


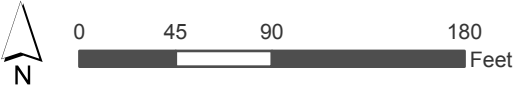




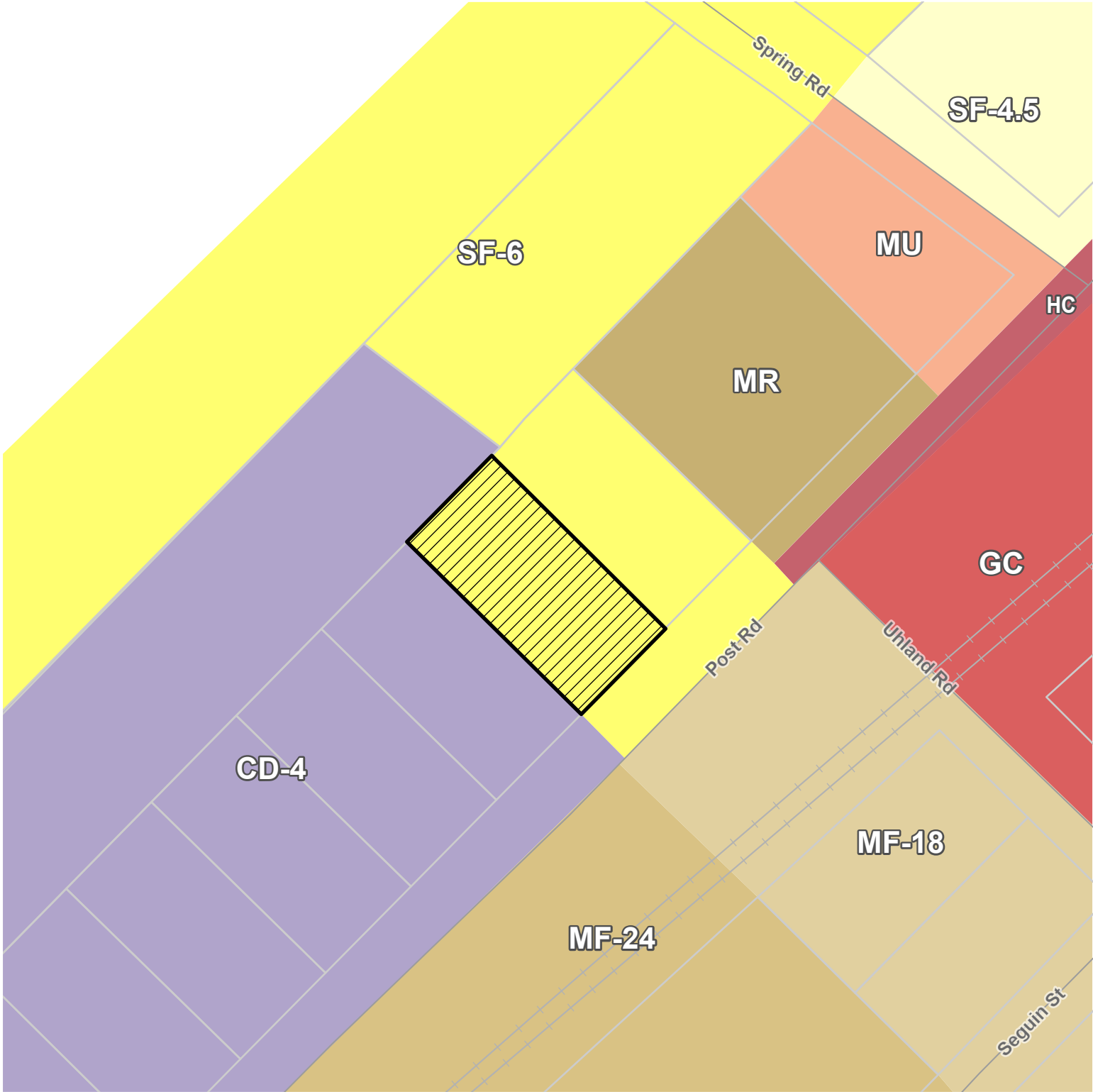
-  Subject Property
-  Parcel
-  ETJ



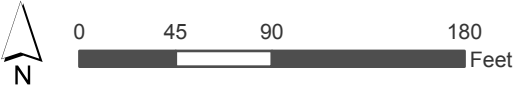
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 12/1/2025





