



Subject Property

Parcel

ETJ



0

45

90

180

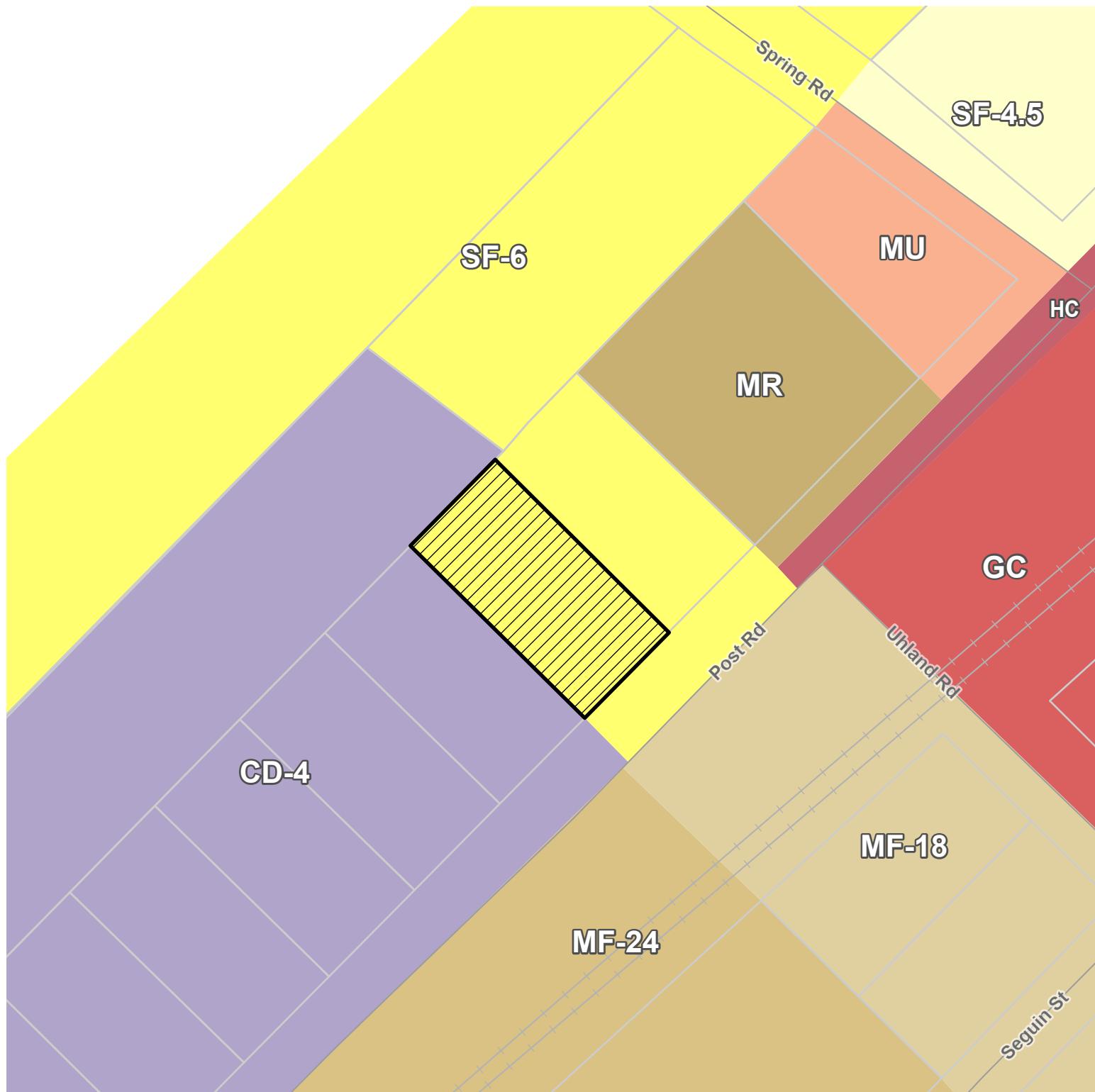
Feet

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.

