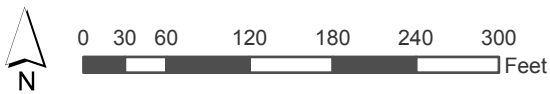




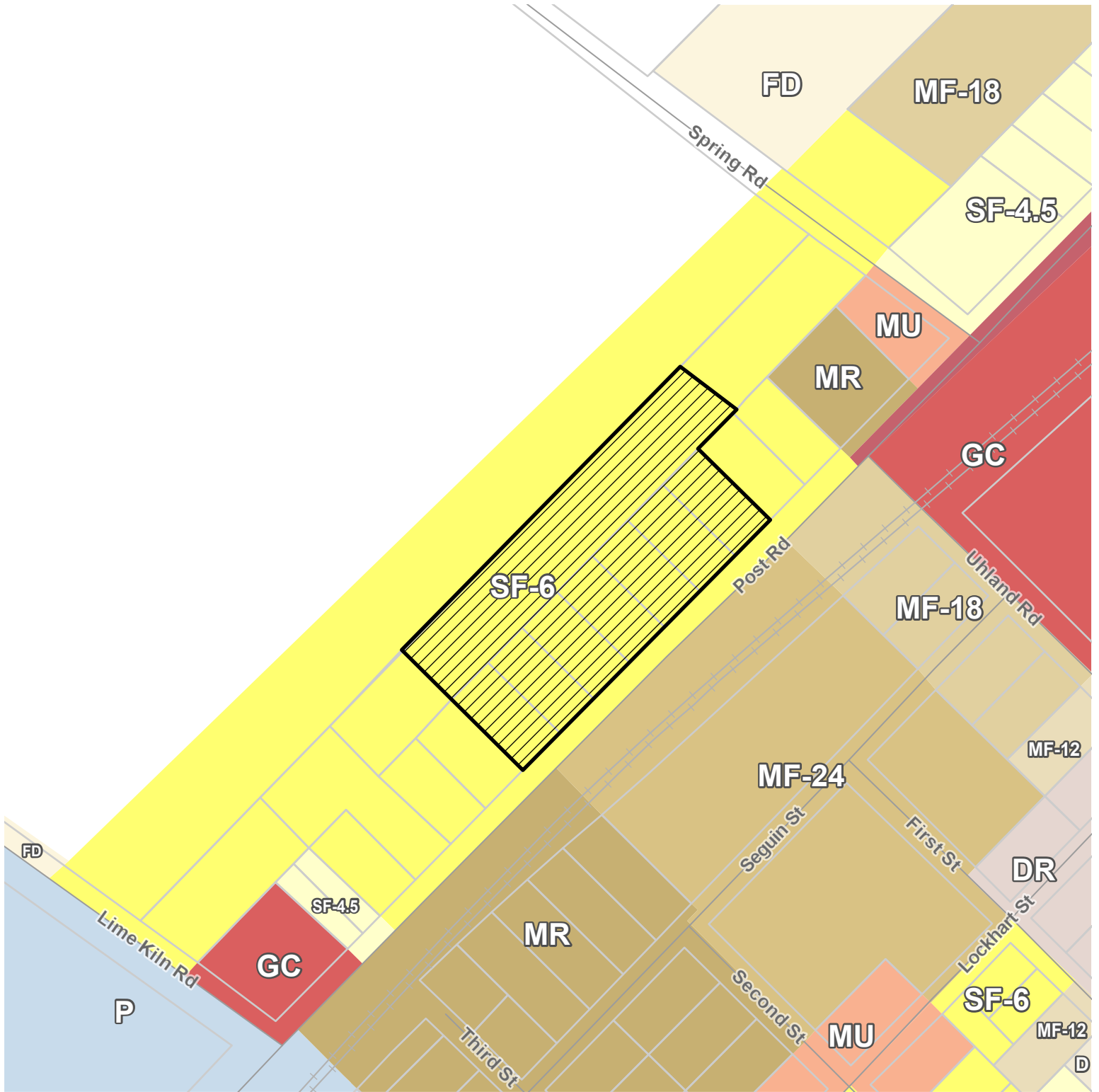
- Subject Property
- Parcel
- ETJ

















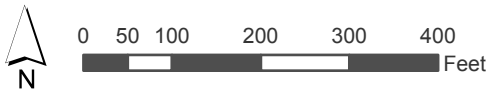
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 11/18/2024





