ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: March, 2023

CONTACT INFORMATION

Applicant's Name	Brennan Duecy	Property Owner	Jenkins Becky Jo Revocable Trust
Company	The Duecy Group	Company	
Applicant's Mailing Address	2212 Wilmd Rudolph Rd. Austin, TX 78748	Owner's Mailing Address	132 Hopping Peach San Marcos TX. 78666
Applicant's Phone #	[redacted]		
Applicant's Email			

PROPERTY INFORMATION

Subject Property Address(es): 906 Chestnut Street San Marcos, TX 78666

Legal Description: Lot 104, 107 **Block** _____ **Subdivision** Park ADDN

Total Acreage: .79 **Tax ID #:** R 37717

Preferred Scenario Designation: _____ **Existing Zoning:** Legacy MU

Existing Land Use(s): Residential

DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-4 or CD-5

Proposed Land Uses / Reason for Change: Increased Density

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* $1,000 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 – WWW.MYGOVERNMENTONLINE.ORG/

Docusign Envelope ID: 8C6C1467-C7EB-4EFF-AEAE-93602D580ADC

PROPERTY OWNER AUTHORIZATION

I, Jenkins Becky Jo Revocable Trust (owner name) on behalf of

_____ (company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at

906 Chestnut Street San Marcos, TX 78666 (address).

I hereby authorize Brennan Duecy/Lucia Duecy (agent name) on behalf of

The Duecy Group (agent company) to file this application for

Zoning Change (application type), and, if necessary, to work with

the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Signed by: 2CAA8ACF3A34456... Date: 2/20/2025

Printed Name, Title: Emily Hoffman, Trustee

Signature of Agent: _____ Date: 2/20/2025

Printed Name, Title: Brennan Duecy, Principal

Form Updated October, 2019

Docusign Envelope ID: 8C6C1467-C7EB-4EFF-AEAE-93602D580ADC

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 $150 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 $150 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: Signed by: 2CAA8ACF3A34456... Date: 2/20/2025

Print Name: Emily Hoffman

Form Updated March, 2023

Clerk's Note: At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon of photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed.

21055372 DEED Total Pages: 4
Filed and Recorded: 10/07/2021 09:30:06 AM

GENERAL WARRANTY DEED

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

Date: The 23 day of Sept., 2021

Grantor: [redacted]

Grantor's Address 936 Hudson Lane, New Braunfels, Texas 78130-4495

Grantee: [redacted]

Grantee's Address 936 Hudson Lane, New Braunfels, Texas 78130-4495

Consideration: TEN AND NO/100 DOLLARS and other valuable consideration

Property (including any improvements):

0.77 acres, more or less, being all of lots 104 and 107, AND the Southwest 12 feet of lots 105 and 106 of THE THIRD DIVISION OF PARK ADDITION TO THE CITY OF SAN MARCOS, Hays County, Texas as recorded in Volume 56, Page 47 of the Hays County Deed records, and being more particularly described by metes and bounds in attached Exhibit "A", and incorporated her reference herein.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, the payment of which Grantee assumes; all restrictions, covenants, easements, rights-of-way and prescriptive rights, whether of record or not; any outstanding royalty and mineral reservations, conditions and recorded instruments, other than liens and conveyances, affecting said property; and any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property.

Conveyance and Warranty:

Grantor, for the consideration stated herein and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold unto Grantee, Grantee's heirs, executors, administrators,

successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Becky Jo Jenkins

Becky Jo Jenkins

THE STATE OF TEXAS
COUNTY OF Hays

SUBSCRIBED AND ACKNOWLEDGED before me by Becky Jo Jenkins on this 23rd day of September, 2021.

SHELBY PAPE
Notary Public, State of Texas
Comm. Expires 01-23-2023
Notary ID 130088616

Notary Public, State of Texas

No title examination concerning the herein described real property was made by the attorney, Marilyn G. Miller, by whom this instrument was prepared. The property description attached, or set forth herein, was furnished by parties hereto, and all responsibility for the accuracy thereof is expressly assumed by the grantor and grantees herein named. Therefore, no representations as to warranties of title are made by the attorney, Marilyn G. Miller.

