ZC-25-09 **906 Chestnut St- Zoning Change** **Aerial Map**

Subject Property
Parcel

N

0 50 100 200 Feet

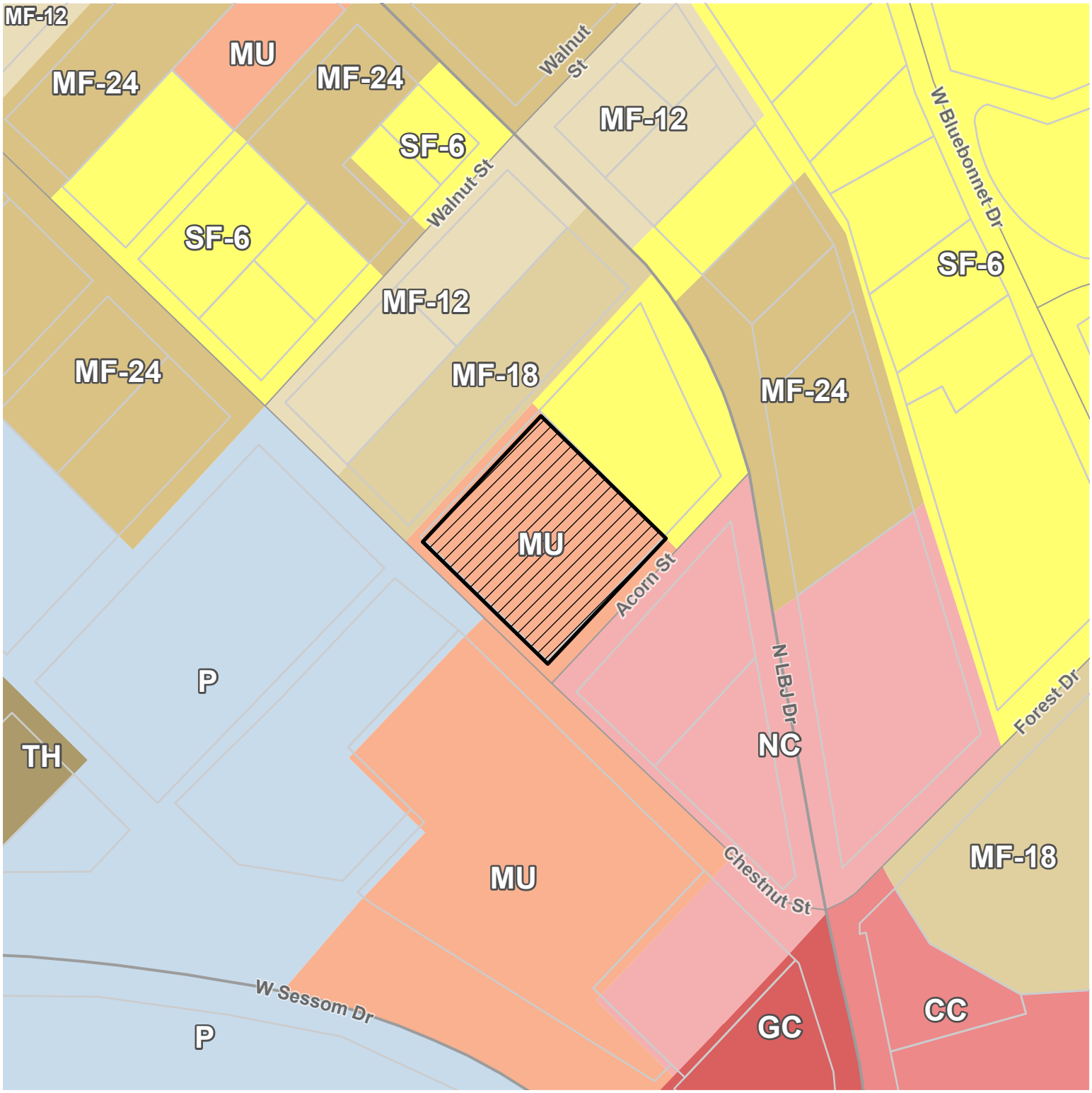
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/20/2025

