



**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; samirmaredia@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



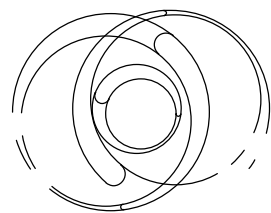


TORO GRANDE COMMERCIAL

Toro St. Cedar Park, Tx.

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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



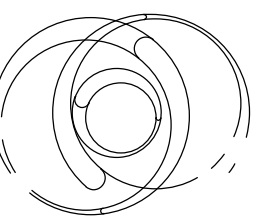


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PROJECT:  
TORO GRANDE  
COMMERCIAL  
RENDERS

A0.1

date: 12.9.24  
project # 24083



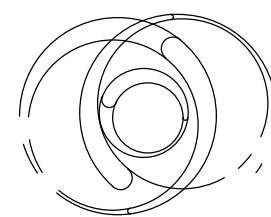


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PROJECT:  
TORO GRANDE  
COMMERCIAL  
RENDERS

A0.2

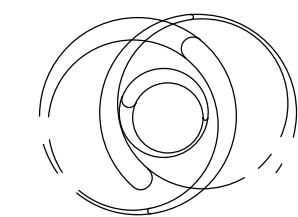
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PROJECT:  
TORO GRANDE  
COMMERCIAL  
RENDERS

A0.3

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project # 24083



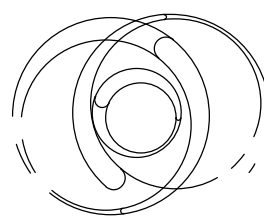


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PROJECT:  
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COMMERCIAL  
RENDERS

**A0.4**

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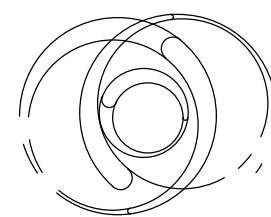


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PROJECT:  
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COMMERCIAL  
RENDERS

**A0.5**

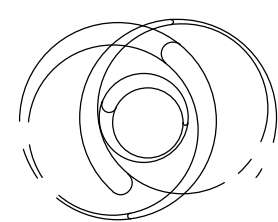
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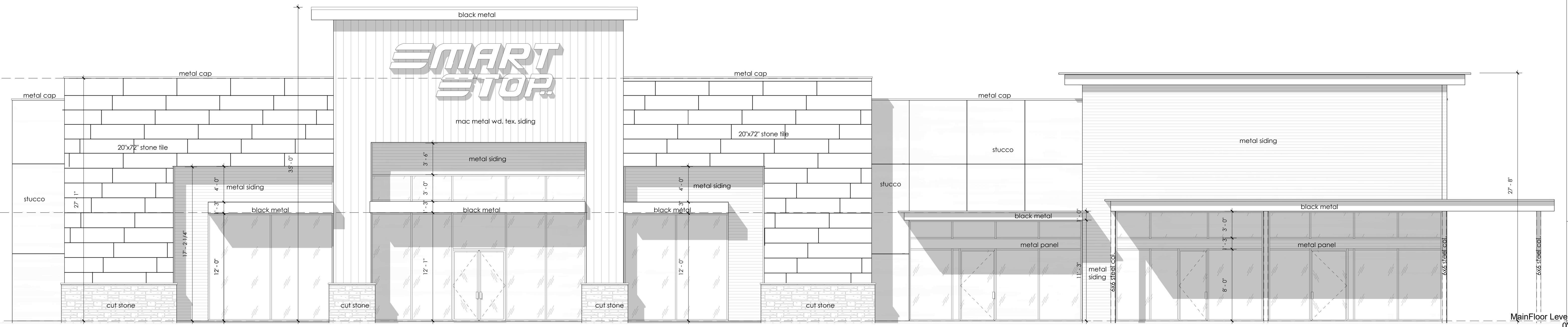
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PROJECT:  
TORO GRANDE  
COMMERCIAL  
RENDERS

