

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]
Applicant's Phone #	[REDACTED]	Owner's Phone #	[REDACTED]
Applicant's Email	[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.*

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

Apply Online at MGOCONNECT.ORG

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 \$158 plus a \$15 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 \$158 plus a \$15 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: 1/15/2026

Print Name: Samuel Saldana

Form Updated March, 2023

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
—	EXISTING WIRE FENCE
—	EXISTING HAND RAIL
—	EDGE OF PARKWAY
—	CLOTHESLINE
—	CONTINUITY OF ROAD
—	TREE DUMP LINE
•	TREE
X	CHISELED PLUS FOUND 1/2" MIN. AND FOUND (UNLESS NOTED)
•	CONCRETE SET
•	AIR CONDITIONING UNIT
•	CEILING DUT
•	DOWN DUT
•	FIRE HYDRANT
•	IRIGATION CONTROL VALVE
•	POWER POLE
•	SERVICE POLE
•	SEIN (AS NOTED)
•	VALVE
•	WATERWATER MANHOLE
•	WATER VALVE
•	WATER

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH
CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011
ADJUSTMENT (EPOCH 2010) AND A VERTICAL DATUM OF NAVD83.
DEED: ALL COORDINATE VALUES AND DISTANCES SHOWN ARE
LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY
DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00021, AND
ROUND TO SIX DECIMALS AS THE POINT OF ORIGIN.

BASE POINT INFORMATION
CPI (TOPIC)
N=13,868,587.28
E=2,206,967.28
E=488.07
DESCRIPTION: MAGNOLIA WITH SHINERS SET AT SOUTHWEST
RIGHT-OF-WAY 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, EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST
WHICH WERE NOT SHOWN.

BENCHMARK NOTE:
BENCHMARK #1
ELEVATION: 684.64
DESCRIPTION: MAGNOLIA WITH SHINERS SET AT SOUTHWEST
RIGHT-OF-WAY LINE OF COLUMBIA STREET EIGHT FEET FROM AN
EXISTING SIDEWALK AND FOUR FEET FROM THE SOUTHWEST
RIGHT-OF-WAY LINE OF COLUMBIA STREET.
[SHOWN HEREIN]

BENCHMARK NOTE:
BENCHMARK #2
ELEVATION: 684.64
DESCRIPTION: MAGNOLIA WITH SHINERS SET AT SOUTHWEST
RIGHT-OF-WAY LINE OF COLUMBIA STREET ON TOP OF BACK OF
CORN TEN FEET SOUTHWEST FROM AN EXISTING NO PARKING SIGN.
[SHOWN HEREIN]

FLOODPLAIN NOTE:
THIS PROPERTY (AS SHOWN HEREIN) IS LOCATED WITHIN ZONE "A"
(AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON F.I.R.M. PANEL NO.
400000000, HAYS COUNTY, TEXAS, REVISED JANUARY 11, 2010.
SOURCE OF FLOODPLAIN LINES: FEMA WEBSITE.

**THE ABOVE STATEMENTS ARE 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 HEREIN 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 HEREIN.**