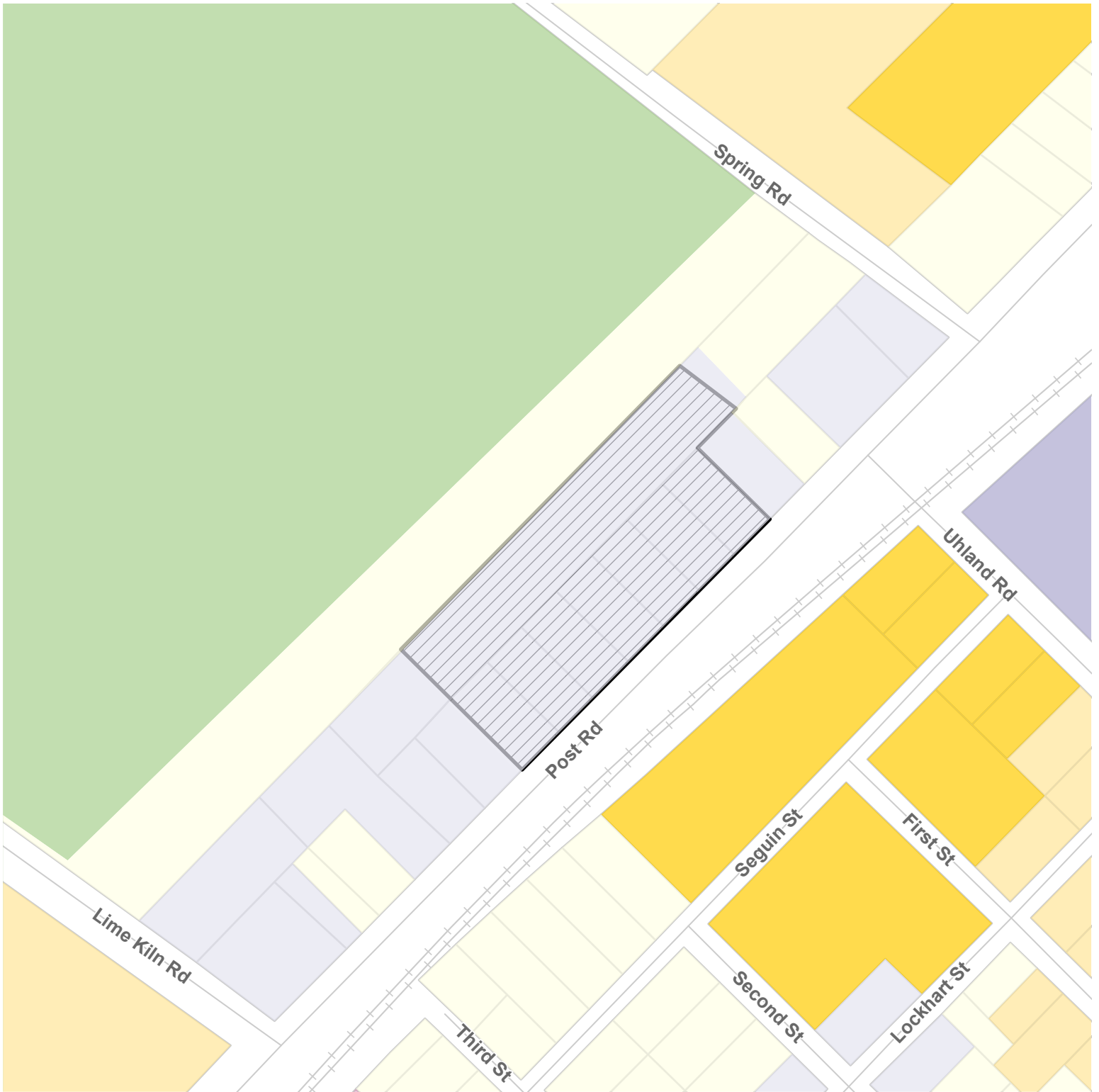
-  Subject Property
-  D
-  DR
-  FD
-  GC
-  HC
-  MF-12
-  MF-18
-  MF-24
-  MR
-  MU
-  P
-  SF-4.5
-  SF-6