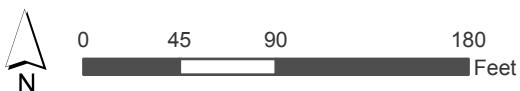
Date: 12/1/2025

Site Location





- Subject Property
- CD-4
- GC
- HC
- MF-18
- MR
- MU
- SF-4.5
- SF-6
- MF-24



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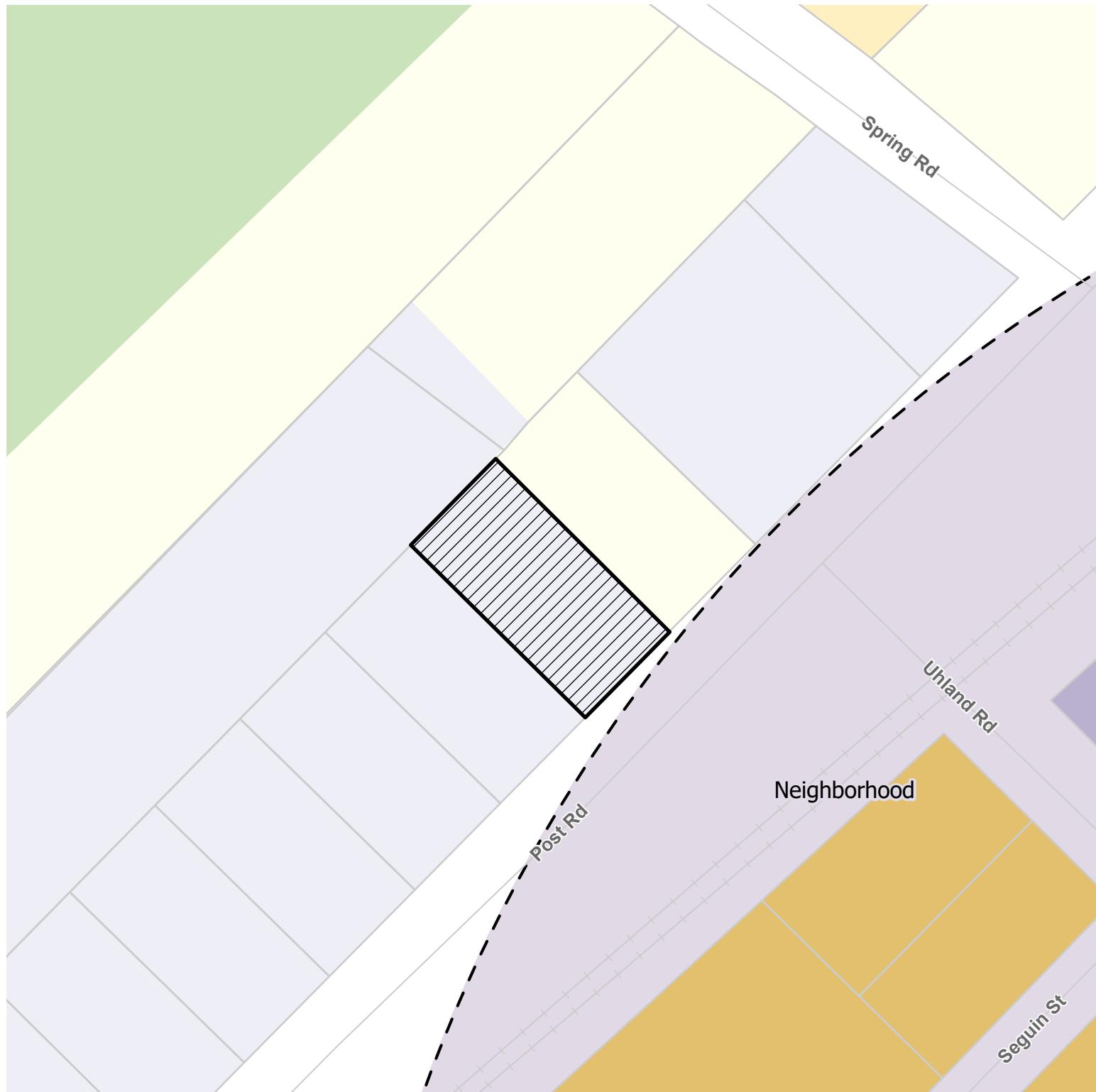
Date: 12/1/2025



