

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
Applicant's Mailing Address	[REDACTED]	Owner's Mailing Address	[REDACTED] dar
Applicant's Phone #	[REDACTED]	Owner's Phone #	[REDACTED]
Applicant's Email	L [REDACTED]	Owner's Email	[REDACTED]

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 Colum 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

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).

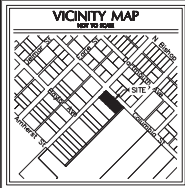
I hereby authorize Lindsey Oskoui (agent name) on behalf of
Doucet, A Kleinfelder Company (agent company) to file this application for
Zoning Application (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

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



TOPOGRAPHIC SURVEY OUT OF THE
THOMAS JEFFERSON CHAMBERS SURVEY, ABSTRACT NUMBER 2,
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS

LEGEND

- OVERHEAD ELECTRIC
- x—x— EXISTING WIRE FENCE
- ▲—▲— EXISTING HAND-HELD CONTROL NET
- AIR CONDITIONING UNIT
- CLEAN OUT
- DOWN BUY
- FIVE HYDRAULIC
- PROTECTION CONTROL VALVE
- POWER POLE
- SERVICE POLE
- SIGN (AS NOTED)
- VALVE
- WASTEWATER MANHOLE
- WATER VALVE
- WADING

○ TREE

X CHISEL PLUS FOUND
1/2" RIM AND FOUND
(UNLESS NOTED)

● CONTROL NET

□ AIR CONDITIONING UNIT

○ CLEAN OUT

○ DOWN BUY

○ FIVE HYDRAULIC

○ PROTECTION CONTROL VALVE

○ POWER POLE

○ SERVICE POLE

○ SIGN (AS NOTED)

○ VALVE

○ WASTEWATER MANHOLE

○ WATER VALVE

○ WADING

CONTROL NOTE:
BASE OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4254), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF NAVD83 (GENE). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING SURFACE DISTANCE BY THE SURFACE ADJUSTMENT FACTOR OF 1.00072, AND ROUND TO SIX DECIMALS.

BASE POINT INFORMATION:
CPI (OPUS)
N=13,868,587.27
E=2,206,907.28
ELEVATION: 684.67

DESCRIPTION: MAGNAN, W/ SHINERS SET AT SOUTHWEST CORNER OF 1/2" LINE OF COLUMBIA STREET ON A CONCRETE SQUARE SLAB SIX FEET FROM AN EXISTING SIDEWALK.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT EXAMINATION OR OTHER MATTERS OF RECORD MAY EXIST THERE NONE ARE SHOWN.

BENCHMARK NOTE:
BENCHMARK # 3
ELEVATION: 684.31
DESCRIPTION: MAGNAN, W/ SHINERS SET AT SOUTHWEST CORNER OF 1/2" LINE OF COLUMBIA STREET SEVEN FEET FROM AN EXISTING SIDEWALK AND FOUR FEET FROM THE SOUTHWEST CORNER OF 1/2" LINE OF COLUMBIA STREET.

BENCHMARK NOTE:
BENCHMARK # 2
ELEVATION: 684.64
DESCRIPTION: MAGNAN, W/ SHINERS SET AT SOUTHWEST CORNER OF 1/2" LINE OF COLUMBIA STREET ON TOP OF BACK OF CURB TEN FEET SOUTHWEST FROM AN EXISTING NO PARKING SIGN.

FLOODPLAIN NOTE:
THIS PROPERTY (AS SHOWN HEREON) IS LOCATED WITHIN ZONE "A" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.M. PANEL NO. A00000000, HAYS COUNTY, TEXAS FLOODING, JANUARY 15, 2005. SOURCE OF FLOODPLAIN LINES: FEMA WEBSITE.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

TREE SURVEY NOTE:
THE CRITICAL ROOT ZONE (CRZ) SHOWN HEREON WAS DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) X 2 = CRITICAL ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK.

MULTI-TRUNK TREES ARE INDICATED WITH AN "M" NEXT TO THE TRUNK SIZE ON THE TREE TABLE HEREON.