952 · 401

DESCRIPTION OF 0.77 ACRES, MORE OR LESS, OF LAND AREA BEING ALL OF LOTS 104 AND 107 AND THE SOUTHWEST 12 FEET OF LOTS 105 AND 106 OF THE THIRD DIVISION OF PARK ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS AS RECORDED IN VOLUME 56, PAGE 47 OF THE HAYS COUNTY DEED RECORDS, BEING ALL OF THAT TRACT CONVEYED IN A DEED FROM EVA STATIRA MAYHEW CHAMBERLIN ET AL TO CURTIS L. JENKINS ET UX DATED AUGUST 28, 1967 AND RECORDED IN VOLUME 219, PAGE 498 OF THE HAYS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 1/2" iron rod set for the south corner of Lot 107 and the Jenkins tract at the intersection of of the northeast line of Chestnut Street and northwest line of Live Oak Street; (Acorn St)

THENCE leaving the PLACE OF BEGINNING with the common line of Chestnut Street and Lots 107 and 104 as shown on that plat numbered 22863-91-C dated August 1, 1991 as prepared for Curtis Jenkins by Byrn & Associates, Inc. of San Marcos, Texas N 45° 18' 18" W 184.21 feet to a cotton gin spindle set for the west corner of Lot 104 and the Jenkins tract at the intersection of the northeast line of Chestnut Street and southeast line of an 16 foot wide alley, pass on this course at approximately 92.5 feet the common west corner of Lot 107 and South corner of Lot 104, and from which an 3/4" iron pipe found at the interseciton of the northwest line of the alley and Chestnut street bears N 45° 18' 18" W 16.6 feet;

THENCE with the common line of Lots 104 and 105 and the alley N 43° 39' 00" E 181.91 feet to an 1/2" iron pipe found for the north corner of the Jenkins tract and being the west corner of that tract described in a deed from C. E. Chamberlin et ux to Pat H. Norwood et ux dated February 10, 1955 and recorded in Volume 163, Page 502 of the Hays County Deed Records, pass on this course at approximately 170 feet the common north corner of Lot 104 and west corner of Lot 105, and from which an 1/2" iron pipe found for north corner of the Norwood tract bears N 43° 39' 00" E 158.00 feet;

THENCE crossing Lots 105 and 106 with the southwest line of the Norwood tract S 45° 18' 18" E 184.32 feet to an 1/2" iron pipe found for the common south corner of the Norwood tract and east corner of the Jenkins tract in the common southeast line of Lot 106 and northwest line of Live Oak Street, pass on this course at approximately 92.5 feet the common line of Lot 105 and Lot 106;

THENCE with the common line of Lots 106 and 107 and Live Oak Street S 43° 40' 58" W 181.91 feet to the PLACE OF BEGINNING, pass at approximately 12 feet the common south corner of Lot 106 and east corner of Lot 107. There are contained within these metes and bounds 0.77 acres, more or less, of land area as prepared from public records and surveys made on the ground during July, 1991 by Byrn & Associates, Inc. of San Marcos, Texas.

STATE OF TEXAS REGISTERED DAVID C. WILLIAMSON 4190 LAND SURVEYOR

David C. Williamson, R.P.L.S. No. 4190

Client: Jenkins, Curtis
Date: August, 1991
Subd.: Park Addition, Third Division
County: Hays, Texas
Job No.: 22863-91
FND0x77

EXHIBIT "A"

