



June 30, 2021

City of San Marcos Planning & Development Services  
630 East Hopkins  
San Marcos, TX 78666

**RE: RANCH ROAD STORAGE  
SAN MARCOS, TEXAS  
CCL 21-216**

**SUBJECT: DEVELOPMENT AGREEMENT APPLICATION SUBMITTAL**

On behalf of our Client, Tom Holman, please find the following documents for the Development Agreement Application submittal on the referenced Project:

- Pre-development Meeting Notes dated December 29, 2020;
- Development Agreement Application;
- Location Map;
- CAD file;
- Current Tax Receipt;
- Lien Holder, Citizens First Bank, Jim Wood, 2001 ESE Loop 323, Tyler, TX 75701;
- Statement of the preferred scenario map destination;
- Development Agreement;
- Agreement to the Placement of Notification Signs and Acknowledgement of Notification requirements.
- Agent Authorization to Represent Property Owner;
- Utility Service Acknowledgements for Electric, Water, Wastewater, one (1) each;

We provide this Application and related documents for your review and comments. Please advise if you have questions.

Sincerely,

  
Hugo Elizondo, Jr., P.E.  
Manager

Attachments

# DEVELOPMENT AGREEMENT APPLICATION

Updated: September, 2020



## CONTACT INFORMATION

Applicant's Name	Hugo Elizondo, Jr., P.E.	Property Owner	Thomas Holman
Company	Cuatro Consultants, Ltd.	Company	Holman-Farrar Holdings, LLC
Applicant's Mailing Address	PO Box 2579, Kyle, TX 78640	Owner's Mailing Address	5236 McCormick Mountain Drive, Austin, TX 78734
Applicant's Phone #	512-565-9040	Owner's Phone #	214-986-8787
Applicant's Email	hugo@cuatroconsultants.com	Owner's Email	tom.holman@unitedpropertiesgroup.com

## PROPERTY INFORMATION

Subject Property Address(es): 1850 Old Ranch Road 12, San Marcos, TX 78666

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Total Acreage: 1.108 Tax ID #: R 14227

Preferred Scenario Designation: Low Intensity Existing Use of Property: Self Storage

## DESCRIPTION OF REQUEST

Proposed New Preferred Scenario Designation, if any: Low Intensity

Proposed Base Zoning Districts: Industrial (Self Storage)

Proposed Land Uses: Controlled Climate Storage Facility

## 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 \$2,113 plus \$100 per acre

Technology Fee \$13

MAXIMUM COST \$5,013

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

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.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 \$91 plus a \$13 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 \$91 plus a \$13 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: 6/29/2021

Print Name: Thomas Holman

## PROPERTY OWNER AUTHORIZATION

I, Thomas Holman (owner name) on behalf of  
Holman-Farrar Holdings, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
1850 Old Ranch Road 12, San Marcos, TX 78666 (address).

I hereby authorize Hugo Elizondo, Jr., P.E. (agent name) on behalf of  
Cuatro Consultants, Ltd. (agent company) to file this application for  
Development Agreement (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:




Date:

6/29/21

Printed Name, Title:

Thomas Holman

Signature of Agent:



Date:

6/29/21

Printed Name, Title:

Hugo Elizondo, Jr.

Form Updated October, 2019

## **DEVELOPMENT AGREEMENT**

This **DEVELOPMENT AGREEMENT** (this "**Agreement**") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2021 (the "Effective Date"), by and between the **CITY OF SAN MARCOS, TEXAS**, a Texas home-rule municipal corporation (the "**City**") and **Holman-Farrar Holdings, LLC** ("**Owner**"). The **City** and **Owner** are sometimes hereinafter referred to individually as "**Party**", and collectively as the "**Parties**". The Parties agree as follows:

### **PURPOSES AND CONSIDERATIONS**

WHEREAS, Owner currently owns approximately 1.10 acres, more or less, located in the Extraterritorial Jurisdiction ("ETJ") of the City, Hays County, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, which is attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, Owner desires to connect to City utilities; and

WHEREAS, as a condition of its consent to the connection of utilities, the City requires consent to and a request for annexation; and

WHEREAS, Owner desires to be annexed into the city limits of the City and to zone all of the Property as a Light Industrial "LI" District pursuant to Subpart B of the City of San Marcos Code of Ordinances, as that Code exists on the Effective Date of this Agreement, and in accordance with the Site Plan, as more particularly described in **Exhibit "B"** attached hereto; and

WHEREAS, the City is authorized to make and enter into this Agreement with Owner in accordance with SUBCHAPTER G, CHAPTER 212, LOCAL GOVERNMENT CODE and Chapter 2 of the San Marcos Development Code ("SMDC"), to accomplish the following purposes:

- A. Extend the City's planning authority in accordance with the Site Plan and the development regulations contained herein under which certain uses and development of the Property is authorized; and
- B. Authorize enforcement by the City of municipal land use and development regulations, as required and/or authorized by the SMDC, as applicable, to the extent the same are consistent with the development regulations contained herein and in the same manner the applicable regulations are enforced within the City's municipal boundaries; and

NOW THEREFORE, the City and Owner in consideration of the premises, the mutual covenants and agreements of the Parties hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, agree as follows:

## **SECTION 1: GENERAL TERMS AND CONDITIONS**

### 1.01 Site Plan

The City hereby approves the general use and development of the Property in accordance with the Site Plan, which is incorporated herein as **Exhibit "B"**. The Site Plan shall constitute the Land Use Plan under Section 2.4.3.3 of the SMDC. The Site Plan may only be amended to increase conformance with the SMDC or as stated in Section 2.04 below. Development applications for the Property shall be consistent with the Site Plan.

### 1.02 Proposed Schedule of Development and Phasing

Subject to the terms of this Agreement, Owner plans to develop the property in one phase immediately following the adoption of this Development Agreement and after issuance of required permits.

### 1.03 Base Zoning District(s)

Development will follow development standards for the LI District, as those standards exist on the Effective Date of this Agreement.

### 1.04 Development Standards:

- A. Permitted Uses: No uses other than Self Storage Facility and office will be allowed on the Property.
- B. Dimensional and Development Standards: The Property shall be developed in compliance with the SMDC as it exists on the Effective Date of this Agreement.
- C. Architectural Design Standards: Owner agrees to construct the buildings using Stucco or other approved Masonry finish for a minimum of 50 percent of the front facade and in substantial conformance with the illustrations or specifications shown in **Exhibit "C"**.
- D. Additional Landscape Standards: Owner agrees to provide tree preservation and landscaping in accordance with **Exhibit "D"**. This includes:
  - Twenty-two (22) shade trees within the landscape buffer;
  - Eighteen (18) understory trees within the landscape buffer;



E. Variations from SMDC:

- Parking requirements for the self storage facility shall consist of Seventeen (17) spaces including one (1) ADA space per generally accepted standards for self storage facilities, see **Exhibit “E”**
- Lighting Plan is Dark Sky compliant and shown as **Exhibit “F”**.