SAN MARCOS Planning and Development Services

Site Location

ZC-25-09 **906 Chestnut St- Zoning Change** **Zoning Map**



Subject Property
CC
GC
MF-12
MF-18
MF-24
MU
NC
P
SF-6
TH

N

0 75 150 300 Feet

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Date: 7/8/2025

SAN MARCOS Planning and Development Services

Site Location

ZC-25-09 **906 Chestnut St- Zoning Change Preferred Scenario Map**

- Subject Property
- Parcels
- Preferred Scenario Centers
- Neighborhood High
- Neighborhood Medium
- Neighborhood Low
- Mixed Use Medium
- Mixed Use Low
- Commercial/Employment Medium
- Conservation/Cluster

N

0 75 150 300 Feet

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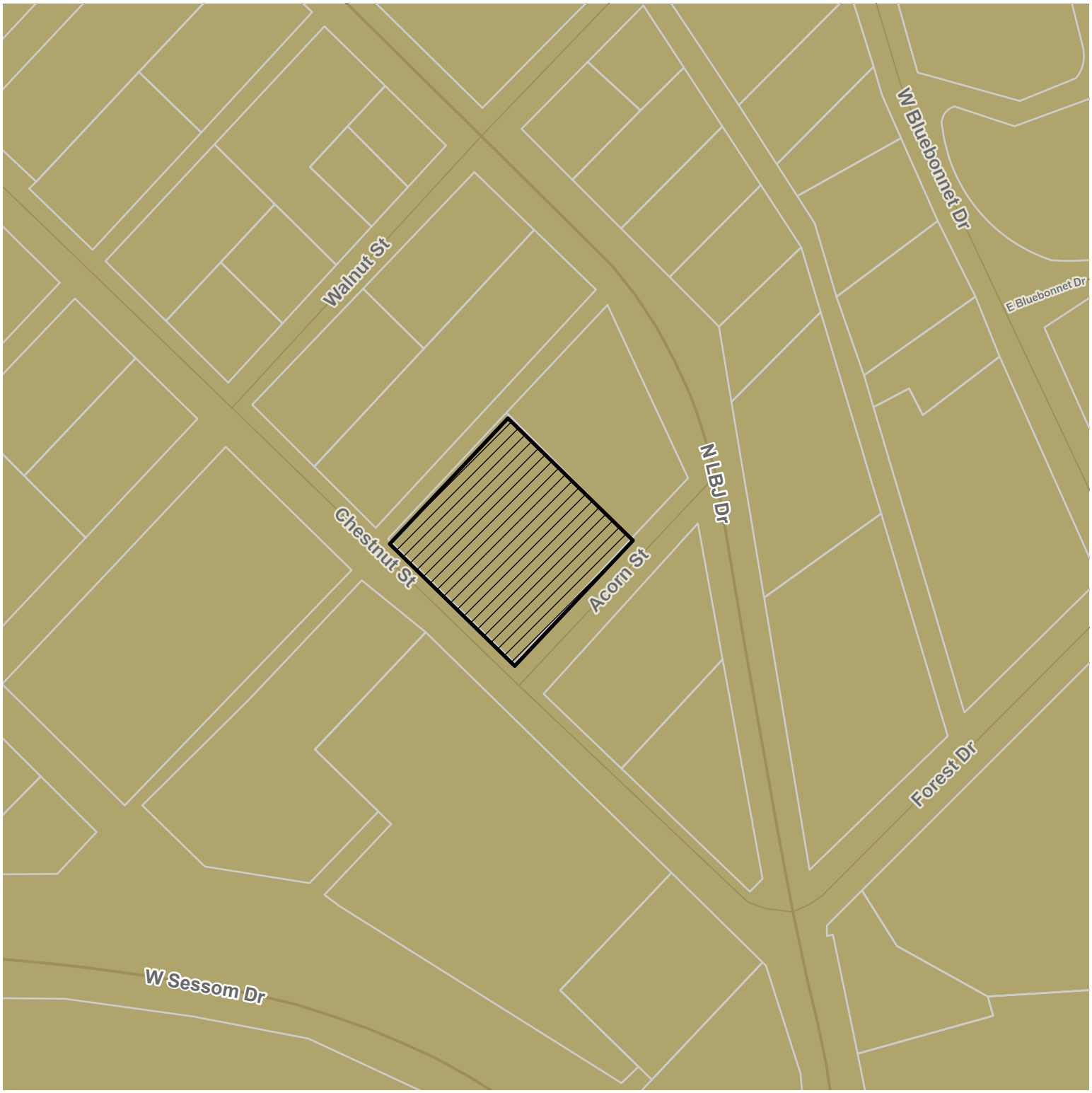
Date: 7/8/2025