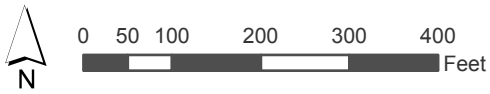
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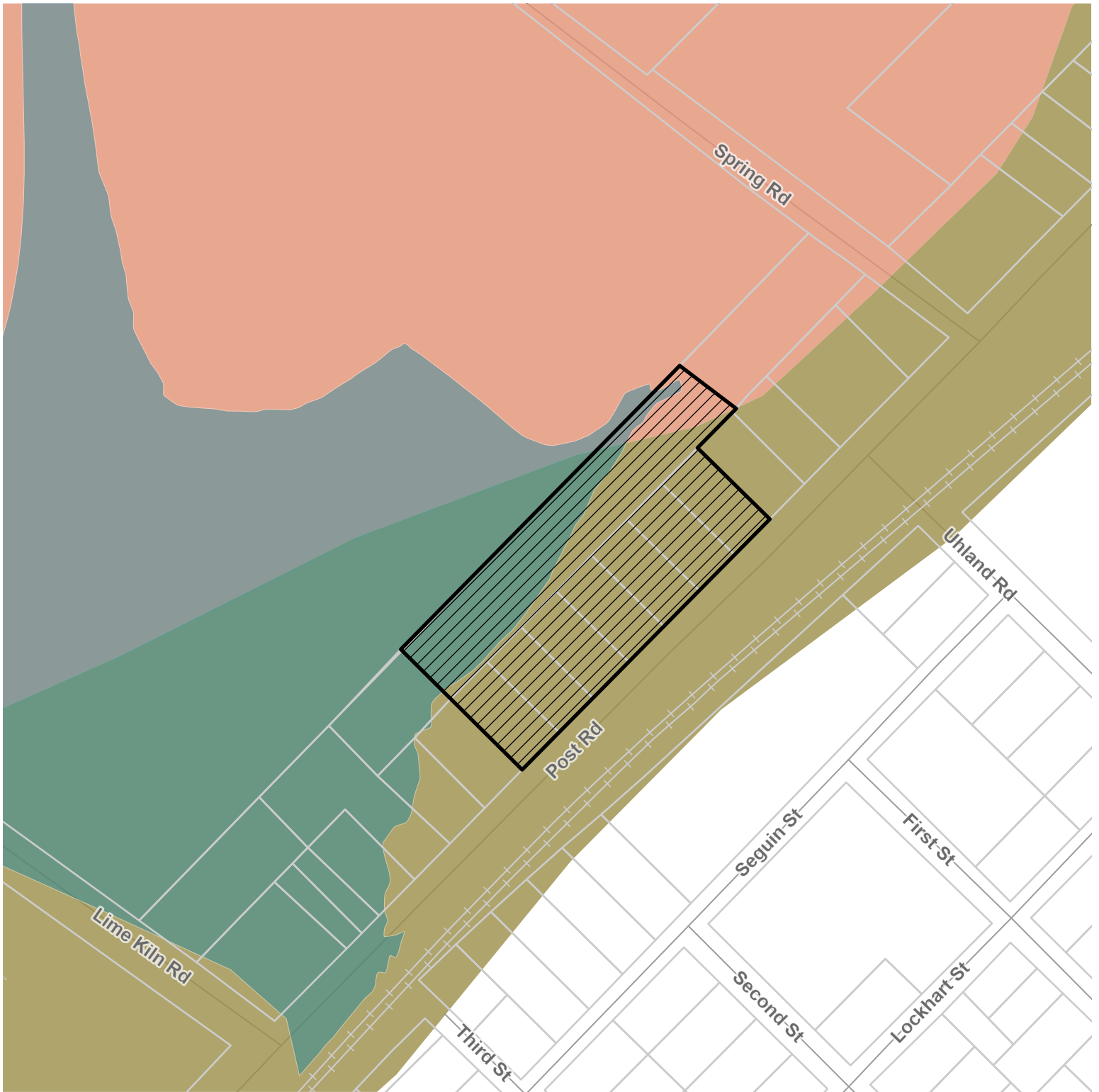
- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- Mixed Use - Medium
- Mixed Use - Low
- Commercial/Employment Medium
- Low and Areas of Stability, Conservation/Cluster
- Subject Property
- Parcels