F. All other regulations of the San Marcos Development Code shall apply.

1.05 Application Procedures

- A. Development of the Property shall follow the standard development process identified in the SMDC and applicable ordinances of the City.
- B. Permits for the proposed development may be released upon recordation of this Development Agreement subject to compliance with all applicable standards, procedures and payment of fees under the City's Code of Ordinances are met.

1.06 Special Standards: there are no additional, special standards that apply to this development.

1.07 Utilities

- A. Owner shall connect to the City's waste water infrastructure when available at the front property line. Owner is currently served by an existing OSSF permitted by Hays County. Owner has submitted engineering plans requested by City of San Marcos for location, depth and alignment for extending sanitary sewer line to property. Owner reserves the right to use existing septic system until City of San Marcos offsite wastewater main is complete and accepted for service by the City. At that time, the Owner will transfer wastewater service to central system. Existing OSSF system will be abandoned per TCEQ once all services are transferred to the City system.
- B. The City currently provides water service.
- C. City of San Marcos Electric Service currently provides electrical service.

1.08 Annexation

- A. The City may annex the property prior to issuance of a Certificate of Occupancy.

## **SECTION 2: MISCELLANEOUS PROVISIONS**

### **2.01 Term**

The term of this Agreement will commence on the Effective Date and continue for fifteen (15) years thereafter ("Initial Term"), unless sooner terminated under this Agreement. After the Initial Term, the Agreement shall be automatically renewed for two successive fifteen (15) year periods. This Agreement may be terminated before the expiration of any renewal period, however, if the Owner submits a written request to the City to allow uses other than self-storage facility or office under section 1.04(A), and the City approves such request. If the City approves the request, then this

Agreement shall automatically terminate upon such approval.

### **2.02 Enforcement and Default and Remedies for Default**

- A. The Parties agree that the City shall be entitled to enforce the SMDC as the SMDC exists on the Effective Date of this Agreement, as modified by Plans adopted pursuant to this Agreement. If either Party defaults in its obligations under this Agreement, the other Party must, prior to exercising a remedy available to that Party due to the default, give written notice to the defaulting Party, specifying the nature of the alleged default and the manner in which it can be satisfactorily cured, and extend to the defaulting Party at least thirty (30) days from receipt of the notice to cure the default. If the nature of the default is such that it cannot reasonably be cured within the thirty (30) day period, the commencement of the cure within the thirty (30) day period and the diligent prosecution of the cure to completion will be deemed a cure within the cure period. The City may issue Stop Work Orders for violations arising under this Agreement or the City of San Marcos Code of Ordinances, as applicable.
- B. If either Party defaults under this Agreement and fails to cure the default within the applicable cure period, the non-defaulting Party will have all rights and remedies available under this Agreement or applicable law, including the right to institute legal action to cure any default, to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party's obligations under this Agreement by specific performance or writ of mandamus, or to terminate this Agreement or other enforcement remedies the City may possess under its municipal regulatory authority.
- C. Notwithstanding anything herein to the contrary, no party shall be deemed to be in default hereunder until the passage of ten (10) business days after receipt by such party of notice of default from the other party. Upon the passage of ten (10) working days without cure of the default, such party shall be deemed to have defaulted for purposes of this Agreement.



## 2.03 Authority, Applicable Rules and Right to Continue Development

- A. This Agreement is entered under the statutory authority of Sections 42.042 and 212.172 of the Texas Local Government Code. The Parties intend that this Agreement guarantee the continuation of the extraterritorial status of portions of the Land as provided in this Agreement; authorize certain land uses and development on the Land; provide for the uniform review and approval of plats and development plans for the Land; provide exceptions to certain ordinances; and provide other terms and consideration, including the continuation of land uses and zoning upon annexation of any portion of the Land to the City.
- B. Execution of this agreement, under Section 212.172 of the Texas Local Government Code, constitutes a permit under Chapter 245.

## 2.04 Exhibits/Amendment

- A. All exhibits attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and *vice-versa*. Each of the Parties has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not be employed in interpreting this Agreement or its exhibits. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.
- B. All changes to this agreement shall be presented to the City Council for review and final approval as an amendment to this agreement in accordance with the procedures established in the City's Development Code.

## 2.05 Recordation

Pursuant to the requirements of Section 212.172(f), Texas Local Government Code, this Agreement shall be recorded in the official public records of Hays County, Texas. The terms of this Agreement shall be binding upon: (a) the Parties; (b) the Parties' successors and assigns; (c) the Property; and (d) future owners of all or any portion of the Property.

## 2.06 Assignment and Binding Effect Upon Successors

- A. Owner hereunder, may assign this Agreement, and the rights and obligations of Owner to a subsequent purchaser of all or a portion of the undeveloped property within the Project provided that the assignee assumes all of the obligations hereunder. Any assignment must be in writing, specifically describe the property in question, set forth the assigned rights and obligations and be executed by the proposed assignee. A copy of the assignment document must be delivered to the City and recorded in the real property records as may be required by applicable law. Upon any such assignment, the assignor will be released of any further obligations under this Agreement as to the property sold and obligations assigned.
- B. The provisions of this Agreement will be binding upon, and inure to the benefit of the Parties, and their respective successors and assigns. This Agreement will not, however, be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Project.

## 2.08 Miscellaneous

- A. Governing Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, as it applies to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The parties acknowledge that this Agreement is performable in Hays County, Texas and hereby submit to the jurisdiction of the courts of that County, and hereby agree that any such Court shall be a proper forum for the determination of any dispute arising hereunder.
- B. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the Parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible.
- C. Notices. All notices, demands and requests required hereunder shall be in writing and shall be deemed to have been properly delivered and received (i) as of the date of delivery to the addresses set forth below if personally delivered or delivered by facsimile machine, with confirmation of delivery (in the event a facsimile is sent after 5:00 p.m. local San Marcos, Texas time, it shall be deemed to have been received on the next day), or email (as indicated below); (ii) three (3) business days after deposit in a regularly maintained receptacle for the United States mail, certified mail, return receipt requested and postage prepaid; or (iii) one (1) business day after deposit with Federal Express or comparable overnight delivery system for

overnight delivery with all costs prepaid. All notices, demands and requests hereunder shall be addressed as follows:

If to City:     City of San Marcos  
                     Attn: City Manager  
                     630 East Hopkins Street  
                     San Marcos, Texas 78666

With a copy to:

City of San Marcos  
Attn: City Attorney  
630 East Hopkins Street  
San Marcos, TX 78666

If to the Owner: Thomas Holman

5236 McCormick Mountain Drive

Austin, Texas 78734

[tom.holman@unitedpropertiesgroup.com](mailto:tom.holman@unitedpropertiesgroup.com)

214-986-8787

Any party may change the address for notice to it by giving notice of such change in accordance with the provisions of this Section.

- D. **GOVERNMENTAL FUNCTION; IMMUNITY.** The City's execution of and performance under this Agreement will not act as a waiver of any immunity of the City to suit or liability under applicable law. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.

EXECUTED to be effective as of the Effective Date first stated above.

