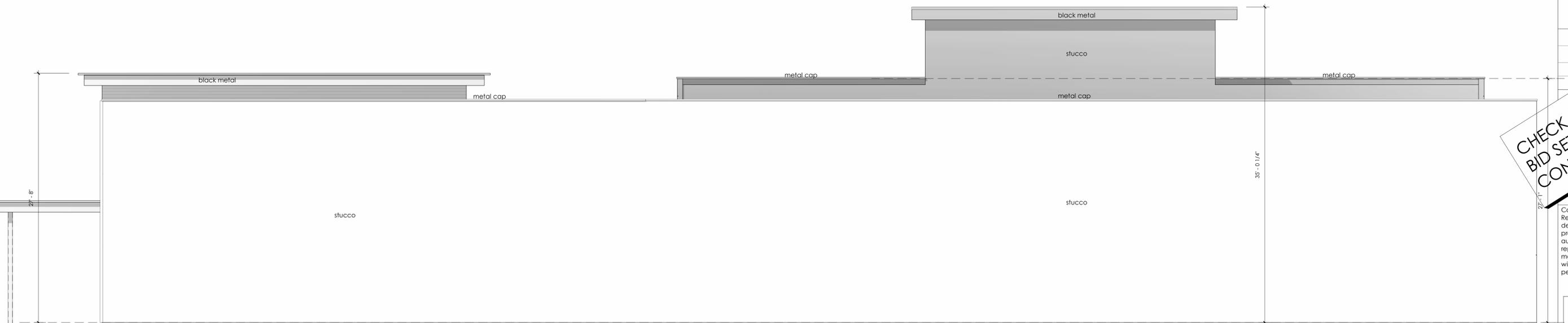
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PROJECT:
TORO GRANDE
COMMERCIAL
RENDERS
A0.6
date: 12.9.24
project # 24083



① Front Elevation
3/16" = 1'-0"



② Rear Elevation
3/16" = 1'-0"