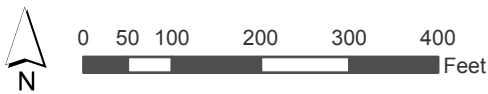
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 11/18/2024





-  Subject Property
-  Railroad
-  Parcels
-  100 Year Floodplain
-  Recharge Zone
-  Transition Zone
-  Minor



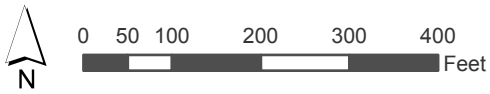
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Date: 11/18/2024





-  Subject Property
-  Enhanced, St
-  Enhanced, Ave
-  Proposed, Ave
-  Enhanced, Blvd
-  Proposed, Blvd
-  Enhanced, HW
-  Proposed, Pkwy
-  Enhanced, Pkwy
-  Proposed, St







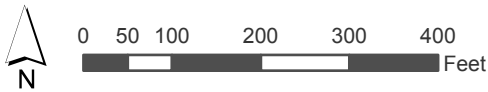
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Date: 11/18/2024





-  Subject Property
-  Sanitary Main Active
-  Potable Water Main Active
-  Parcels

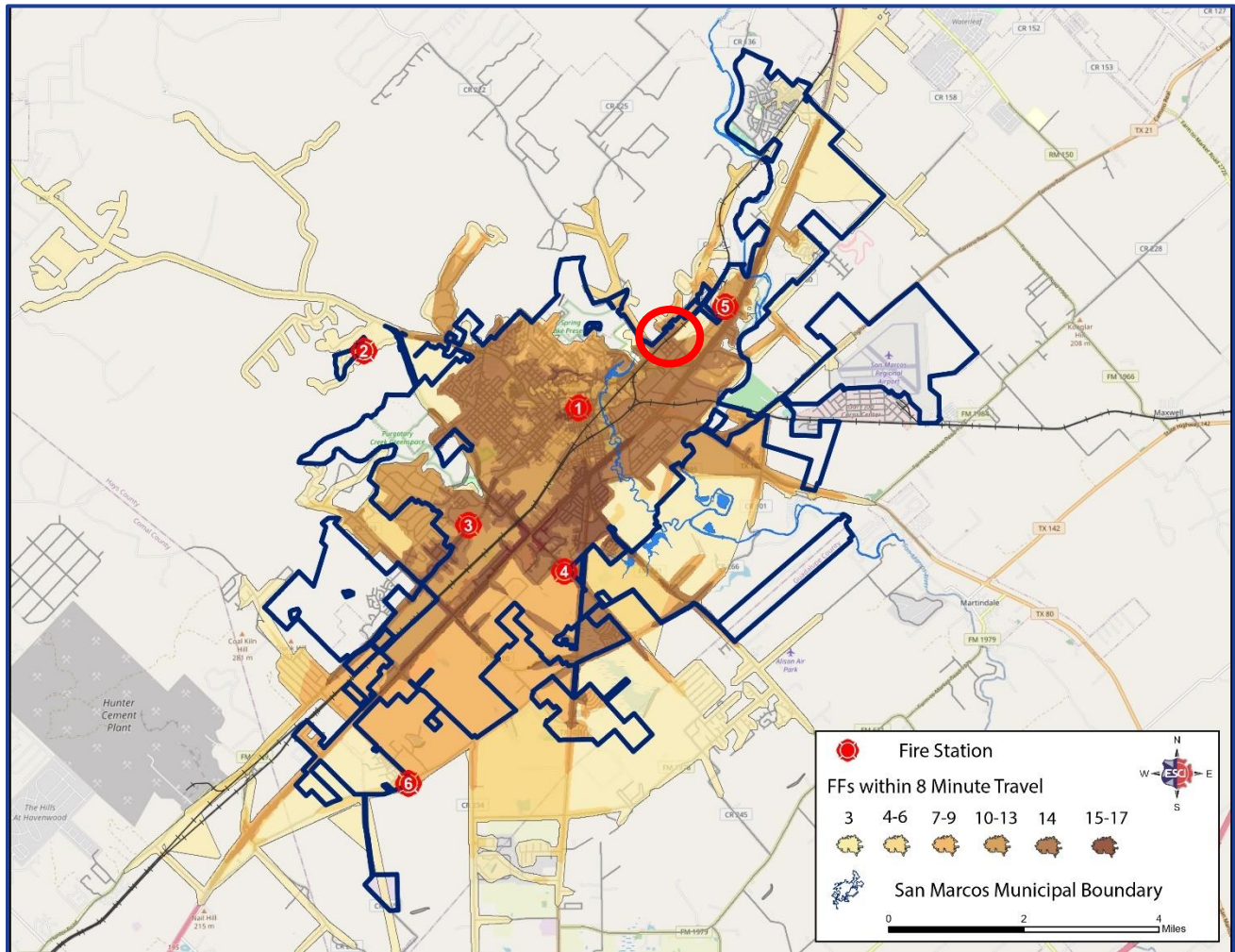


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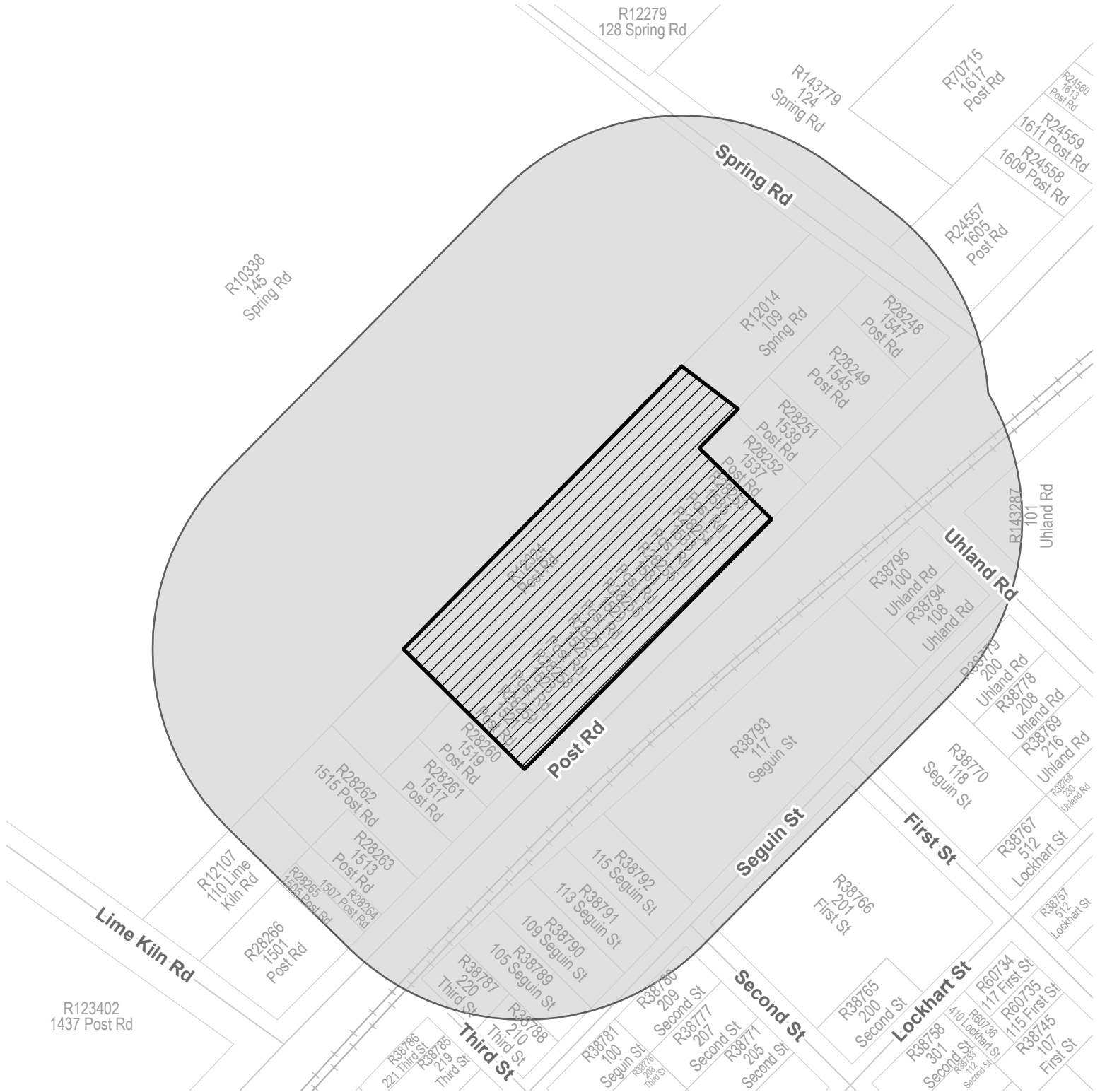
Date: 11/18/2024