**CITY OF SAN MARCOS, TEXAS:**

By:

\_\_\_\_\_, City Manager

Acknowledgment

STATE OF TEXAS       §  
                                  §  
COUNTY OF HAYS     §

\_\_\_\_\_

This instrument was acknowledged before me on the    day of \_\_\_\_\_ 2021,  
by \_\_\_\_\_, City Manager of the City of San Marcos, in such capacity, on behalf of said  
entity.

Notary Public, State of Texas

**Holman-Farrar Holdings, LLC.:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Acknowledgement

STATE OF TEXAS           §  
                                     §  
COUNTY OF TRAVIS     §

This instrument was acknowledged before me on the \_\_day of\_\_\_\_\_2021,  
by \_\_\_\_\_ , in his capacity as owner of Holman-Farrar Holdings, LLC

\_\_\_\_\_  
Notary Public, State of Texas

**Exhibit A**  
**Metes and Bounds**

FIELD NOTE DESCRIPTION FOR A 1.11 ACRE TRACT OF LAND, SITUATED IN HAYS COUNTY, TEXAS:

BEING A 1.11 ACRE TRACT OF LAND OUT OF THE T.H.W. FORSYTH SURVEY, ABSTRACT NO. 173, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO HOLMAN-FARRAR, LLC., RECORDED IN DOCUMENT NO. 18022900 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found, lying in the north right-of-way line of Old Ranch Road 12, a public road, marking the southwest corner of a 50 foot right-of-way easement recorded in Volume 1277, Page 71 of the Official Public Records of Hays County, Texas, for the south corner of this tract;

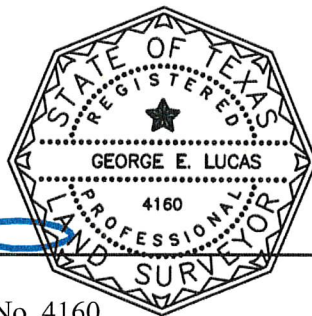
THENCE, North  $61^{\circ}43'36''$  West, a distance of 111.62 feet, to a magnail found in concrete, lying in the north right-of-way line of said Old Ranch Road 12, at the point-of-curvature of a curve to the right, for an angle corner of this tract;

THENCE, along said curve to the right, an arc length of 43.97 feet, said curve having radius of 29.19 feet, a chord which bears North  $18^{\circ}04'44''$  West, for a distance of 39.93 feet to a 1/2" iron rod lying in the southeast line of a 50 foot access easement recorded in Volume 309, Page 533 and Volume 308, Page 670 of the Official Public Records of Hays County, Texas, at the point-of-tangency of said curve, for the west corner of this tract;

THENCE, North  $25^{\circ}13'17''$  East, a distance of 318.53 feet, along the east line of said 50 foot access easement, common with the northwest line of this tract, to a 1/2" iron rod found, marking the west corner of a 0.94 acre tract of land conveyed by Deed to Herman and Adelina Flores, recorded in Document No. 00116610 of the Official Public Records of Hays County, Texas, for the north corner of this tract;

THENCE, South  $64^{\circ}47'07''$  East, a distance of 138.39 feet, along the southwest line of said 0.94 acre tract, common with the northeast line of this tract, to a 1/2" iron rod found, lying in the northwest line of said 50 foot right-of-way easement, marking the south corner of said 0.94 acre tract, for the east corner of this tract;

THENCE, South  $25^{\circ}08'50''$  West, a distance of 353.56 feet, along the northwest line of said 50 foot right-of-way easement, common with the southeast line of this tract, to the POINT OF BEGINNING, containing 1.11 acres of land, more or less.



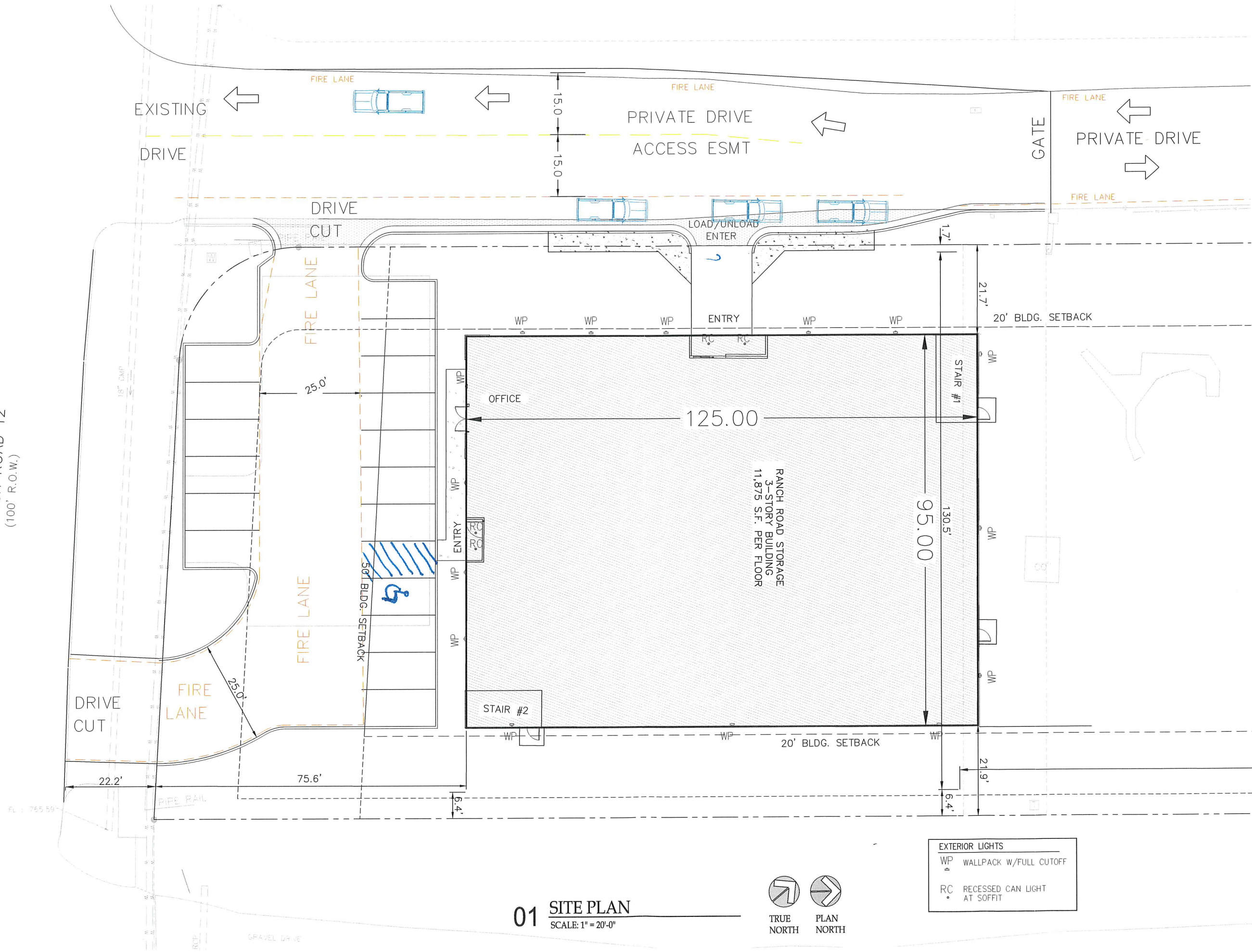
George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: June 21, 2021



## **Exhibit B**

### **Site Plan**

OLD RANCH ROAD 12  
(100' R.O.W.)