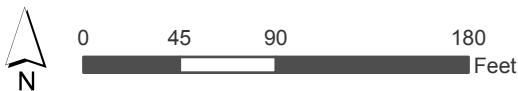
ZC-25-15

## 1537 Post Rd SF-6 to CD-4

Preferred Scenario



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

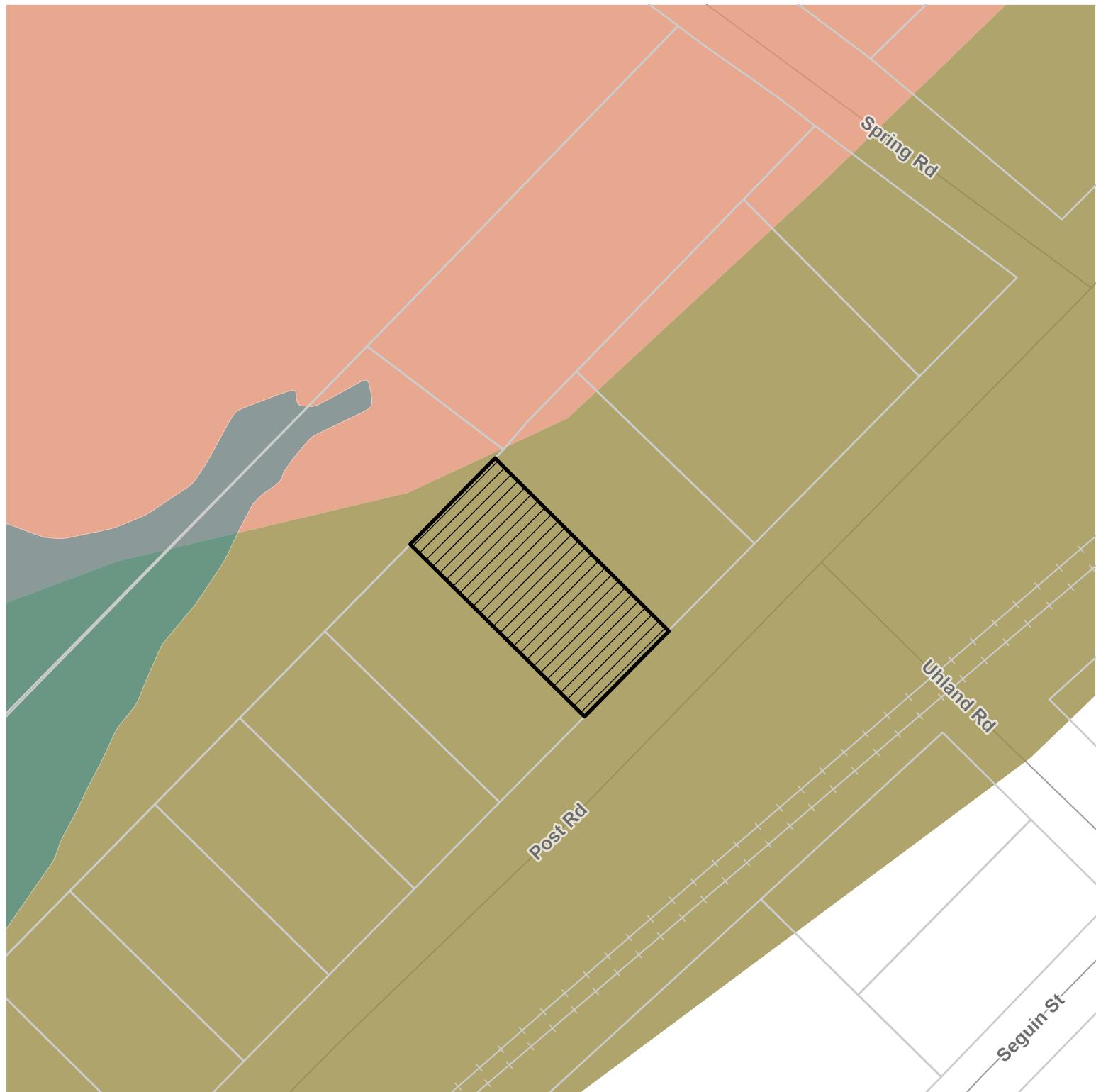


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Date: 12/1/2025

**SAN MARCOS** Planning and Development Services





Subject Property

Railroad

Parcels

100 Year Floodplain