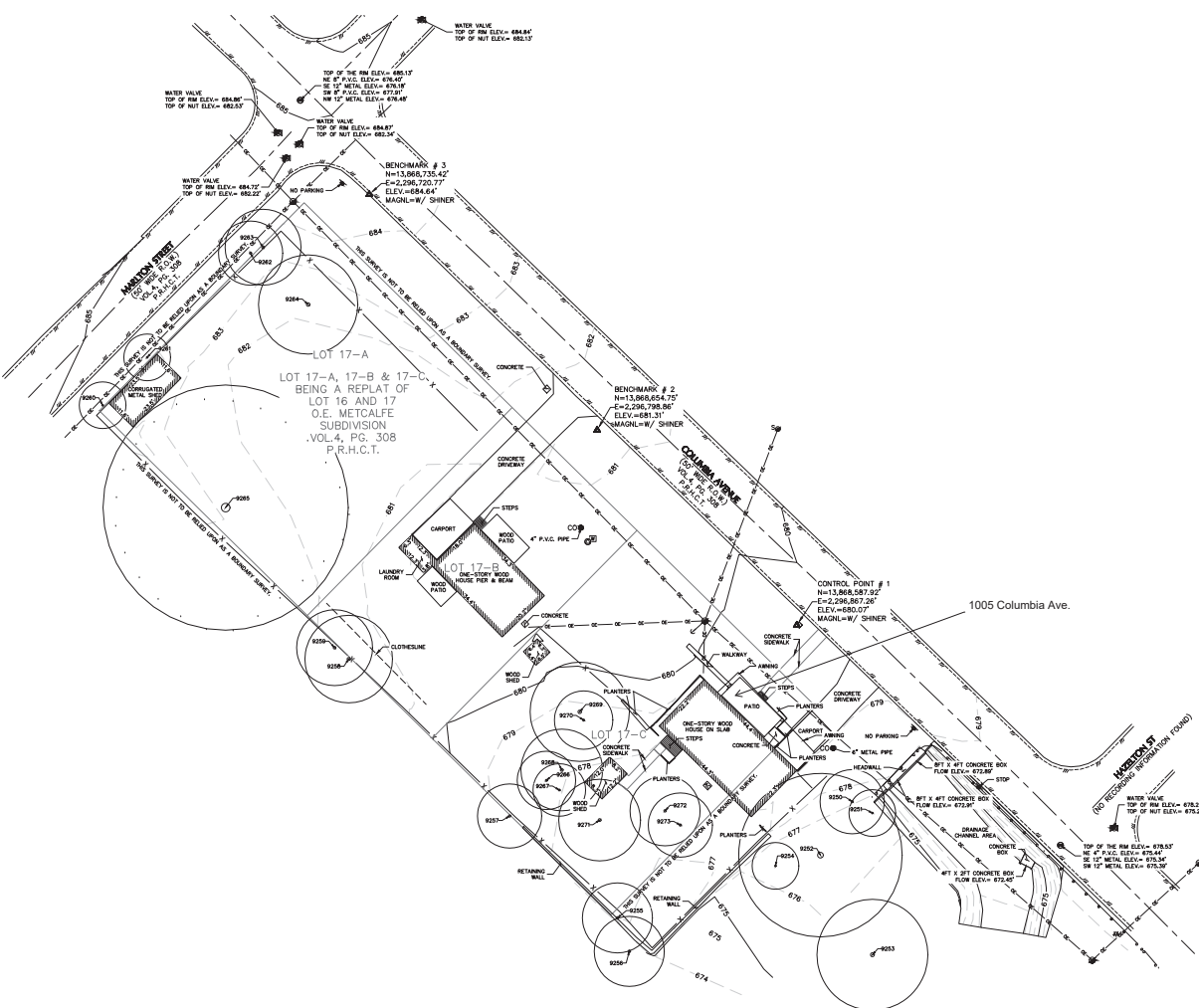
UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE ENLARGED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. UTILITY LOCATING SERVICE IS SUGGESTED BEFORE EXCAVATION OR CONSTRUCTION BEGINS.

THIS SURVEY IS NOT TO BE RELIED UPON AS A BOUNDARY SURVEY. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORD SEARCH PERFORMED BY THE SURVEYOR. ABSTRACTING WAS PERFORMED ON SEPTEMBER 23, 2025.

SURVEYOR'S CERTIFICATION:
I, JOSHUA E. ARMBRAND, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY CLOSE PERSONAL SUPERVISION AND SUPERVISION THIS SURVEY WAS MADE SUBSTANTIALLY IN ACCORDANCE WITH THE STANDARDS AND CONDITIONS SET FORTH FOR A CATEGORY I, COORDINATE TOPOGRAPHIC SURVEY, BASED ON THE 2024 MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2025.