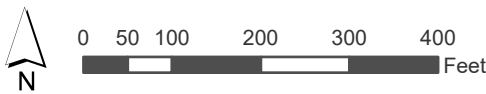
**Figure 112: SMFD 8-Minute Effective Response Force**  
*Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.*



 **ZC-24-11 APPROXIMATE LOCATION**



-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 12/20/2024





PLANNING AND DEVELOPMENT SERVICES



12/20/2024

ZC-24-11

**Notice of Public Hearing  
Zoning Change Request  
“SF-6” Single Family - 6 to “CD-4” Character District - 4  
1500BLK Post Rd/ W.N Goforth Post Rd CD-4**

ZC-24-11 (1500BLK Post Rd / W.N Goforth Post Rd CD-4) Hold a public hearing and consider a request by Shelton Eubanks, on behalf of himself and SMTX Rentals, LLC, for a Zoning Change from Single Family-6 (SF-6) to Character District -4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 3.7 acres, comprising Lots 6, 7, 8, 9, 10, 11, and 12 in the W.N Goforth First Suburban Addition, and an unplatted 1.65 acre tract of land in the J.M Veramendi Survey, generally located on the western side of Post Road, approximately 600 ft northeast of the intersection between Post Rd and Lime Kiln Rd. (J.Cleary)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing 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 public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, January 14, 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: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email [planninginfo@sanmarcostx.gov](mailto: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, February 4, 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/citizencommentssignup](http://www.sanmarcostx.gov/citizencommentssignup) 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 Planning and Zoning Commission or 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](mailto:planninginfo@sanmarcostx.gov)

**For City Council:**

[www.sanmarcostx.gov/citizencommentssignup](http://www.sanmarcostx.gov/citizencommentssignup)

For more information regarding this request, contact the case manager, **Julia Cleary**, at **512.805.2658** or [jcleary@sanmarcostx.gov](mailto:jcleary@sanmarcostx.gov). When calling, please refer to case number **ZC-24-11**.

*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](mailto:ADArequest@sanmarcostx.gov)*