01 SITE PLAN  
SCALE: 1" = 20'-0"



MAULDIN ARCHITECTS, PLLC  
8603 CROWNHILL BLVD., #30  
SAN ANTONIO, TEXAS 78209  
PHONE: 210-313-3197  
INFO@MAULDINARCHITECTS.COM

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PRELIMINARY  
DRAWING - NOT FOR  
CONSTRUCTION  
ISSUED FOR ZONING  
CITY REVIEW AND  
OWNER APPROVAL

MICHAEL D. MAULDIN  
TEXAS #16733

New Building  
Ranch Road Self-Storage  
Ranch Road 12  
San Marcos, Texas

REVISIONS:	NO.	DESCRIPTION	DATE

DATE: 04/29/2021

SHEET TITLE:  
SITE PLAN

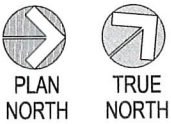
SHEET NUMBER:  
ASP1

**Exhibit C**  
**Architectural Design Standards**





01 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



M

MAULDIN  
ARCHITECTS

MAULDIN ARCHITECTS, PLLC  
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DRAWING - NOT FOR  
CONSTRUCTION  
ISSUED FOR ZONING  
CITY REVIEW AND  
OWNER APPROVAL.

MICHAEL D. MAULDIN  
TEXAS #16733

REVISIONS:  
NO. DESCRIPTION DATE


DATE: 06/02/2021

SHEET TITLE:  
FIRST  
FLOOR PLAN

SHEET NUMBER:  
A1.1

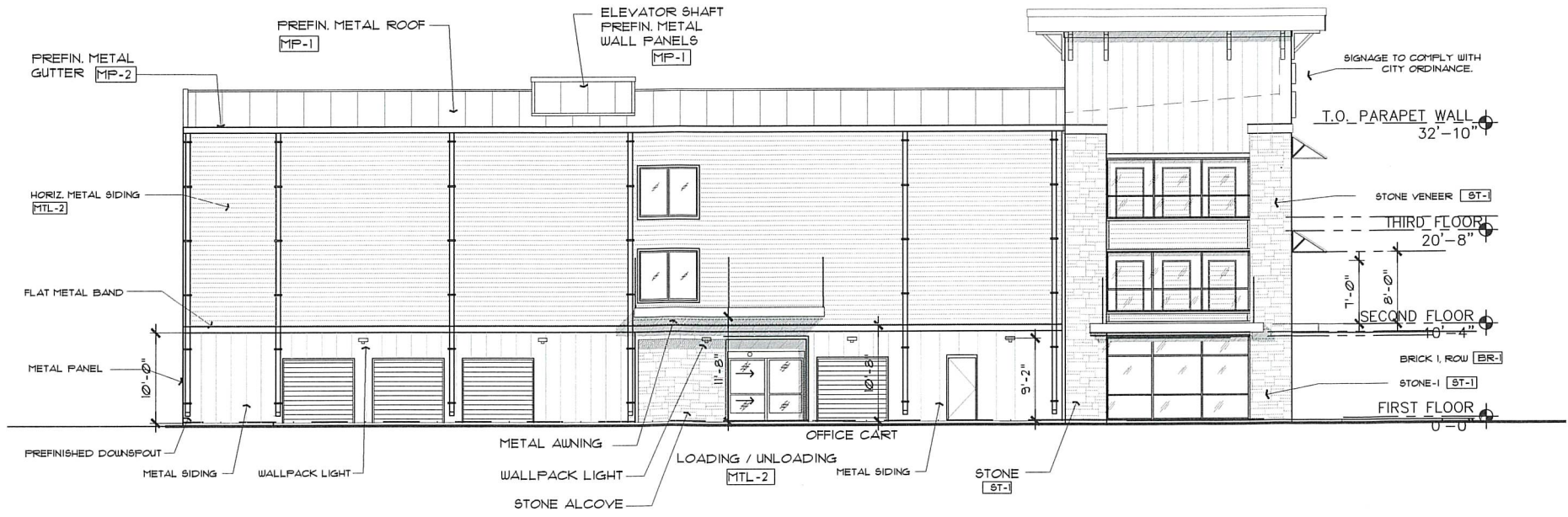
New Building  
Ranch Road Self-Storage  
Ranch Road 12  
San Marcos, Texas





FRONT ELEVATION NORTH  
RANCH ROAD SELF STORAGE  
1900 Ranch Road 12 San Marcos, Texas

MAULDIN ARCHITECTS  
San Antonio, Texas



WEST SIDE  
RANCH ROAD SELF STORAGE  
1900 Ranch Road 12 San Marcos, Texas

MAULDIN ARCHITECTS  
San Antonio, Texas

M

MAULDIN  
ARCHITECTS

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MICHAEL D. MAULDIN  
TEXAS #16733