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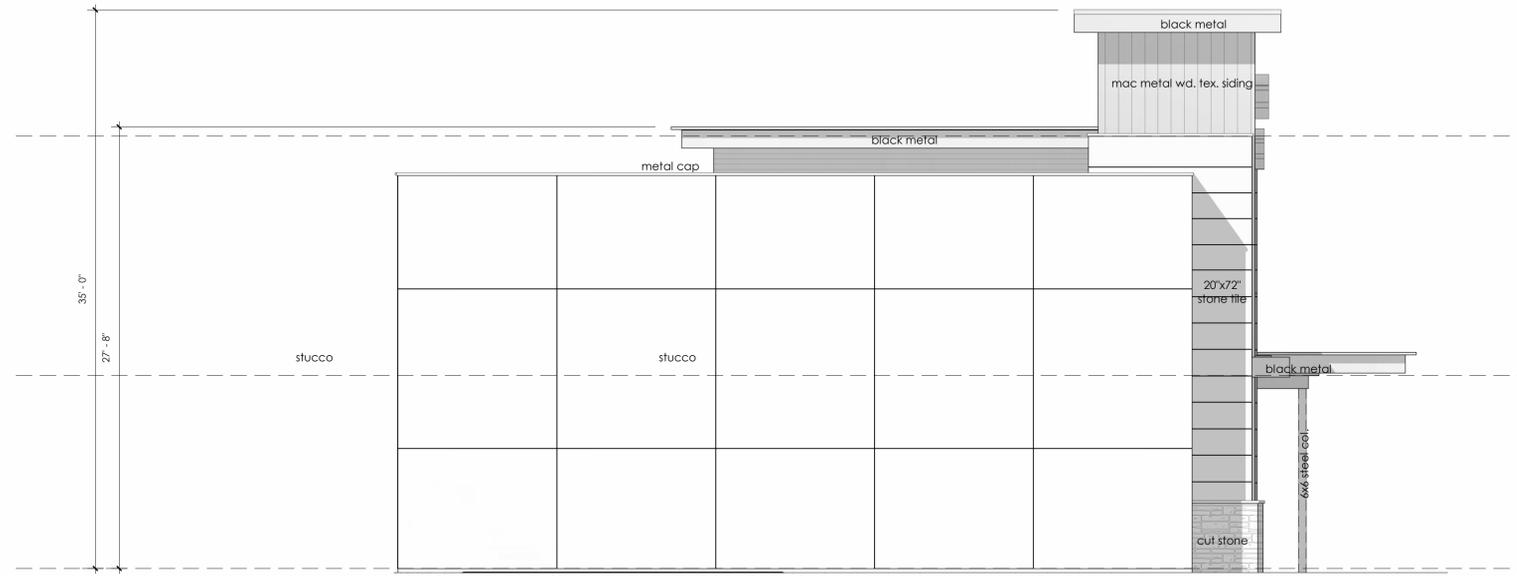
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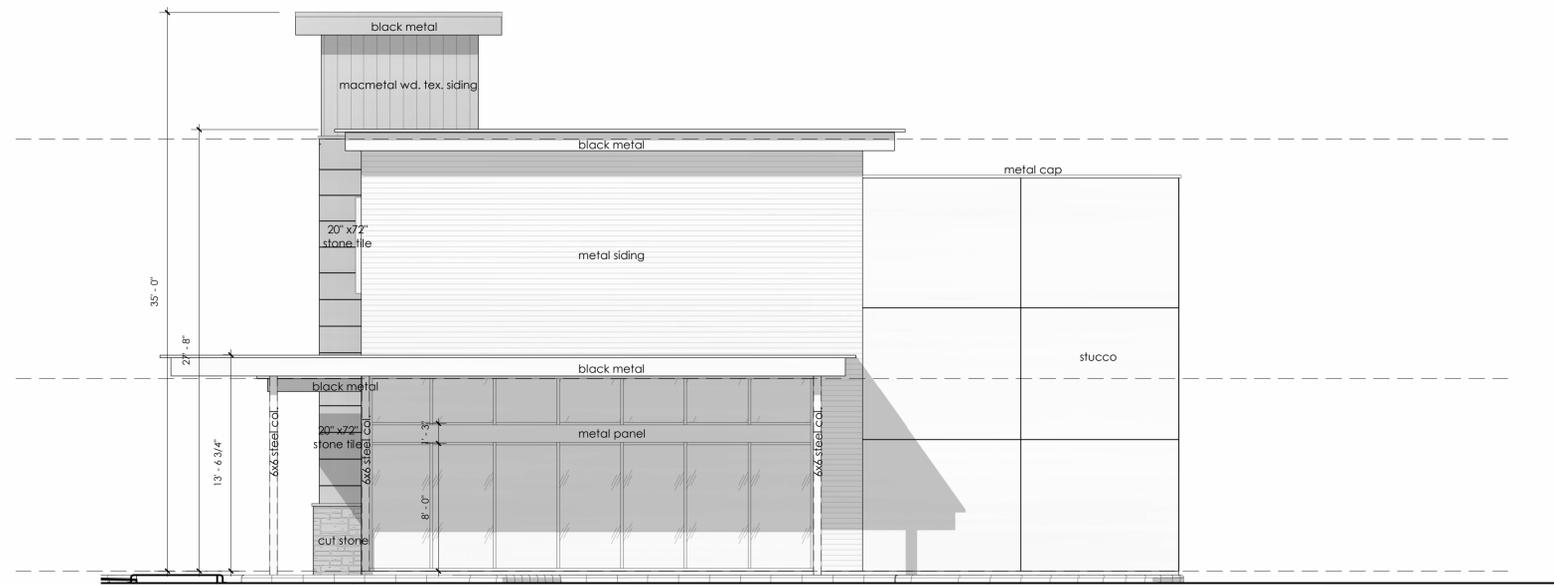
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PROJECT:
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FRONT & REAR
ELEVATIONS
A2.0
date: 12.9.24
project #: 24083



① Left Elevation
3/16" = 1'-0"



② Right Elevation
3/16" = 1'-0"

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PROJECT:
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LEFT & RIGHT
ELEVATIONS

A2.1

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project #: 24083

POSEY ROAD

OLD BASTROP HIGHWAY

LOT 1
AREA = 2.50 AC

LOT 2
AREA = 0.93 AC

50.00'
GAS
EASEMENT

4,500 SF

40.00'

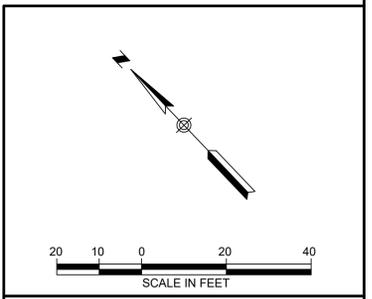
40.00'

40.00'

40.00'

LEGEND

-  LOT BOUNDARY
-  SHARED ACCESS EASEMENT
-  NEW RIGHT OF WAY



This document is released for the purpose of interim review on July 23, 2025 and is not to be used for construction, bidding, or permit purposes.

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 Building II, Suite 100 Fax 512.439.4716
 Austin, Texas 78735 FRN-F-1386

TRACE PA 3
 CONCEPT PLAN
 JULY 2025

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