Recharge Zone

Transition Zone

Minor



0

45

90

180

Feet

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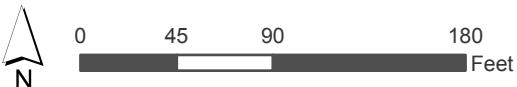
Date: 12/1/2025

Site Location





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



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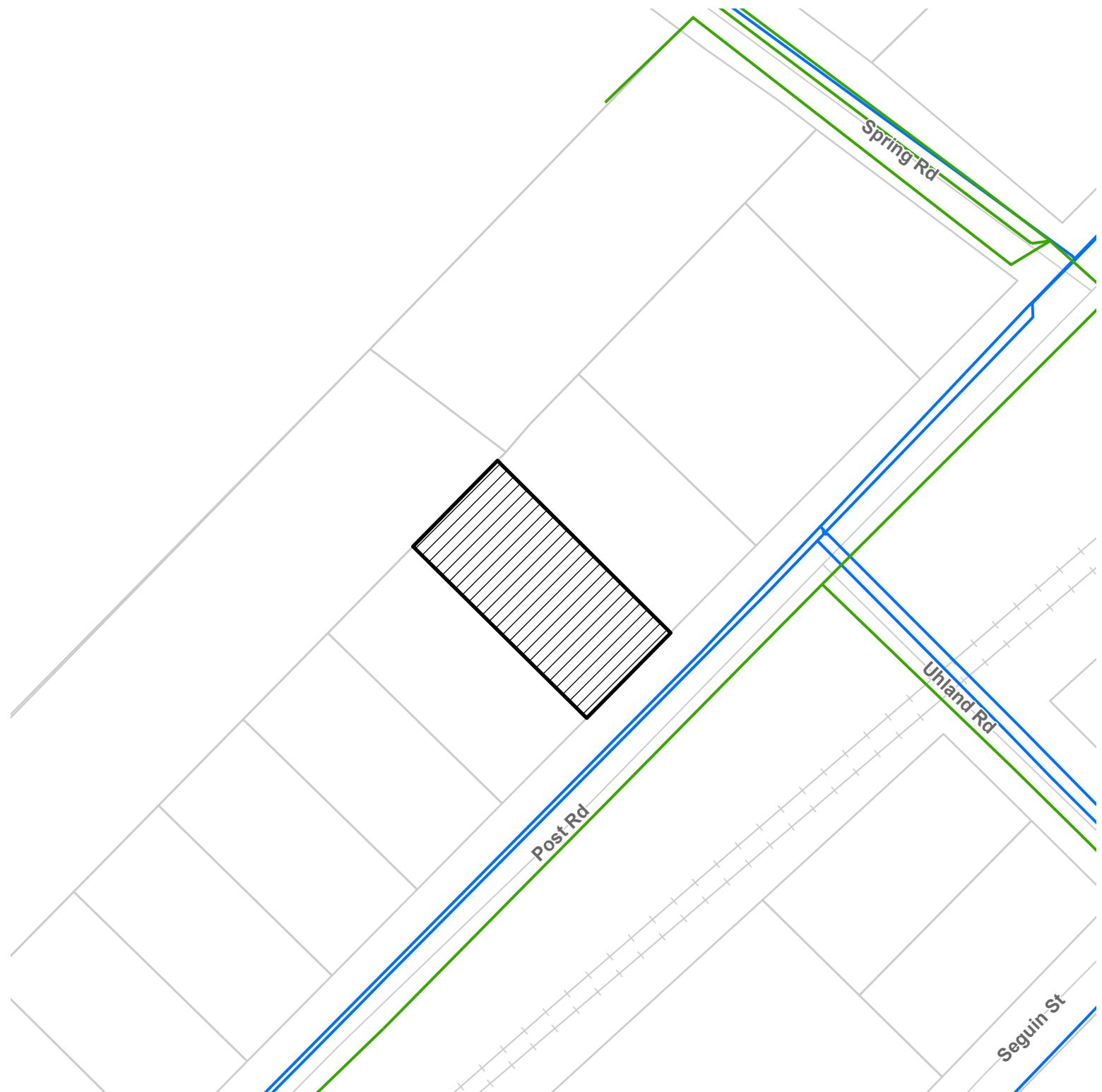
Date: 12/1/2025