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
28262	1515 POST RD, SAN MARCOS TX	BARKLEY HOUSE HOLDINGS LP	3117 GUADALUPE ST	AUSTIN, TX 78705-2819
12107	110 LIME KILN RD, SAN MARCOS, TX 78666	BOWDEN B W PROPERTIES INC	307 HUNTERS GLEN DR	SAN MARCOS, TX 78666-7154
38795	100 UHLAND RD, SAN MARCOS, TX 78666	BRYAN PEREZ LIVING TRUST	1365 BROADWAY	MILLBRAE, CA 94030-1334
38780	209 SECOND ST, SAN MARCOS, TX 78666	BW BOWDEN PROPERTIES INC	307 HUNTERS GLEN DR	SAN MARCOS, TX 78666-7154
12132	1601 POST RD, SAN MARCOS, TX 78666	CREMIN, PATRICK W	1601 POST RD	SAN MARCOS, TX 78666
28249	1541 POST RD, SAN MARCOS, TX 78666	CRUZ, LUPE R	1541 POST RD	SAN MARCOS, TX 78666-7343
10338	223 SPRING RD, SAN MARCOS, TX 78666	DUPONT, ANN M	145 SPRING RD	SAN MARCOS, TX 78666
28255	1531 POST RD	EUBANKS SHELTON DWIGHT & CHERYL LYNN	136 IRON HORSE	NEW BRAUNFELS, TX 78132-3383
38789	105 SEGUIN ST, SAN MARCOS, TX 78666	GONZALEZ, OLGA M	406 KNOX	SAN MARCOS, TX 78666
12014	109 SPRING RD, SAN MARCOS, TX 78666	HARTIN, VICKI	109 SPRING RD	SAN MARCOS, TX 78666
38787	220 SEGUIN ST, SAN MARCOS, TX 78666	ISLAS PEDRO T & JOSEFA G REVOCABLE LIVING TRUST	NELDA GARCI, 220 3RD STA	SAN MARCOS, TX 78666
143780	124 SPRING RD, SAN MARCOS, TX 78666	LANTZ 124 LLC	723 S BELLFLOWER DR	SPRINGFIELD, MO 65809-1109
38792	115 SEGUIN ST, SAN MARCOS, TX 78666	LOMBARDO GUADALUPE R	115 SEGUIN ST	SAN MARCOS, TX 78666-6624
38790	109 SEGUIN ST, SAN MARCOS, TX 78666	LOPEZ, JOE C	109 SEGUIN	SAN MARCOS, TX 78666
38791	113 SEGUIN ST, SAN MARCOS, TX 78666	MIRANDA JOSEPHINE & ESTATE OF LUCAS	113 SEGUIN ST	SAN MARCOS, TX 78666
38794	108 UHLAND RD, SAN MARCOS, TX 78666	MISENHEIMER, CHARLES G	400 INDIAN HILLS TRL	KYLE, TX 78640-8606
28265	1507 POST RD, SAN MARCOS, TX 78666	MONTOYA SAMUEL & MELBA J	609 COLUMBIA ST	SAN MARCOS, TX 78666-4017
143287	101-107 UHLAND RD, SAN MARCOS, TX 78666	OLD MILL ASSOCIATES LLC	101 UHLAND RD, STE 201	SAN MARCOS, TX 78666-6681
28248	1547 POST RD, SAN MARCOS, TX 78666	POST ROAD BUSINESS INC	2217 RIVINA DR	AUSTIN, TX 78733-5761
28252	1537 POST RD, APT #101 & 201, SAN MARCOS, TX 78666	ROSALES MIGUEL & EVA CAMPOS	11302 MAYO ST	AUSTIN, TX 78748-2723
38770	201 FIRST ST, SAN MARCOS, TX 78666	ROSE VILLAGE GREEN APTS LP	IRWIN R ROSE & CO INC, P O BOX 40879	INDIANAPOLIS, IN 46240-0879
38779	200 UHLAND RD, SAN MARCOS, TX 78666	SERIES 4 OF JAZ BROS VENTURES LLC & FAMDADO INC	5908 WESTSLOPE DR	AUSTIN, TX 78731-3655
28251	1539 POST RD, SAN MARCOS, TX 78666	SERNA ARISTOTLE J & SERNA ASHLEY N	1539 POST RD	SAN MARCOS, TX 78666-7343
28259	1521 POST RD, SAN MARCOS, TX 78666	SMTX RENTALS LLC	136 IRON HORSE	NEW BRAUNFELS, TX 78132-3383
28263	1513 POST RD, SAN MARCOS TX	YBARRA, GUADALUPE ETUX	1513 POST RD	SAN MARCOS, TX 78666-7343
		Neighborhood Rep Heidi Holliday McKitrick	325 Durata Dr	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666