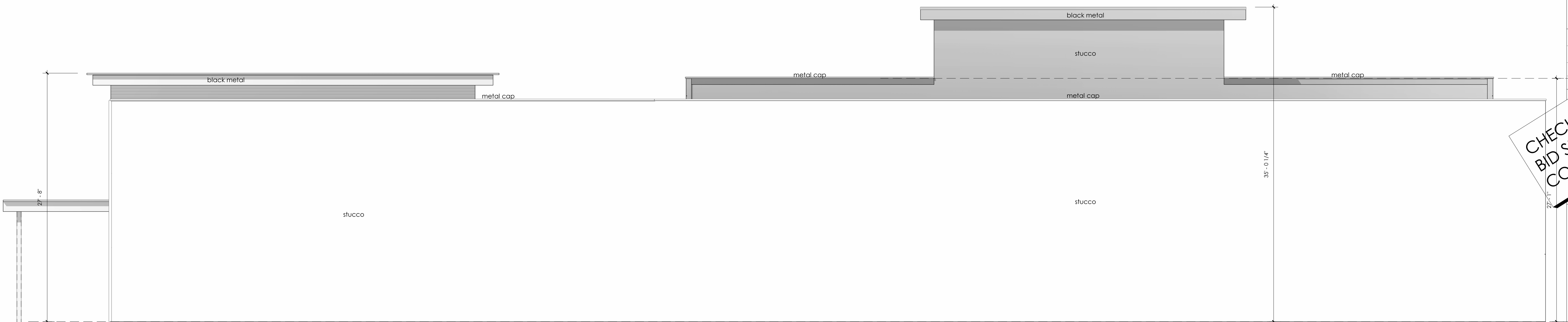
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project # 24083





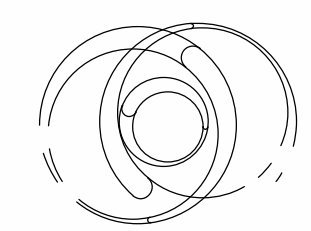
① Front Elevation  
3/16" = 1'-0"



② Rear Elevation  
3/16" = 1'-0"

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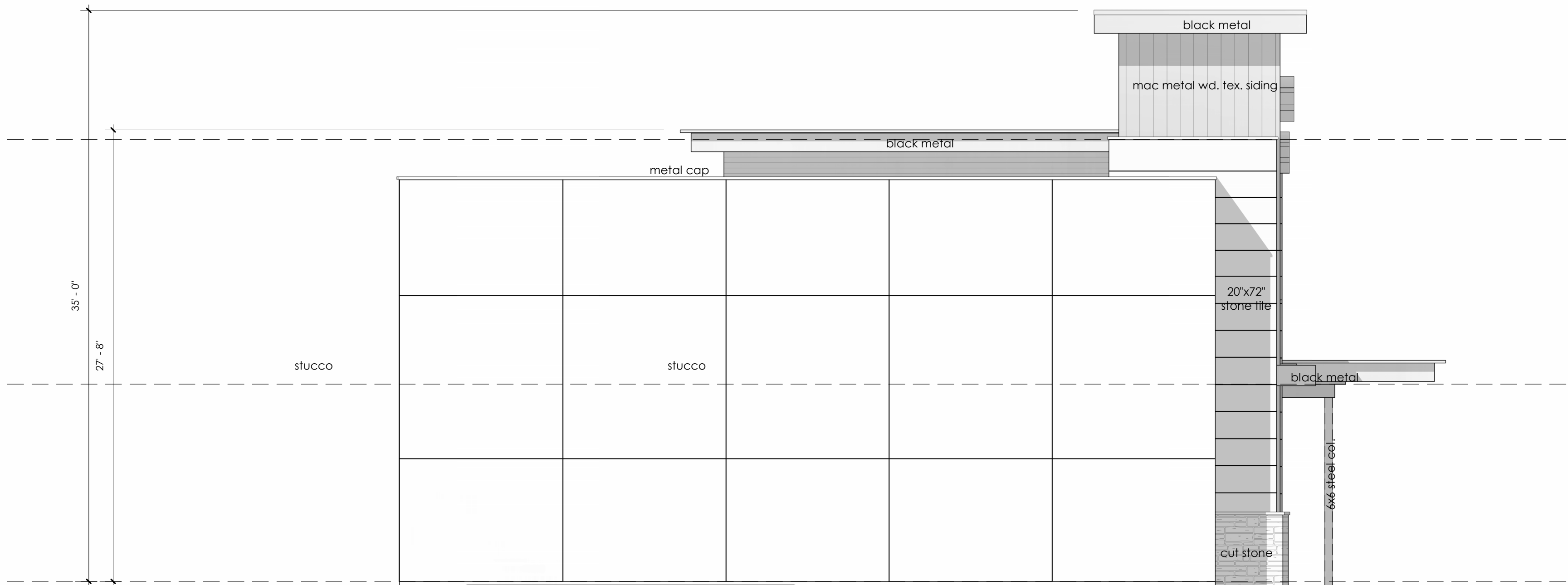