SAN MARCOS Planning and Development Services

Site Location

ZC-25-09 **906 Chestnut St- Zoning Change** **Environmental Features**



Subject Property
Parcels
Transition Zone
Major
Minor

N

0 75 150 300 Feet

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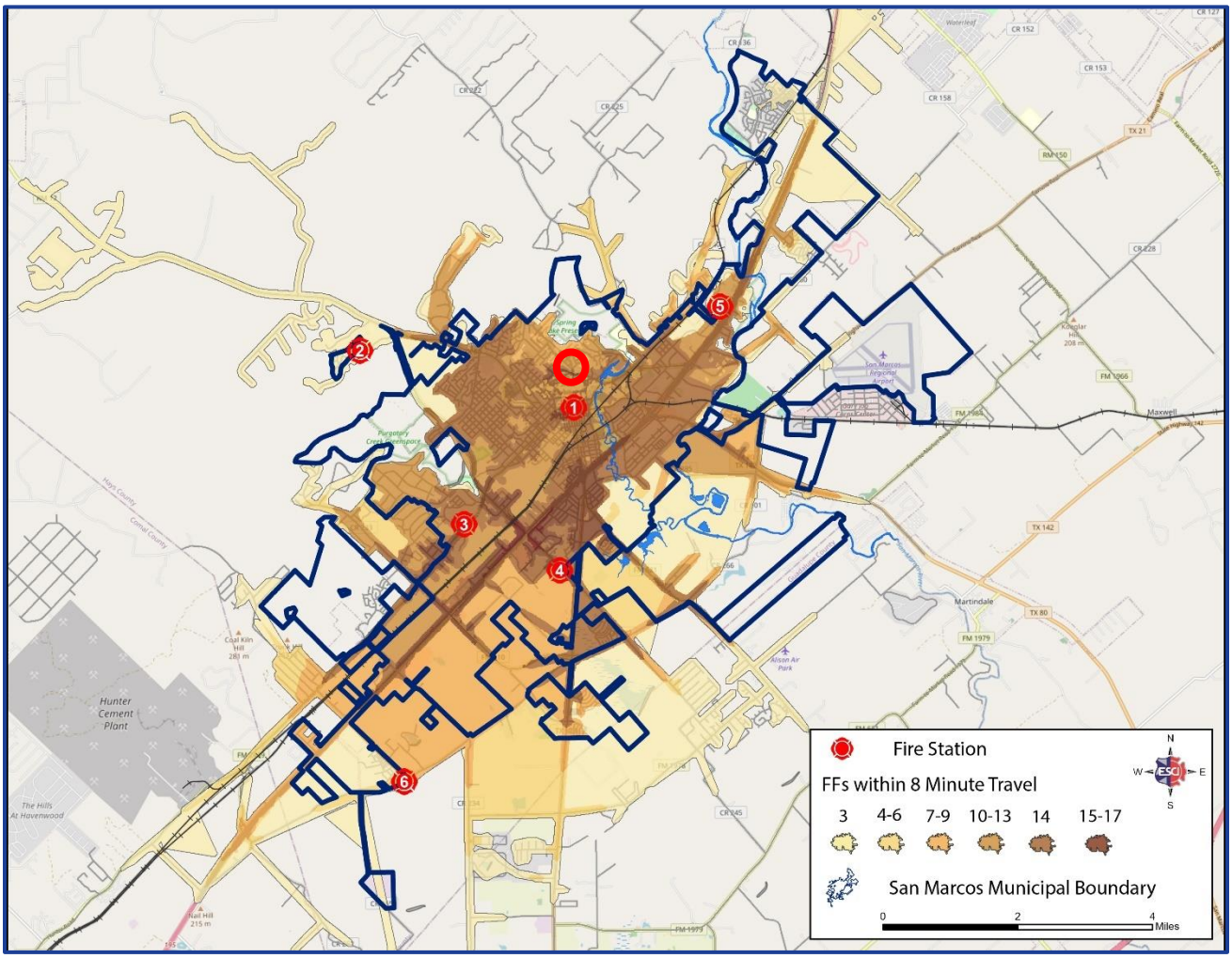
Date: 7/8/2025