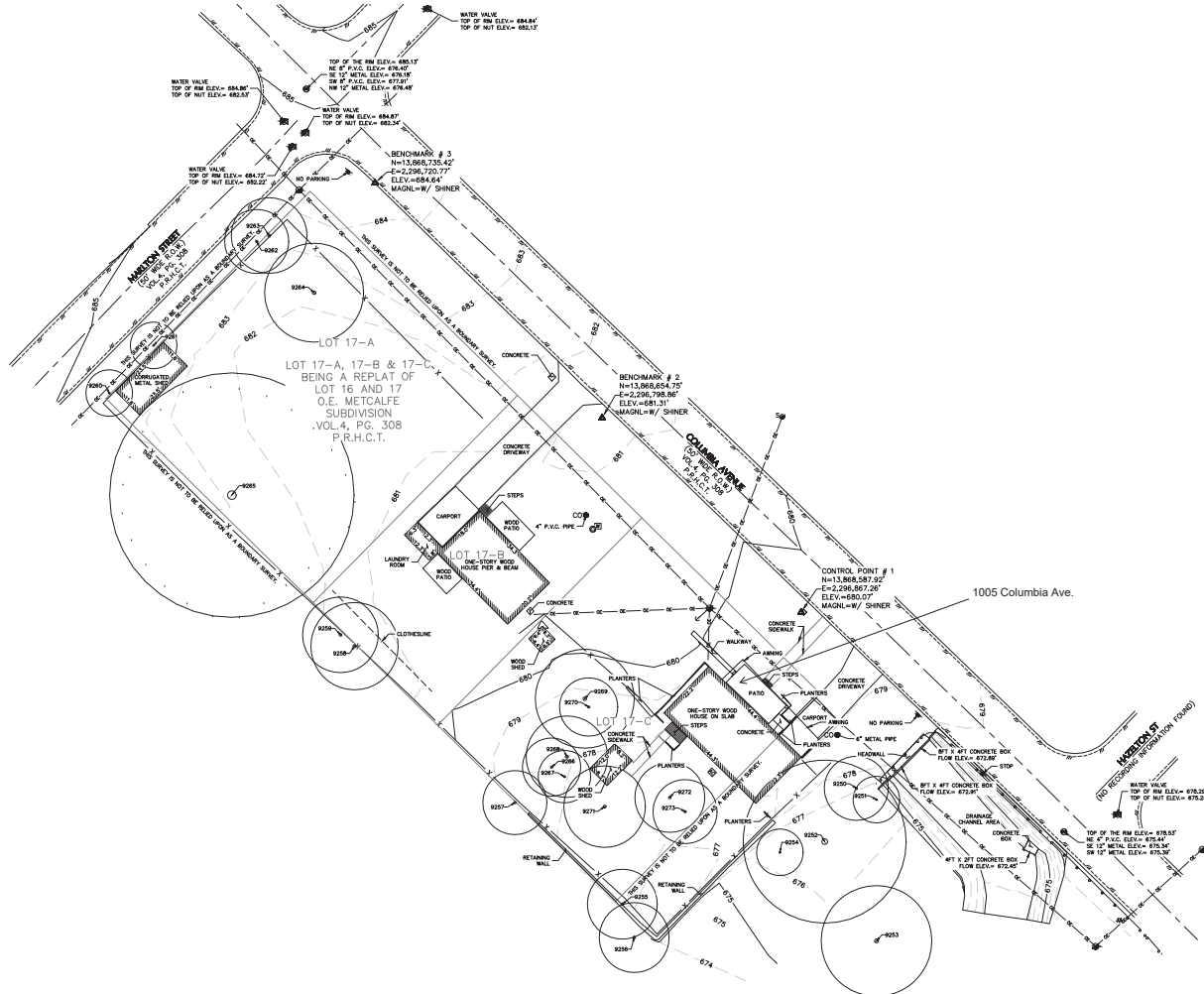
UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN
COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE
UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES
SHOWN HEREIN MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION
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 HEREIN IS BASED ON A PUBLIC
RECORD SEARCH PERFORMED BY THE SURVEYOR. ABSTRACTING WAS
PERFORMED ON SEPTEMBER 23, 2025.**

SURVEYOR'S CERTIFICATION:
I, JOSHUA P. ARMSTRONG, REGISTERED PROFESSIONAL LAND
SURVEYOR, HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY
SHOWN HEREIN WAS ACTUALLY MADE UPON THE GROUND UNDER MY
SUPERVISION AND SUPERVISION OF THE DATE SHOWN HEREIN.
I MADE SUBSTANTIALLY IN ACCORDANCE WITH THE STANDARDS AND
CONDITIONS SET FORTH FOR A CATEGORY 1, COMMERICAL
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.

09/30/2025
DATE
JOSHUA P. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4822
DOUCET, A KLEINFELDER COMPANY
ARMSTRONG@KLEINFELDER.COM