DATE: 09/30/2025
DATE: 09/30/2025
DATE: 09/30/2025



TREE TABLE

NUMBER	SPECIES	TRUNK DIAMETER	CRZ	MULTI-TRUNKS
9250	CEDAR	11"	22'	---
9251	CEDAR	8"	16'	---
9252	LIVEDAK	28"	56'	15,10,8,8
9253	LIVEDAK	19"	38'	13,1,3
9254	CEDAR	8"	16'	---
9255	MULBERRY	12"	24'	---
9256	CEDAR	9"	18'	---
9257	CEDAR	11"	22'	---
9258	MULBERRY	15"	30'	---
9259	MULBERRY	13"	26'	---
9260	CEDAR	8"	16'	---
9261	CEDAR	8"	16'	---
9262	CEDAR	11"	22'	8,7
9263	HACKBERRY	13"	26'	9,9
9264	PECAN	17"	34'	---
9265	LIVEDAK	42"	84'	29,26
9266	CEDAR	10"	20'	---
9267	CEDAR	8"	16'	---
9268	CEDAR	14"	28'	---
9269	CEDAR	17"	34'	---
9270	CEDAR	10"	20'	---
9271	CEDAR	14"	28'	---
9272	CEDAR	12"	24'	---
9273	CEDAR	11"	22'	---



DOUCET
A Kinfielder Company

Civil Engineering // Entitlements // Geospatial

7401 B. Highway 71 W. Ste. 140
Austin, TX 78726, Tel: (512) 983-2400
www.doucetengineering.com

Party: Client: JEA
Project: 26002214.001A
Sheet: 1 OF 1
Field Book: 578
TIPELS Engineering Firm No. F-9397
TIPELS Surveying Firm No. 1018451
Survey Date: 09/23/2025

Date: 09/30/2025
Scale: 1" = 20'
Drawn by: JRT
Reviewed: JEA
Project: 26002214.001A
Sheet: 1 OF 1
Field Book: 578
Party: Client: JEA
Project: 26002214.001A
Survey Date: 09/23/2025

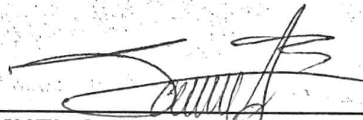
This conveyance is made subject to, all and singular, the restrictions, conditions, easements and covenants, if any, applicable to and enforceable against the above described property as reflected by the records of the County Clerk of Hays County, Texas.