New Building  
Ranch Road Self-Storage  
Ranch Road 12  
San Marcos, Texas

REVISIONS:	DATE
NO. DESCRIPTION	

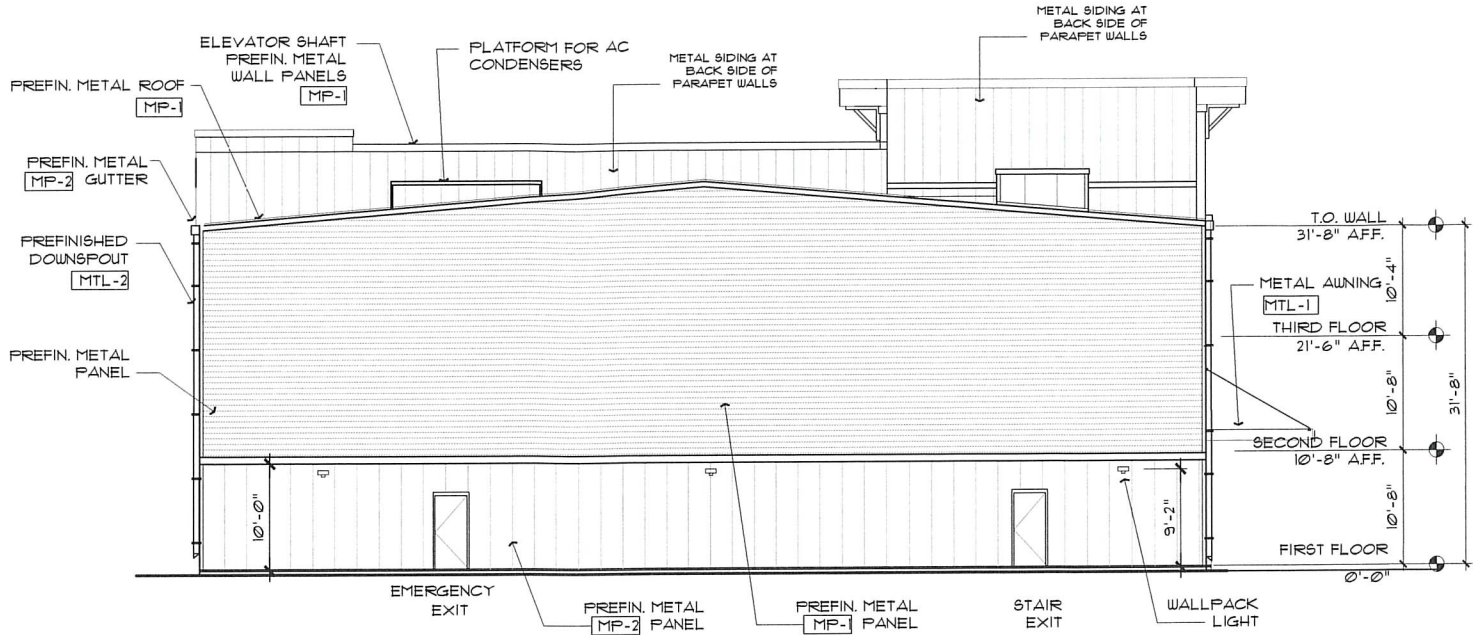
DATE: 06/02/2021

SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:  
A2.1

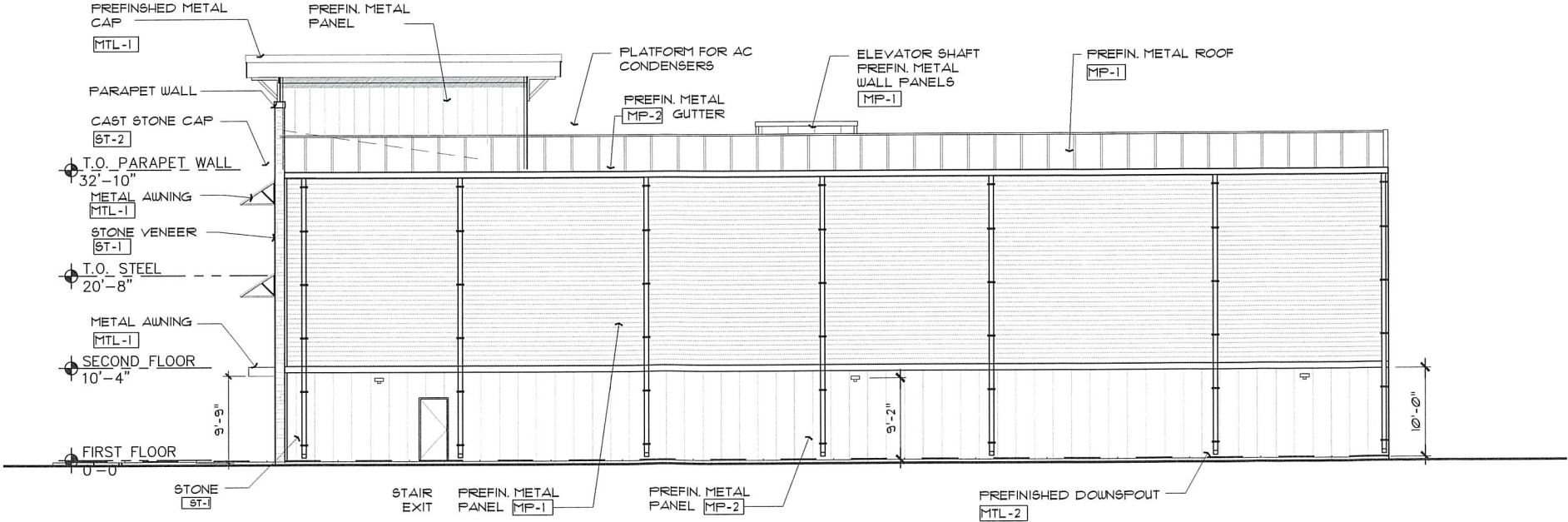


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**BACK ELEVATION NORTH**  
**RANCH ROAD SELF STORAGE**  
1900 Ranch Road 12 San Marcos, Texas

**MAULDIN ARCHITECTS**  
San Antonio, Texas



**EAST SIDE**  
**RANCH ROAD SELF STORAGE**  
1900 Ranch Road 12 San Marcos, Texas

**MAULDIN ARCHITECTS**  
San Antonio, Texas



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OWNER APPROVAL

MICHAEL D. MAULDIN  
TEXAS #16733

New Building  
Ranch Road Self-Storage  
Ranch Road 12  
San Marcos, Texas

REVISIONS:	NO.	DESCRIPTION	DATE

DATE: 06/02/2021

SHEET TITLE:  
ELEVATIONS

SHEET NUMBER:

A2.2

**Exhibit D**  
**Landscape Standards**



11.69 ACRES  
HOLMAN-FARRAR  
HOLDINGS, LLC.  
DOCUMENT NO. 18022900

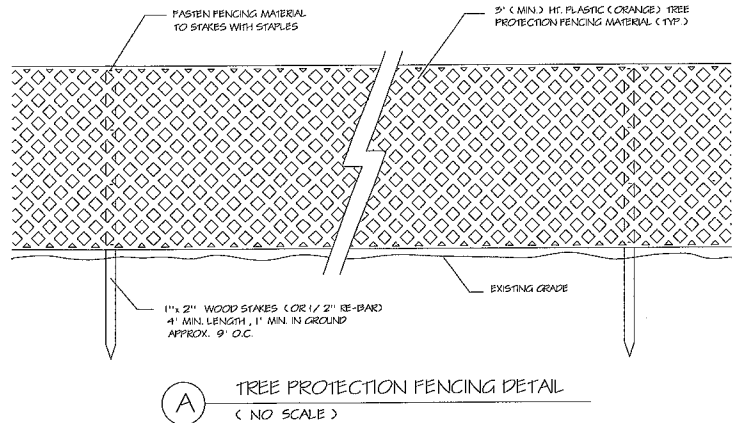
1.446 ACRES  
UC2, LTD.  
DOCUMENT NO.  
9927461  
O.P.R.H.C.T.