THE STATE OF TEXAS
COUNTY OF HAYS

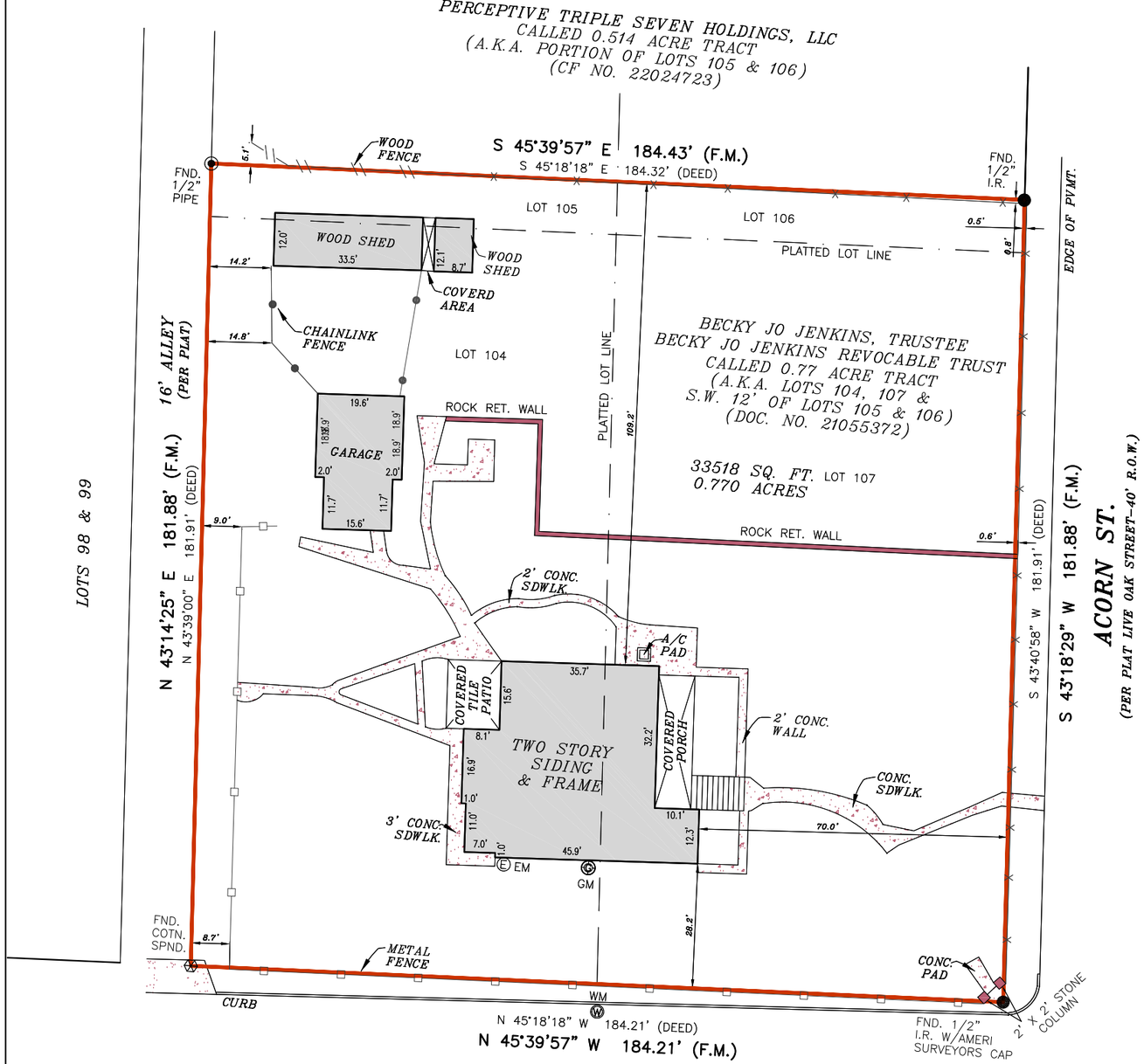
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21055372 DEED
10/07/2021 09:30:06 AM Total Fees: $34.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas

HAYS COUNTY TEXAS



Legal Description of the Land: Being 0.77 acres, more or less, of land area being all of LOTS 104 and 107 and the southwest 12 feet of LOTS 105 and 106, THE THIRD DIVISION OF PARK ADDITION, to the City of San Marcos, Hays County, Texas, as recorded in Volume 56, Page 47, Deed Records, Hays County, Texas, being all of the tract conveyed in a Deed to Becky Jo Jenkins Trustee of the Becky Jo Jenkins Revocable Trust, dated September 7, 2021, recorded in Document No. 21055372, Official Public Records of Hays County, Texas.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- METAL FENCE
- PLATTED LOT LINE
- FOUND IRON ROD
- FOUND COTTON SPINDLE
- FOUND IRON PIPE
- (W) WATER METER
- (E) ELECTRIC METER
- (G) GAS METER
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

BEARING BASIS:
TEXAS STATE PLANE GRID BEARINGS, TEXAS SOUTH CENTRAL ZONE, NAD83 (CORS)

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

At date of this survey, the property is in FEMA designated ZONE __X__, Areas determined to be outside the 0.2% Annual Chance Flood Plain, as verified by FEMA map Panel No: 48209C 0389 F effective date of SEPTEMBER 29, 2010
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____.

X _____.

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

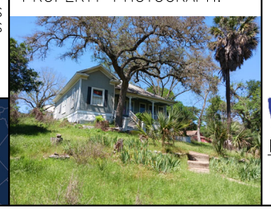
I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to --
and --
that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: BECKY JO JENKINS REVOCABLE TRUST
Address: 906 CHESTNUT ST., SAN MARCOS, TX 78666 GF No. --

Legal Description of the Land:
SEE ABOVE.....