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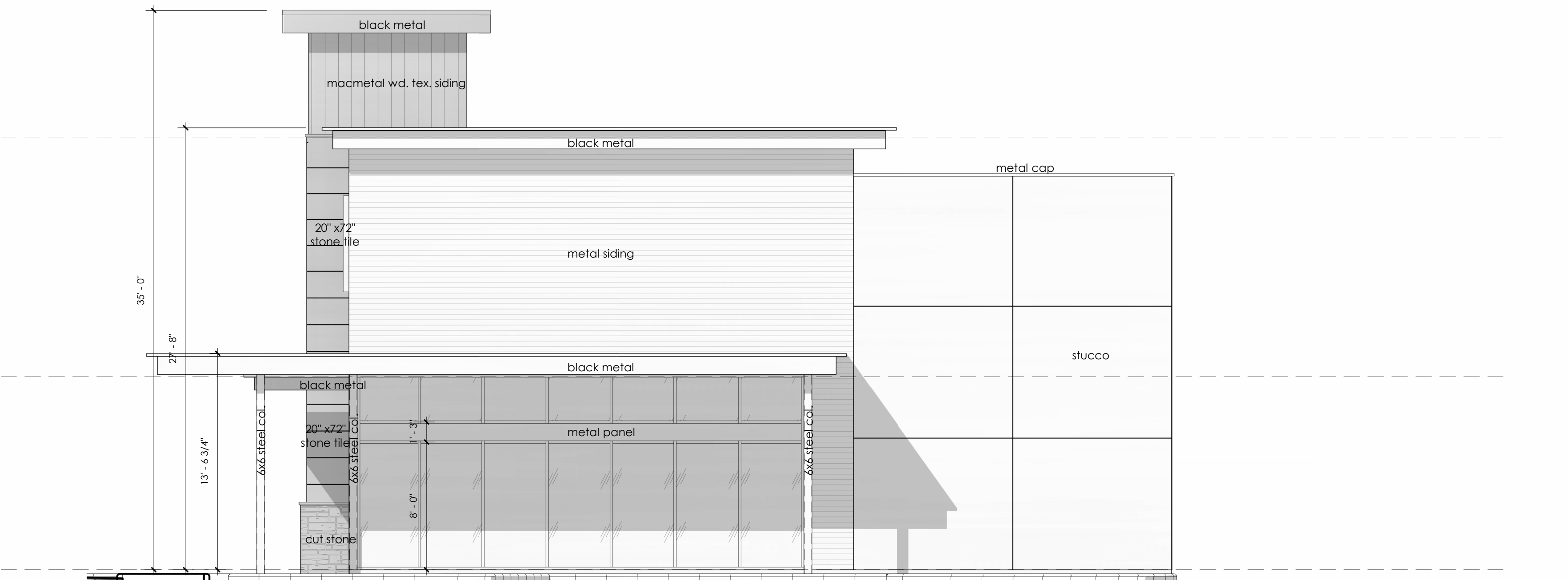
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PROJECT:  
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FRONT & REAR  
ELEVATIONS  
A2.0  
date: 12.9.24  
project # 24083





① Left Elevation  
3/16" = 1'-0"



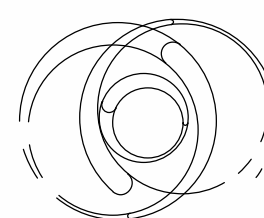
② Right Elevation  
3/16" = 1'-0"

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PROJECT:  
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LEFT & RIGHT  
ELEVATIONS

A2.1

date: 12.9.24  
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'

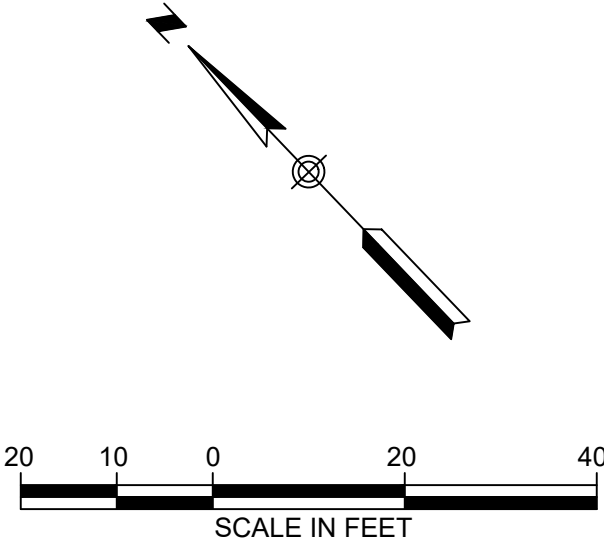
40.00'

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.

**LJA Engineering, Inc.**  
7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

TRACE PA 3  
CONCEPT PLAN  
JULY 2025

\\VA3924\2206\CA\PROJECTS\VA3924-E206\_CSP33.dwg  
User: mresendiz Aug 01, 25 - 10:29  
Plot Date/Time: Aug 01, 25 - 10:29:25