SAN MARCOS Planning and Development Services

Site Location

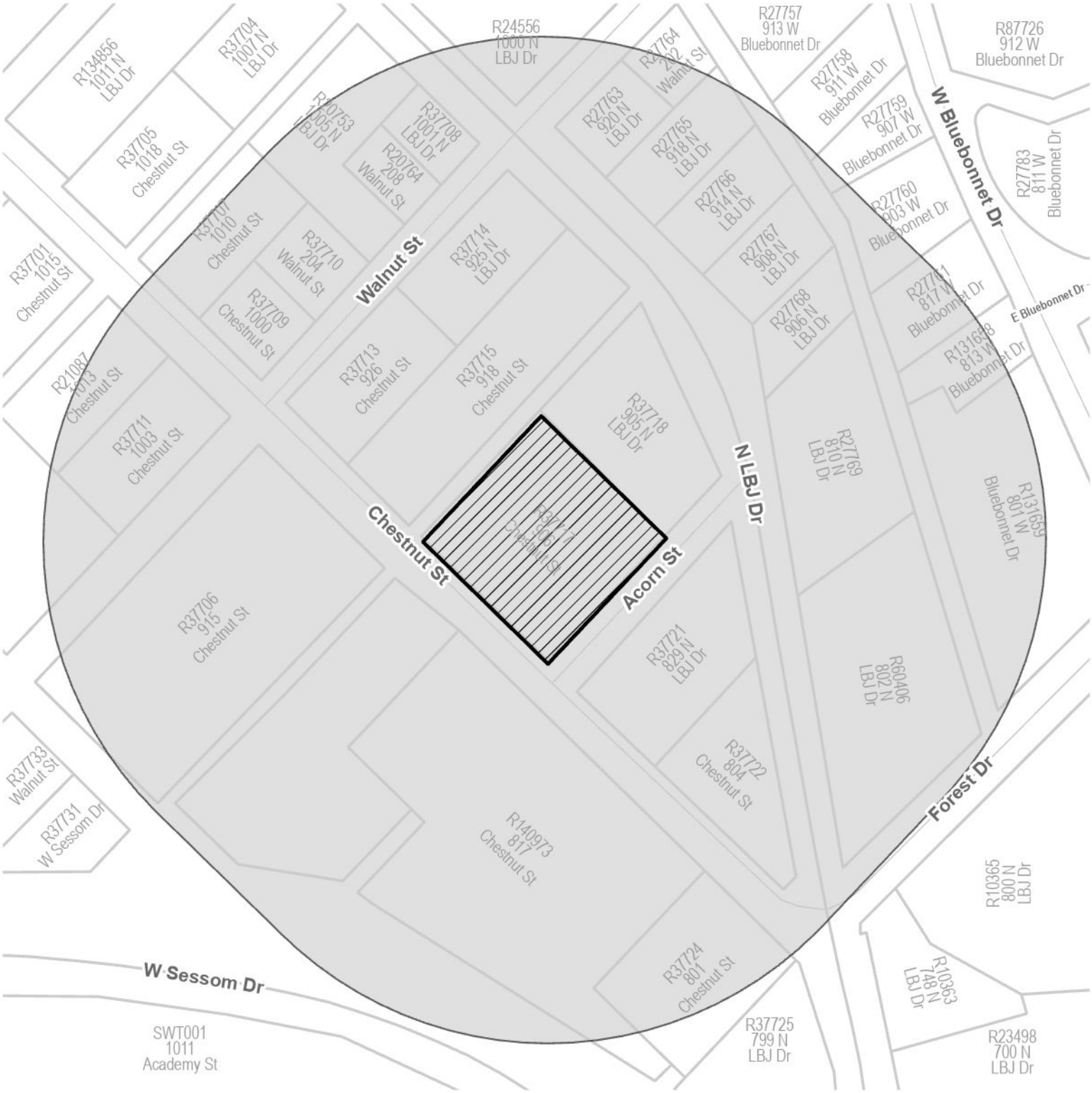
Figure 112: SMFD 8-Minute Effective Response Force

Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-25-09 APPROXIMATE LOCATION

ZC-25-09 **906 Chestnut St- Zoning Change** **Notification Map**



Subject Property
400ft Buffer
Parcel

N

0 75 150 300 Feet

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Date: 6/20/2025

SAMMARCOS Planning and Development Services

Site Location

PLANNING AND DEVELOPMENT SERVICES

7/25/2025 **ZC-25-09**

Renotice of Public Hearing
Zoning Change Request
"MU" ZONING DISTRICT to "CD-4" ZONING DISTRICT
906 Chestnut Street

ZC-25-09 (906 Chestnut) Hold a public hearing and consider a request by Brennan Duecy, on behalf of Jenkins Becky Jo Revocable Trust, for a Zoning Change from Mixed Use (MU) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.77 acres, comprising Lots 104, 107, and parts of 105 and 106, in the Park Addition Subdivision, located at 906 Chestnut Street. (C. Garrison)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming meeting to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following meetings/ public hearings and seek your opinion of the request:

- A meeting will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, August 12, 2025** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the meeting on Grande channel 16, Spectrum channel 10, or by using the following link: http://sanmarcostx.gov/541/PZ-Video-Archives. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, September 2nd, 2025**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: https://sanmarcostx.gov/Videos. Or sign up at: www.sanmarcostx.gov/citizencommentsignup or call 512-393-8090 to request a link to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the City Council, but wish to comment, you may write to the below address. All written comments and requests to participate must be received before 12 PM on the day of the meeting.

For Planning & Zoning Commission:
Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For City Council:
www.sanmarcostx.gov/citizencommentsignup

For more information regarding this request, contact the case manager, Craig Garrison, **512.805.2649, or cgarrison@sanmarcostx.gov**. When calling, please refer to case number **ZC-25-09.**