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 56, PAGE 47, DEED RECORDS, HAYS COUNTY, TEXAS DOCUMENT NO. 17023904, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.: 2502103704	NO.	REVISION	DATE
DATE: 04/03/24	1.	UPDATED SURVEY	02/14/25
DRAWN BY: JD/SAT	(REFER JOB NO. 2404099343)		
APPROVED BY: RWJ			

STATE OF TEXAS REGISTERED ROBERT W. JOHNSTON 5579 PROFESSIONAL LAND SURVEYOR

ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579

AMERISURVEYORS EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM

Copyright © AmeriSurveyors LLC. FIRM REGISTRATION NUMBERS 10146400, 10193905. Improvements shown on this survey are for general illustration purposes only and may not portray exact shape and size. Survey is based on a Title report issued by the Title Company listed above issued under Commitment No./GF No. shown on this survey. email questions to: info@amerisurveyors.com

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

A 0.770 OF AN ACRE TRACT (33518 SQ. FT.), BEING THE ALL OF LOTS 104 AND 107 AND THE SOUTHWEST 12 FEET OF LOTS 105 AND 106, THE THIRD DIVISION, PARK ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AS DESCRIBED AS A CALLED 0.77 ACRE TRACT IN A DEED TO BECKY JO JENKINS, TRUSTEE OF THE BECKY JO JENKINS REVOCABLE TRUST, RECORDED IN DOCUMENT No. 21055372, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 0.770 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a cotton gin spindle found in the northeast right-of-way line of Chestnut Street (40' R.O.W.) at the west corner of LOT 104 of said THIRD DIVISION, PARK ADDITION, in the southeast line of a 16 foot wide alley, for the west corner hereof;

THENCE North 43º 14' 25" East with the northwest line of LOT 104 of said THIRD DIVISION, PARK ADDITION, being also the southeast line of the 16 foot alley, passing at a distance of 170 feet the north corner of LOT 104, being the west corner of LOT 105 of said THIRD DIVISION, PARK ADDITION, and continuing with the northwest line of said LOT 105 for a total distance of **181.88 feet** (North 43º 39' 00" East, 181.91 feet, record deed), to a 1/2 inch pipe found at the north corner of the Jenkins 0.77 acre tract, being also the west corner of a called 0.514 acre tract described in a deed to Perceptive Triple Seven Holdings, LLC, recorded in Document No. 22024725, Official Public Records of Hays County, Texas, for the north corner hereof;

THENCE leaving the northeast line and crossing through of LOT 105 and LOT 106 of said THIRD DIVISION, PARK ADDITION, **South 45º 39' 57" East** a distance of **184.43 feet** (South 45º 18' 18" East, 184.32 feet, deed record) with the northeast boundary line of the Jenkins 0.77 acre tract, being the southeast boundary line of the Perceptive Triple Seven Holdings 0.514 acre tract, to a 1/2 inch iron rod found in the southeast line of LOT 106 of said THIRD DIVISION, PARK ADDITION, being also the northwest right-of-way line of Acorn Street (40' R.O.W.) at the east corner of the Jenkins 0.77 acre tract, being also the south corner of the Perceptive Triple Seven Holdings 0.514 acre tract, for the east corner hereof;

THENCE South 43º 18' 29" West with the southeast line of LOT 106 of said THIRD DIVISION, PARK ADDITION, being also the northwest right-of-way line of Acorn Street, passing at a distance of 12 feet the south corner of LOT 106, being the east corner of LOT 107 of said THIRD DIVISION, PARK ADDITION, and continuing with the southeast line of said LOT 107 for a total distance of **181.88 feet** (South 43º 40' 58" West, 181.91 feet, record deed), to a 1/2 inch iron rod found, with plastic cap marked "AMERISURVEYORS", at the south corner of LOT 107 of said THIRD DIVISION, PARK ADDITION, at the intersection of the northwest right-of-way line of Acorn Street with the northeast right-of-way line of Chestnut Street, for the south corner hereof;

THENCE North 45º 39' 57" West with the southwest line of LOT 107 of said THIRD DIVISION, PARK ADDITION, being also the northeast right-of-way line of Chestnut Street, passing at a distance of 92.5 feet, the west corner of LOT 107, being the south corner of LOT 104 of said THIRD DIVISION, PARK ADDITION, and continuing with the southwest line of said LOT 104 for a total distance of **184.21 feet** (North 45º 18' 18" West, 184.21 feet, record deed), to the **POINT OF BEGINNING**, containing 0.770 of an acre (33518 sq. ft.);

Basis of Bearing: Texas South Central NAD 83
All 1/2 inch iron rods set are capped with "AmeriSurveyors" cap.

STATE OF TEXAS §

February 13, 2025

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

Robert W. Johnston
Registered Professional Land Surveyor
Registration No. 5579 S