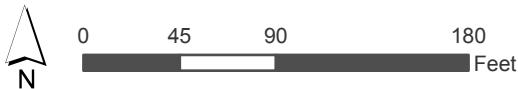
ZC-25-15

1537 Post Rd SF-6 to CD-4

Water & Wastewater



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

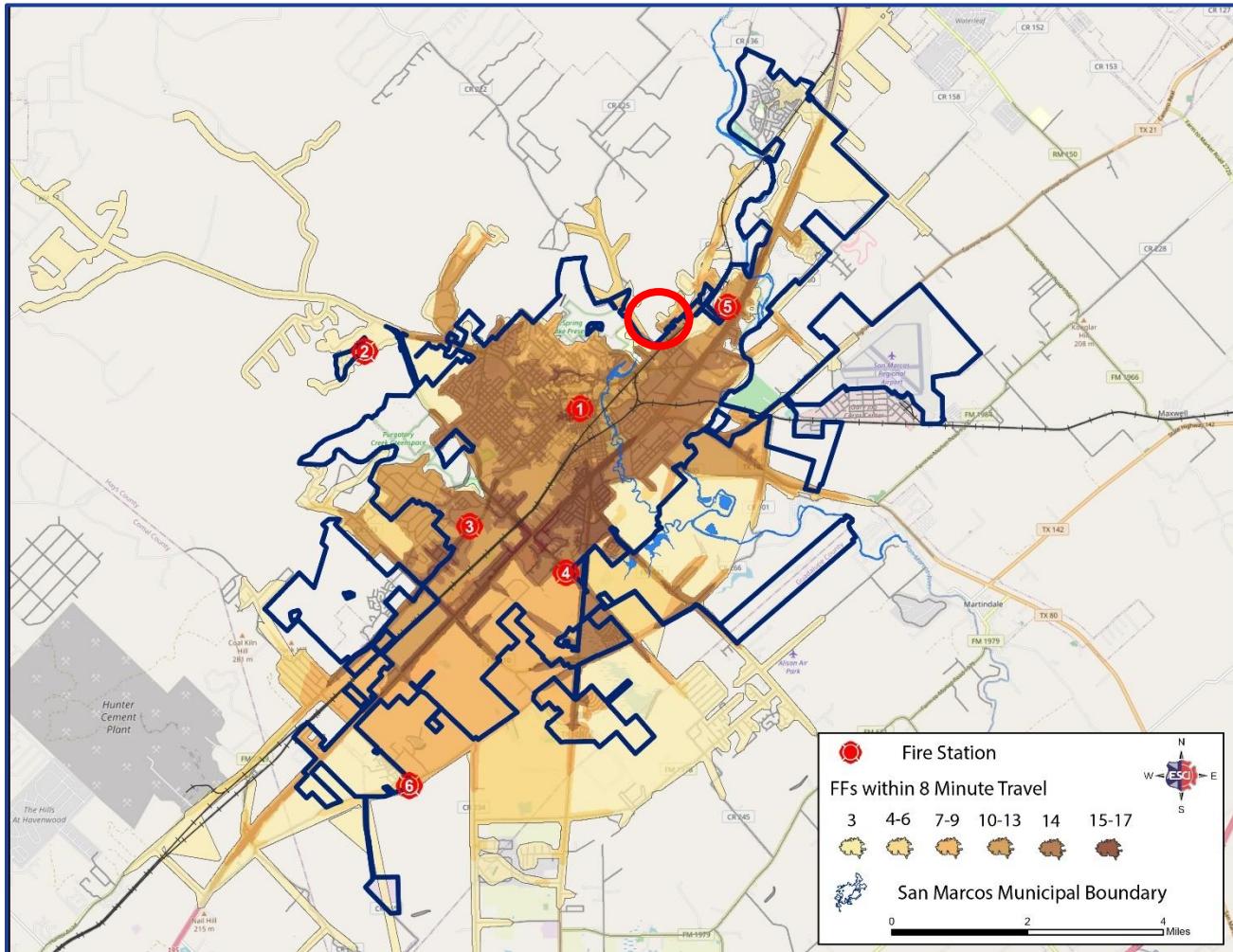


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Date: 12/1/2025

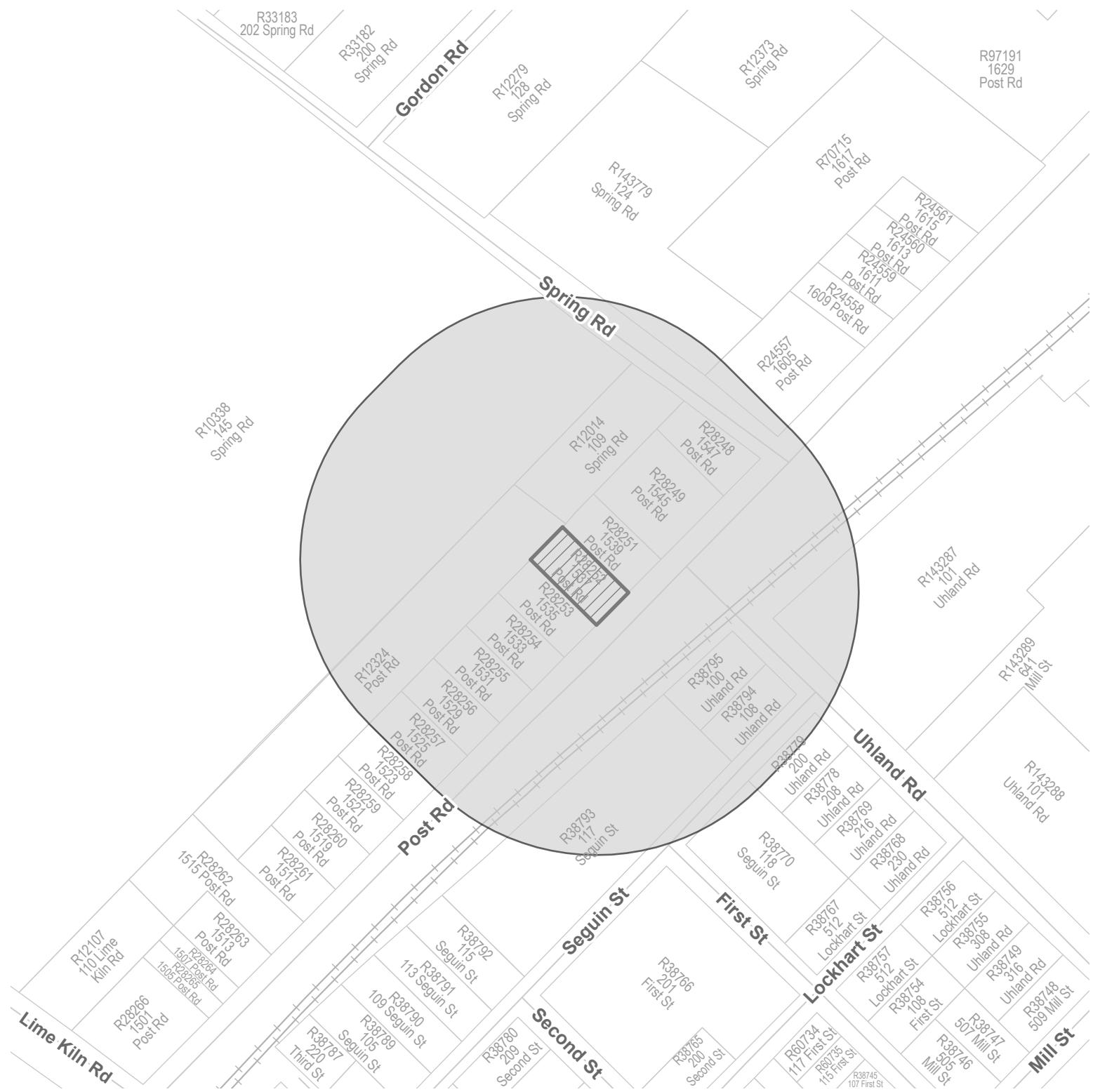


**Figure 112: SMFD 8-Minute Effective Response Force**  
**Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey**  
**with minimum staffing of 20 personnel.**

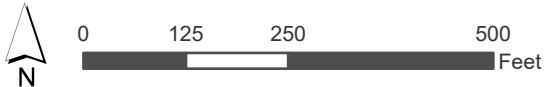


**ZC-25-15 APPROXIMATE LOCATION**

## **1537 Post Rd SF-6 to CD-4**

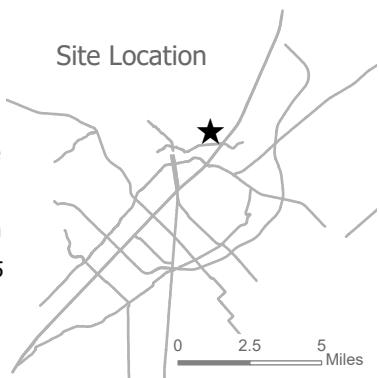


400ft Buffer  
Subject Property  
Parcel



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: 12/19/2025

Date: 12/19/2025





12/18/2025

ZC-25-15

**Notice of Public Hearing  
Zoning Change Request  
“SF-6” Single Family - 6 to “CD-4” Character District-4  
1537 Post Rd SF-6 to CD-4**