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
37711	1003 CHESTNUT ST, APT #101 & 102, SAN MARCOS, TX 78666	229 CAM LLC	13501 RANCH ROAD 12	WIMBERLEY, TX 78676-5328
37724	801 CHESTNUT ST, SAN MARCOS TX	APANTE INVESTMENTS LP	PO BOX 160788	AUSTIN, TX 78716-0788
20757	1005 N LBJ DR, SAN MARCOS, TX 78666	BALL KURT	PO BOX 1395	LIBERTY HILL, TX 78642
21074	1013 CHESTNUT ST, SAN MARCOS, TX 78666	BANKS, PETRA	1013 CHESTNUT ST	SAN MARCOS, TX 78666-3565
27761	817 W BLUEBONNET DR, SAN MARCOS, TX 78666	BRYANT LEE D & LUCRETTA A	817 W BLUEBONNET DR	SAN MARCOS, TX 78666-3638
21076	1013 CHESTNUT ST, SAN MARCOS, TX 78666	BRYANT, JONATHAN	1013 CHESTNUT ST	SAN MARCOS, TX 78666
27758	911 W BLUEBONNET DR, SAN MARCOS, TX 78666	CIPRIANI ALICE	9151 WINDGARDEN	WINDCREST, TX 78239-1950
140973	817 CHESTNUT ST, SAN MARCOS, TX 78666	ELLA LOFTS FUNDING COMPANY LLC	% VIE MANAGMENT	MIAMI, FL 33130-3040
20761	1005 3B N LBJ DR, SAN MARCOS, TX 78666	EOFF, DAVID	2201 SUNRISE LN	CARROLLTON, TX 75006-2755
20758	1005 N LBJ DR, SAN MARCOS, TX 78666	FALLAVOLLITA MICHAEL & SZABO ANAMARIA	578 AMERICAN FLAG	SCHERTZ, TX 78108-2324
37714	926 CHESTNUT, SAN MARCOS, TX 78666	GIBERSON PARTNERS III LTD	P O BOX 670	BUDA, TX 78610-0670
37707	1010 CHESTNUT ST, SAN MARCOS, TX 78666	GUZMAN VICTOR H & GUZMAN KAREN L	24734 E ARIZONA PL	AURORA, CO 80018-6075
131658	813 W BLUEBONNET DR, SAN MARCOS, TX 78666	HOFMANN DONALD R	801 W BLUEBONNET DR	SAN MARCOS, TX 78666-3638
27766	914 N LBJ DR, SAN MARCOS, TX 78666	HORNE, F R & L M LIVING TRUST	HORNE FRANCIS R & LINDA M TRUSTEES	MURPHY, TX 75094-3226
37717	906 CHESTNUT ST, SAN MARCOS TX	JENKINS BECKY JO REVOCABLE TRUST	120 LAFITTE DR	SAN MARCOS, TX 78666-3899
20755	1005 A3 N LBJ DR, SAN MARCOS, TX 78666	KROHN, ROBERT C	1005 N LBJ DR	SAN MARCOS, TX 78666-3598
20764	1005 N LBJ DR, SAN MARCOS, TX 78666	LAWRENCE, WILLIAM MAZO & ROBERT ERIC	2000 ROYAL CT	NEW HYDE PARK, NY 11040-2621
27765	918 N LBJ DR, SAN MARCOS, TX 78666	LEGACY SOUTH PAW LLC	4803 COOPERS HAWK DR	COLLEGE STATION, TX 77845-2916
37722	804 CHESTNUT ST, SAN MARCOS TX	LIN ANDREW A ETAL	% CHRISTOPHER A LIN- MANAGING DIRECTOR	LAKE FOREST, IL 60045-2934
21072	1013 CHESTNUT ST, SAN MARCOS, TX 78666	MALONE MADELINE JEAN & KNAUSE DARAYLE J & JAMI CULVER	4609 HERO CT	AUSTIN, TX 78735
21079	1013 CHESTNUT ST, SAN MARCOS, TX 78666	MATULA GEORGE & SHIRLEY	8794 COUNTY RD 3963	TAFT, TX 78390
20763	1005 N LBJ DR, SAN MARCOS, TX 78666	NATIONAL BUGMOBILES INC	P O BOX 3433	VICTORIA, TX 77903-3433
21078	1013 CHESTNUT ST, SAN MARCOS, TX 78666	O'CONNELL DAN J & COLLEEN	2946 LAKE VIEW DR	MISSOURI CITY, TX 77459-4226
37721	829 N LBJ DR, SAN MARCOS, TX 78666	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653
27759	907 W BLUEBONNET CIR, SAN MARCOS, TX 78666	PALATIAL CAPITAL LLC	4325 COMMERCE ST	EUGENE, OR 97402-5467
37718	905 N LBJ DR, SAN MARCOS, TX 78666	PERCEPTIVE TRIPLE SEVEN HOLDINGS LLC	600 CONGRESS AVE	AUSTIN, TX 78701-3263
20756	1005 N LBJ DR, SAN MARCOS, TX 78666	PRATT WILLIAM SAUNDERS GST EXEMPT TRUST	PRATT WILLIAM SAUNDERS TRUSTEE	DRIPPING SPRINGS, TX 78620
37710	204 WALNUT, SAN MARCOS TX	RICHARDS LESTER & LENE J	1712 MUSTANG LN	SAN MARCOS, TX 78666-1119
24556	1000 N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS GREEN INVESTORS LLC	73 W MONROE ST	CHICAGO, IL 60603-4910
60406	802 N LBJ DR, SAN MARCOS, TX 78666	SPUTNIK, LEASING CO	802 N LBJ DR	SAN MARCOS, TX 78666
21073	1013 CHESTNUT ST, SAN MARCOS, TX 78666	TITTLE GARY & REBECKA	1013 CHESTNUT ST	SAN MARCOS, TX 78666-3565
21075	1013 CHESTNUT ST, SAN MARCOS, TX 78666	TWIGGS JESSE	434 110TH AVE SE	BELLEVUE, WA 98004-6326
27767	906 N LBJ DR, SAN MARCOS, TX 78666	VINCENT, COLIN M	930 TAHOE BLVD	INCLINE VILLAGE, NV 89451-9488
21077	1013 CHESTNUT ST, SAN MARCOS, TX 78666	WHITE, BRIAN D & DAYNA K	745 ARROYO RANCH RD	KYLE, TX 78640-8770
		CONA Rep Sharon O'Neil	421 E. Hillcrest	San Marcos, TX 78666
		CONA Rep Paul Murray	102 Barclay	San Marcos, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666
		Neighborhood Rep Samantha Benavides	455 Lindsey St	San Marcos, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666