0.94 ACRES  
HERMAN FLORES &  
ADLEINA FLORES  
DOCUMENT NO. 116610

TREE NO.	*SPECIES	**CALIPER 9" - 23.99"	***CALIPER 24" - 30"	***CALIPER 24" - 30" (SPECIMEN)	PRESERVED (X)	REMOVED (X)	***BLDG FOOTPRINT (X)	MITIGATION TREES	MITIGATION INCHES (SPECIMEN TREES)
1	HACKBERRY		30"		X				
2	HACKBERRY	35"			X				
3	HACKBERRY	22"			X				
4	HACKBERRY	12"			X				
5	HACKBERRY	10"			X				
6	HACKBERRY	18"			X				
7	HACKBERRY	9"			X				
8	HACKBERRY	8"			X				
9	HACKBERRY	9"			X				
10	ELM	9"			X				
11	ELM	19"			X				
12	ELM	11"			X				
13	ELM	9"			X				
14	ELM	16"			X				
15	MESQUITE	13"			X				
16	HACKBERRY	15"			X				
17	ELM	24"			X				
18	HACKBERRY	10"			X				
19	ELM	22"			X				
20	CHINA BERRY	14"			X				
21	HACKBERRY	17"			X				
22	CEDAR	14"			X				
23	CHINA BERRY	14"			X				
24	OAK	13"			X				
25	OAK	8"			X				
26	OAK	19"			X				
27	HACKBERRY	8"			X				
28	LIVE OAK		35"						
TOTAL MITIGATION TREES		NONE	NONE		ALL	NONE	NONE	NONE	NONE
TOTAL SPECIMEN INCHES			65"						

TREE PROTECTION / PRESERVATION SPECIFICATIONS:

- 1.) Install Tree Protection Fencing in areas indicated on plan prior to site clearing, grading and construction. Remove only when necessary or prior to landscape and irrigation installation.
- 2.) Apply shredded hardwood mulch underneath protected trees prior to time of fencing at a minimum depth of 3".
- 3.) Prevent storage or operation of heavy equipment within tree protection Fencing.
- 4.) Prevent storage or mixing of any deleterious chemicals or other construction materials within tree protection fencing.
- 5.) When grading or trenching must occur adjacent to protected trees any necessary cutting of tree roots must be done in a clean fashion using appropriate cutting tools such as chain-saws, pruners or hand saws to avoid ripping or fracturing roots that may result in rotting and disease.
- 6.) Minimize any additional fill soils on top of root zones. When new sidewalks are constructed in the root zones of protected trees contractor should try to install walkway "on top" of the root system and not "through" the root system in order to minimize damage to "significant" surface roots.



14.874 ACRES  
AGP DAKOTA OWNER, LLC.  
DOCUMENT NO. 18009385

INTEGRATED LANDSCAPE  
ARCHITECTURE, LLC  
785 ROLLING OAKS DRIVE  
DRIFTWOOD, TEXAS 78619  
E-MAIL : INFO@LANDARCHTX.COM  
PHONE : 713-975-7851



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	06/06/21	ISSUE FOR PERMIT

RANCH ROAD STORAGE  
1900 RANCH ROAD 12  
SAN MARCOS, TEXAS 78666  
FOR: HOLMAN-FARRAR HOLDINGS, LLC

Tree  
Preservation  
Plan

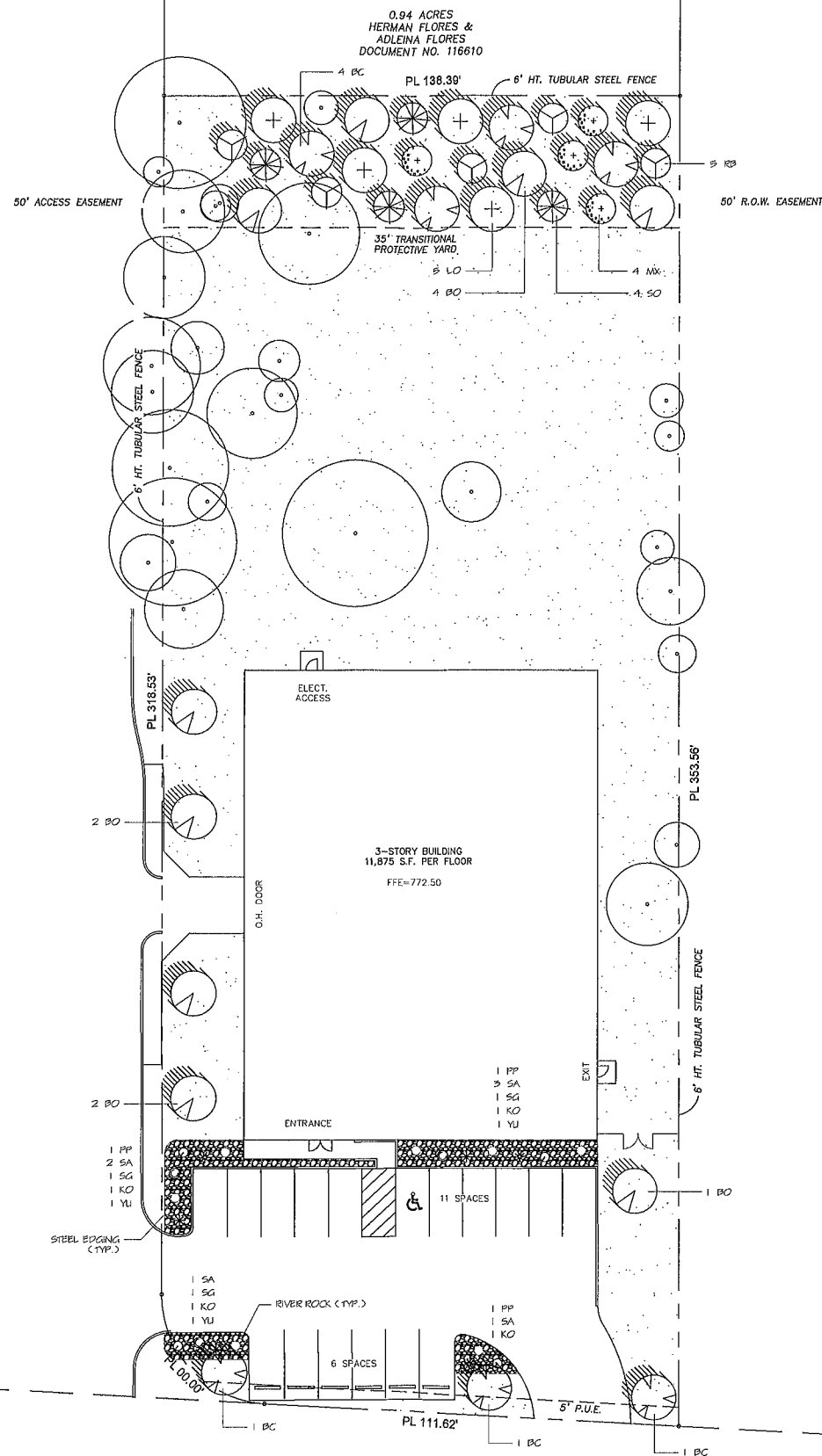
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(B) CONTAINER TREE PLANTING DETAIL  
(NO SCALE)

(A) RIVER ROCK / PLANTING DETAIL  
( NO SCALE )