TREE TABLE				
NUMBER	SPECIES	TRUNK DIAMETER	CRZ	MULTI-TRUNKS
9250	CEDAR	11"	22'	----
9251	CEDAR	8"	16'	----
9252	LIVEDAK	38"	54'	15/10,8,8
9253	LIVEDAK	19"	38'	13/13
9254	CEDAR	8"	16'	----
9255	MULBERRY	12"	24'	----
9256	CEDAR	9"	18'	----
9257	CEDAR	11"	22'	----
9258	MULBERRY	13"	30'	----
9259	MULBERRY	13"	28'	----
9260	CEDAR	8"	16'	----
9261	CEDAR	8"	16'	----
9262	CEDAR	11"	22'	8,7
9263	HACKBERRY	13"	28'	8,9
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 Kleinfelder Company
Civil Engineering // Eminentia // Geospatial
7401 S. Highway 71 W. Ste. 140
Austin, TX 78725, Tel: (512) 583-2400
www.doucetengineering.com
Party Chief: JPA
TPELS Engineering Firm No. F-3937
TPELS Surveying Firm No. 10184551
Survey Date: 09/23/2025
Date: 09/30/2025
Scale: 1" = 20'
Drawn by: JRT
Reviewed: JPA
Project: 26002214.001A
Sheet: 1 OF 1
Field Book: 578

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:
YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

§

THAT **SAMUEL SALDANA TREJO and ARCELI TREJO SALVADOR**, a married couple, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **M. I. S. BUILDERS, LLC**, whose address is **184 Live Oak Drive, Cedar Creek, Texas 78612**, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

TRACT 1:

Lot 17-B of a replat of Lots 16 and 17, O. E. METCALFE SUBDIVISION, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 4, Page 308 of the Plat Records of Hays County, Texas.

TRACT 2:

Lot 17-C of Lots 17-A, 17-B and 17-C, O. E. METCALFE SUBDIVISION, according to the map or plat thereof recorded in Volume 4, Page 308, Plat Records of Hays County, Texas, **TOGETHER WITH that certain twenty (20) foot by one-hundred (100) foot portion of an alley** located adjacent to aforementioned Lot and being that same property conveyed in Special Warranty Deed to Albert Pulido dated May 15, 1990, recorded in Volume 836, Page 213, Official Public Records, Hays County, Texas.

TRACT 3:

Lot 17-A of Lots 17-A, 17-B and 17-C, O. E. METCALFE SUBDIVISION, according to the map or plat thereof, recorded in Volume 4, Page 308, Plat Records, Hays County, Texas.

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.

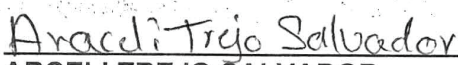
TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

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

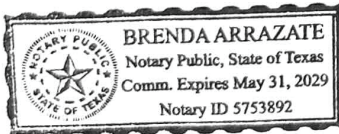


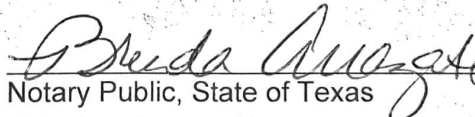
ARCELI TREJO SALVADOR

STATE OF TEXAS
COUNTY OF COMAL

§
§

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



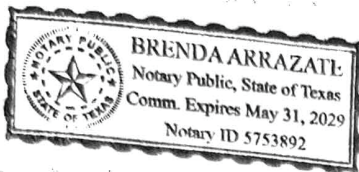


Notary Public, State of Texas

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
- Lot lines
- SF-4.5 zoning setbacks
- 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

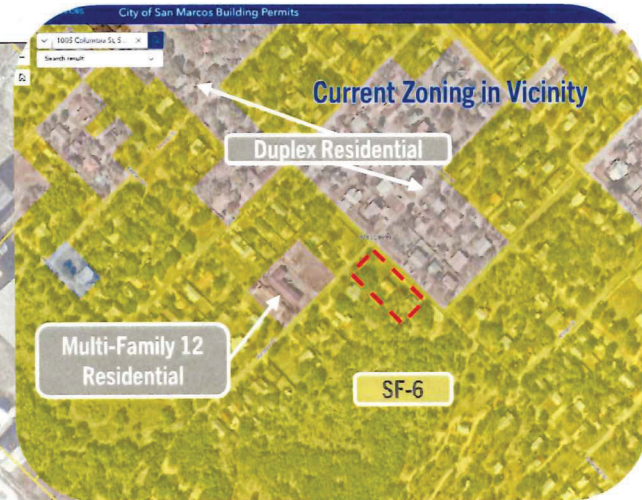
Primary Street	20 ft. min.
Secondary Street	15 ft. min.
Side	5 ft. min.
Rear	5 ft. min.

Potential Site Configuration

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

Existing Trees

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



Adheres to Code, including:

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

0 50 100 Feet