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

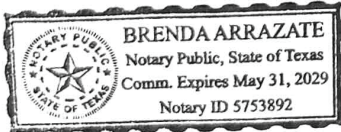
Araceli Trejo Salvador

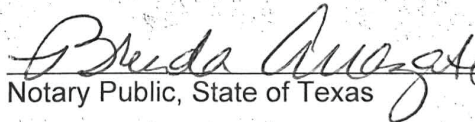
ARCELI TREJO SALVADOR

STATE OF TEXAS
COUNTY OF COMAL

§
§

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

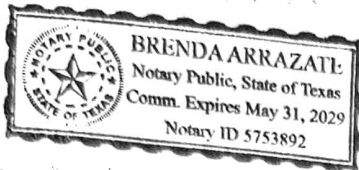



Notary Public, State of Texas

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

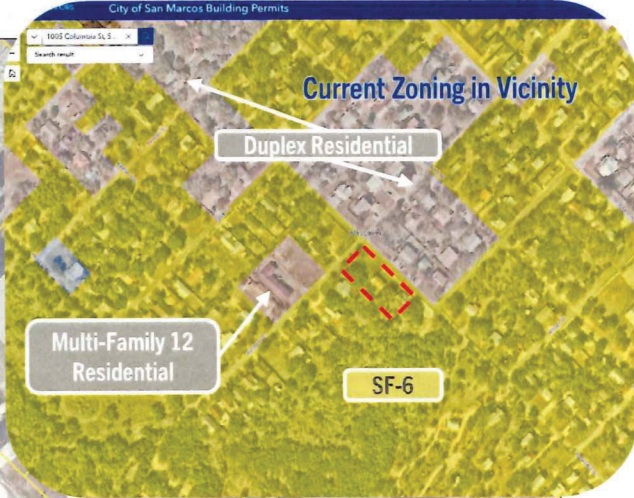
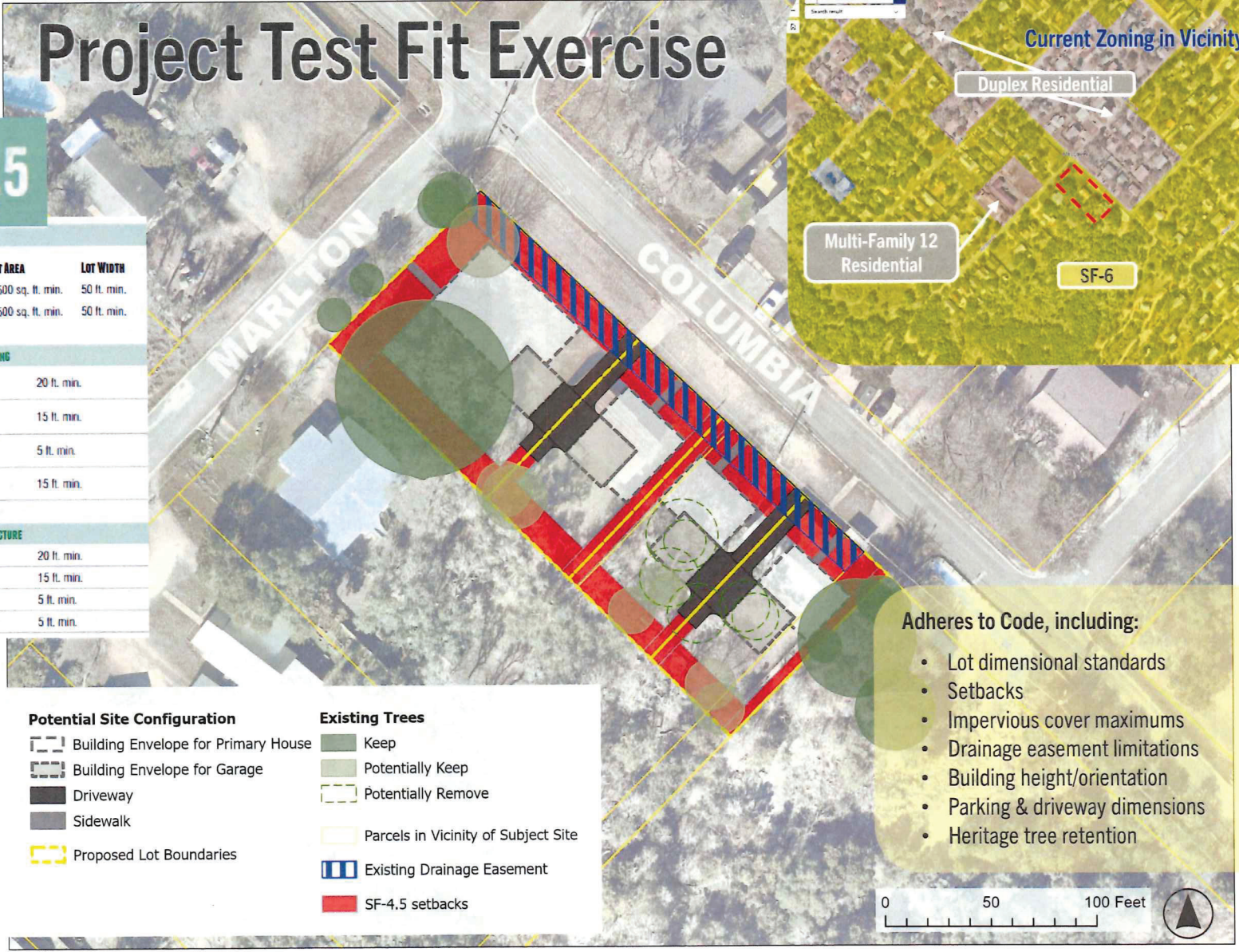
Project Test Fit Exercise

SF-4.5

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

Building Envelope for Primary House	Keep
Building Envelope for Garage	Potentially Keep
Driveway	Potentially Remove
Sidewalk	Parcels in Vicinity of Subject Site
Proposed Lot Boundaries	Existing Drainage Easement
	SF-4.5 setbacks