### LANDSCAPE CONSTRUCTION SPECIFICATIONS:

- 1.) General Contractor to bring all areas to final grade with a bobblade using a good quality, gradable topsoil.
- 2.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 3" to 4" of new Soil Mix and pre-emergent herbicide (such as Penmat or Ephem) as the recommended rates, then rake all bed areas smooth prior to planting.
- 3.) Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundation. Install open Ryegrass Seed landscape sods at 1/2" x 5" thick x 4' tall between turf and planting beds. Cut exposed corners at 45 degrees until bed built up against curb or walkways for pedestrian safety.
- 4.) Fertilize all new trees, shrubs and groundcovers with Osmocote (or equal) time-release fertilizer.
- 5.) Cover all new planting beds with "River Rock" (or "Ball Rock"). Gravel for planting beds to be brown "River Rock" (or "Ball Rock") of medium size (1/2" to 3/5") applied at a minimum thickness of depth of 2.5" to 3.5" maximum. Mulch for new trees to be typical shredded hardwood bark mulch at a minimum rate of 2" thick.
- 6.) Double-Stake all specified trees (see plant list) with 2 (2") tall painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing.
- 7.) Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers' recommendations.
- 8.) All plants should be inspected and certified by the Owner. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Landscape Architect or in size then specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not result in a monetary increase in the amount of work.
- 9.) Thorough, hand water all new plantings immediately after planting.
- 10.) Fine grade all new turf areas (if by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- 11.) Solid sod within properly to be 99 percent pure Common Bermudagrass. Sod to be rolled immediately after wetting and installation. Hydromulch to be Common Bermudagrass hydromulch at a rate of 2 lbs. hulled seed per 100 sq. ft. and includes a complete micron and macro fertilizer.
- 12.) Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- 13.) The Owner, Landscape Architect and General Contractor reserve the right to reject any materials or workmanship that does not conform to the specifications used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.



OLD RANCH ROAD 12

CITY OF SAN MARCOS DEPT. OF PLANNING AND DEVELOPMENT  
LANDSCAPE ANALYSIS FORM

A) REQUIRED LANDSCAPE AREA  
RETAIL AND COMMERCIAL: 10% LANDSCAPE AREA REQUIRED  
TOTAL SITE AREA: 48,392 S.F. X 10 = 4,839 S.F. LANDSCAPE AREA REQUIRED  
LANDSCAPE AREA: 19,216 S.F. / 48,392 S.F. = 39.74% LANDSCAPE AREA PROVIDED

B) INTERNAL PLANTINGS  
4,839 S.F. / 1000 S.F. = 5 TREES AND 15 SHRUBS REQUIRED












C) STREET TREES  
OLD RANCH ROAD 12 139.62' / 50 = 3 TOTAL STREET TREES REQUIRED

D) PARKING LOT LANDSCAPING  
( NOT APPLICABLE. ONLY 17 PARKING SPACES PROPOSED )

PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
7	BC	BALD CYPRESS <i>Taxodium distichum</i>	45 GAL. 2 1/2" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9'-11" HT. X 4'-5" SPR., MATCHING
9	BUR	BUR OAK <i>Quercus macrocarpa</i>	45 GAL. 3" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9'-11" HT. X 5'-6" SPR., MATCHING
4	KO	KNOCK OUT SHRUB ROSE <i>Rosa compacta 'Double Knock-Out'</i>	3 GAL.	12"-16" HT. X 1'-18" SPR.
5	LO	LIVE OAK <i>Quercus virginiana</i>	45 GAL. 2 1/2" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 10'-12" HT. X 5'-6" SPR., MATCHING
4	MX	MEXICAN PLUM <i>Prunus mexicana</i>	30 GAL. 2" CAL. MIN.	SINGLE-TRUNK 8'-9" HT. X 4'-6" SPR., MATCHING
3	PP	PRICKLY PEAR CACTUS <i>Cylindropuntia emoryana</i>	7-10 GAL.	FULL, HEALTHY, MATCHING
6	PB	TEXAS REDBUD <i>Cercis canadensis 'Texanica'</i>	2" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9'-10" HT. X 4'-5" SPR.
7	SA	SAGE, "SILVERADO" <i>Leucophyllum frutescens 'Silverado'</i>	3 GAL.	3" OC. C., FULL, HEALTHY, MATCHING 2'-3" HT. X 18"-24" SPR.
3	SG	AUTUMN SAGE <i>Salvia greggii</i>	3 GAL.	FULL, HEALTHY, MATCHING
4	SO	TEXAS SCOPHORA <i>Sophora alba</i>	2 1/2" CAL. MIN.	12" MIN. HT. X 3.5'-4.5" SPR., MATCHING
3	VU	WAXED LEAF YUCCA <i>Yucca pupilloa</i>	30 GAL. 7 CAL. - 10 GAL.	SINGLE-TRUNK, FULL TO GROUND 7'-9" HT. X 3.5'-4.5" SPR.
				FULL, HEALTHY, MATCHING 22"-30" HT. X 24"-36" SPR., FULL
HYDRD		COMMON BERMUDA GRASS <i>Cynodon dactylon</i>	8Q. FT.	WITH GREEN CELLULOSE FIBER AND FERTILIZER, APPLY WHERE INDICATED
SOD		COMMON BERMUDA GRASS	SQ. YD.	SODS SOFT ROLLS INSTALL WHERE INDICATED

NOTES :

- 1) EDGE ALL NEW PLANTING BEDS, CURBS, WALKWAYS, BUILDING FOUNDATIONS AND ANY OTHER PAVING WITH 2 ROWS OF SOLID SOD (3' WIDTH) AND HYDROMULCH ALL REMAINING CONSTRUCTION DISTURBED TURF AREAS.
- 2) ALL NEW LANDSCAPE AREAS AND PLANTINGS TO BE IRRIGATED WITH A PROFESSIONALLY DESIGNED AND INSTALLED AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. (TO BE DESIGNED UPON SITE AND LANDSCAPE PLAN APPROVAL.)

PLANT LEGEND		
BC		BALD CYPRESS
BO		BUR OAK
LO		LIVE OAK
MX		MEXICAN PLUM
RB		TEXAS REDBUD
SO		TEXAS SOPHORA
PP		PRICKLY PEAR CACTUS
SA		SILVERADO SAGE
SG		SALVIA GREGGII
KO		KNOCK-OUT SHRUB ROSE
YU		TEXAS YUCCA

14.874 ACRES  
AGP DAKOTA OWNER, LLC.  
DOCUMENT NO. 18009385

SCALE : 1" = 20'



## LANDSCAPE PLAN

**SCALE : 1" = 20'**

1

**INTEGRATED LANDSCAPE  
ARCHITECTURE, LLC**  
7665 ROLLING OAKS DRIVE  
DRIFTWOOD, TEXAS 78619  
E-MAIL : [INFO@LANDARCHTX.COM](mailto:INFO@LANDARCHTX.COM)  
PHONE : 713-973-7851