*ZC-25-15(1537 Post Rd SF-6 to CD-4) Hold a public hearing and consider a request by Shelton Eubanks, on behalf of Miguel and Eva Rosales, 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 0.294 acres, comprising Lot 5, Block 1 in the W.N Goforth First Suburban Addition, generally located on the western side of Post Road, approximately 100 ft southwest of the intersection between Post Rd and Uhland 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 13, 2026** 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 3, 2026**, 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-25-15**.

*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
38795	100 UHLAND RD, SAN MARCOS, TX 78666	BRYAN PEREZ LIVING TRUST	536 ALLEGHENY DR	WALNUT CREEK, CA 94598-2152
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
10454	223 SPRING RD, SAN MARCOS, TX 78666	DUPONT ANN & WELLS FARGO BANK N A	145 SPRING RD	SAN MARCOS, TX 78666
28255	1531 POST RD	EUBANKS SHELTON DWIGHT & CHERYL LYNN	136 IRON HORSE	NEW BRAUNFELS, TX 78132-3383
12014	109 SPRING RD, SAN MARCOS, TX 78666	HARTIN, VICKI	109 SPRING RD	SAN MARCOS, TX 78666
143780	124 SPRING RD, SAN MARCOS, TX 78666	LANTZ 124 LLC	PO BOX 11191	SPRINGFIELD, MO 65808-1191
38794	108 UHLAND RD, SAN MARCOS, TX 78666	MISENHEIMER, CHARLES G	400 INDIAN HILLS TRL	KYLE, TX 78640-8606
143287	101-107 UHLAND RD, SAN MARCOS, TX 78666	OLD MILL ASSOCIATES LLC	101 UHLAND RD	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
38793	117 SEGUIN ST, SAN MARCOS, TX 78666	ROSE VILLAGE GREEN APTS LP	IRWIN R ROSE & CO INC	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	1539 POST RD	SAN MARCOS, TX 78666-7343
28256	1529 POST RD, SAN MARCOS, TX 78666	SMTX RENTALS LLC	250 HILLTOP DR	SEGUIN, TX 78155-7122
		Heidi Holliday McKittrick	325 Durata Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666