## ISSUES AND REVISIONS

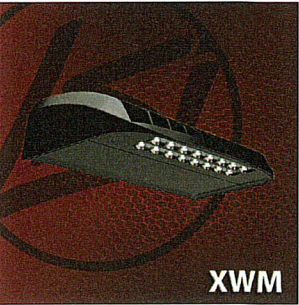
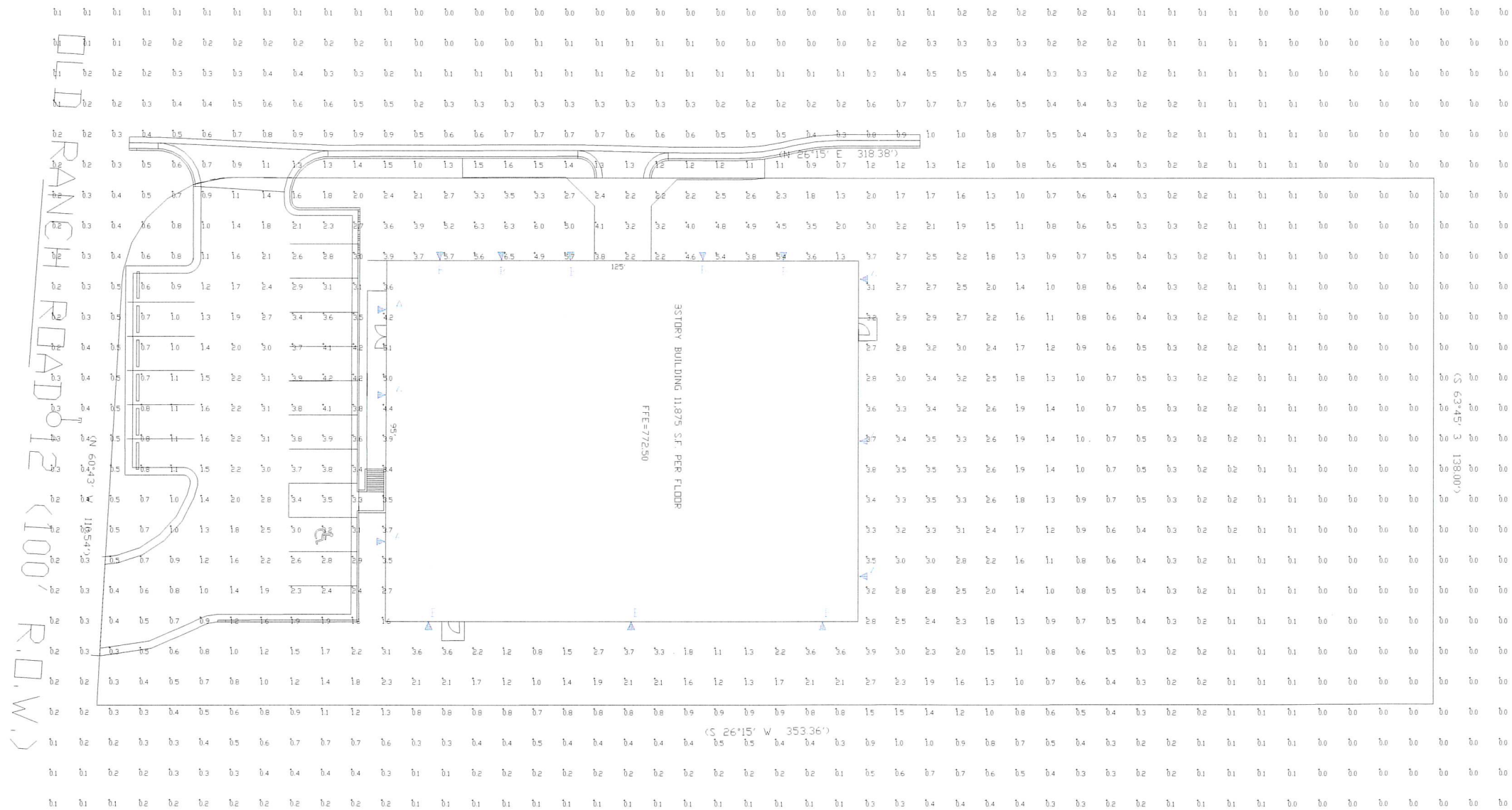
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**RANCH ROAD STORAGE**  
1900 RANCH ROAD 12  
SAN MARCOS, TEXAS 78666  
FOR: HOLMAN-FARRAR HOLDINGS, LLC

## Landscape Plan

# L1.0

**Exhibit F**  
**Photometric Plan**



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A	SINGLE	XWM-FT-LED-12L-50 MTD @ 24'	1.000	1.000	0.900	11838	102.2
	8	B	SINGLE	XWM-FT-LED-04L-50 MTD @ 10'	1.000	1.000	0.900	3991	29.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	0.92	6.5	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	2.10	4.2	0.3	7.00	14.00

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 8492



LIGHTING PROPOSAL

LD-153933

SELF STORAGE

OLD RANCH ROAD 12

SAN MARCOS, TX

BY: MVE

DATE: 07-21

REV

SHEET 1 OF 1

SCALE: 1"=16'

0 16

**Exhibit E**  
**Parking Requirements**  
**for**  
**Self-Storage**

## Parking:

As the Architect for numerous self storage facilities in many cities in Texas, ranging from 26,000 sf to 145,000 sf, single story and multi-story, we have found 4-5 parking spaces at the office are sufficient and two temporary parking/loading areas at each door to interior hall adequate. Formal docks and warehouse type loading areas are not needed. Most customers use cars, pickups, U-Haul small to medium trucks & trailers to transport items for storage.

Self storage typically requires very few parking spaces.

1. Office: One for manager on duty, 2-4 for customers at office.
2. Storage entry to interior hall: Two temporary parking areas for each entry door to hall to conditioned spaces not formally striped.
3. Outside accessed units are accessed by customers parking in front of their unit and do not factor into formal parking count.

This particular new building has 2 entry door locations to interior halls to conditioned spaces - one at front and one at side of building. So 4 temporary parking areas would be provided resulting in a total of 6 parking spaces plus loading/unloading areas. Self Storage owners and operators desire to give their customers the access needed including adequate parking. They also do not want to over-park the facility with excessive impervious cover on the site. Facilities offering trucks/trailers for rent should increase parking at office by 2 spaces to accommodate busy times.

Self storage use is quite different from Warehouse use, even when the property is 100,000 SF or more.

1. The number of employees is much less, with just one manager on duty, and sometimes two managers/workers per property.
2. The time that customers are at the facility is usually quite short, 10-20 minutes.
3. The number of customers at any one time is typically 1-2, sometimes 3, loading, unloading or checking on their unit.
4. The number of unique visitors to a self self storage of medium size averages 5-7 per day.

Examples: Guard Dog Storage in northern San Marcos, completed in 2020, has 6 parking spaces at the office building which also has one entry to the hall to conditioned spaces. So 2 loading/unloading spaces plus 4 for the office at this front building. The rest of the units are outside accessed units with customers parking in front of their individual units. One of our recent projects in Kyle, Texas has 7 parking spaces at the office for facility over 100,000 sf. Another 90,000 sf project in New Braunfels has 7 parking spaces at the office. Neighbors Storage in Buda has a total of 9 parking spaces. Smaller facilities have had 4-5 parking spaces at the office. The city of Dallas codified Self Storage parking to 6 spaces at the office in 2015, no matter the size of the facility.

We are proposing to provide a minimum of 12 parking spaces at the front parking lot of the new building.