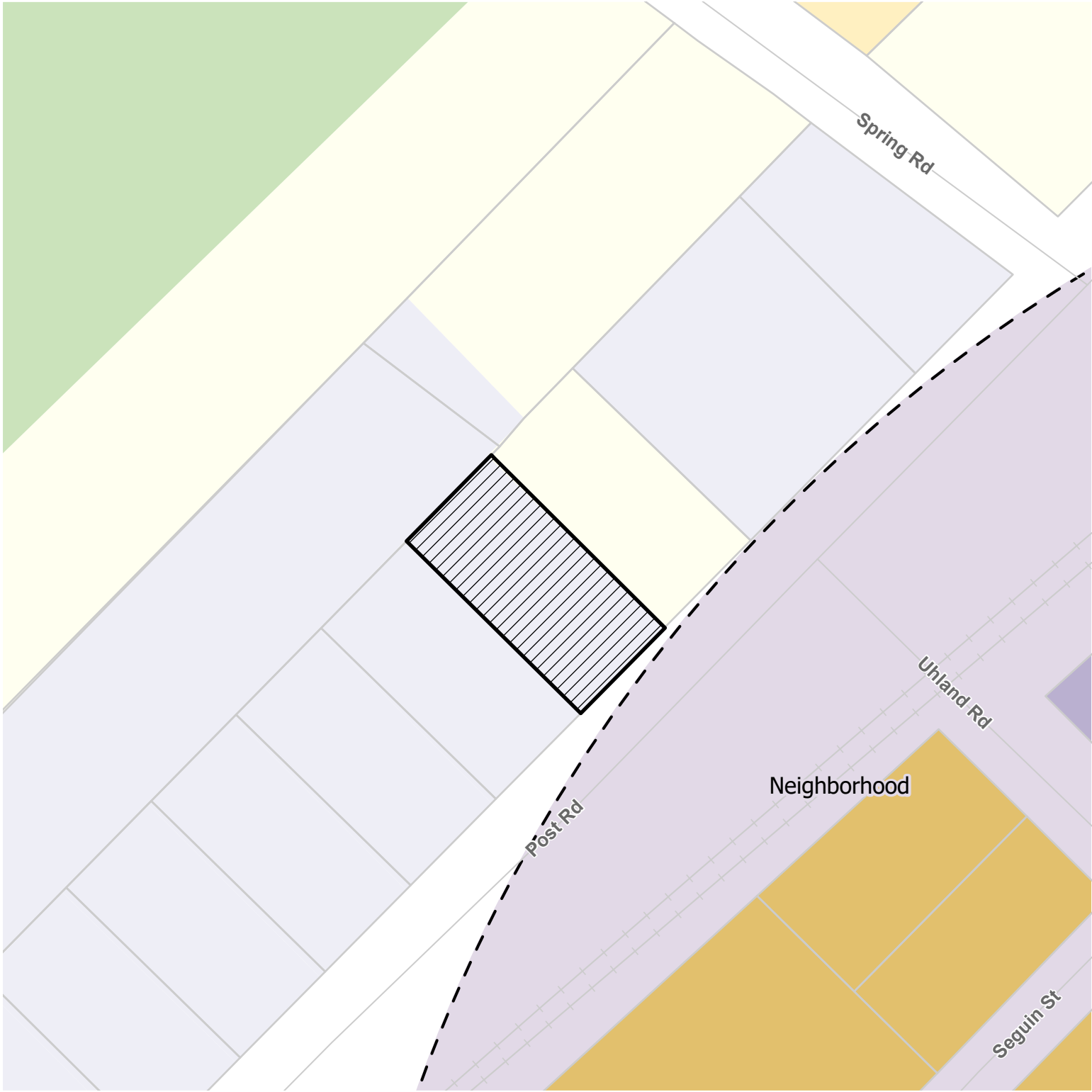
- Subject Property
- CD-4
- GC
- HC
- MF-18
- MF-24
- MR
- MU
- SF-4.5
- SF-6



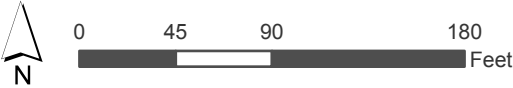
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Date: 12/1/2025





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



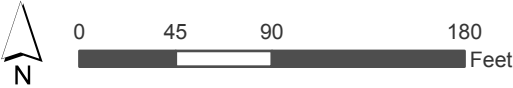
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- Subject Property
- Railroad
- Parcels
- 100 Year Floodplain
- Recharge Zone
- Transition Zone
- Minor



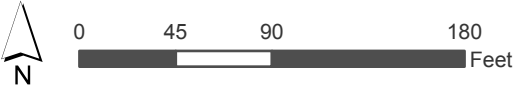
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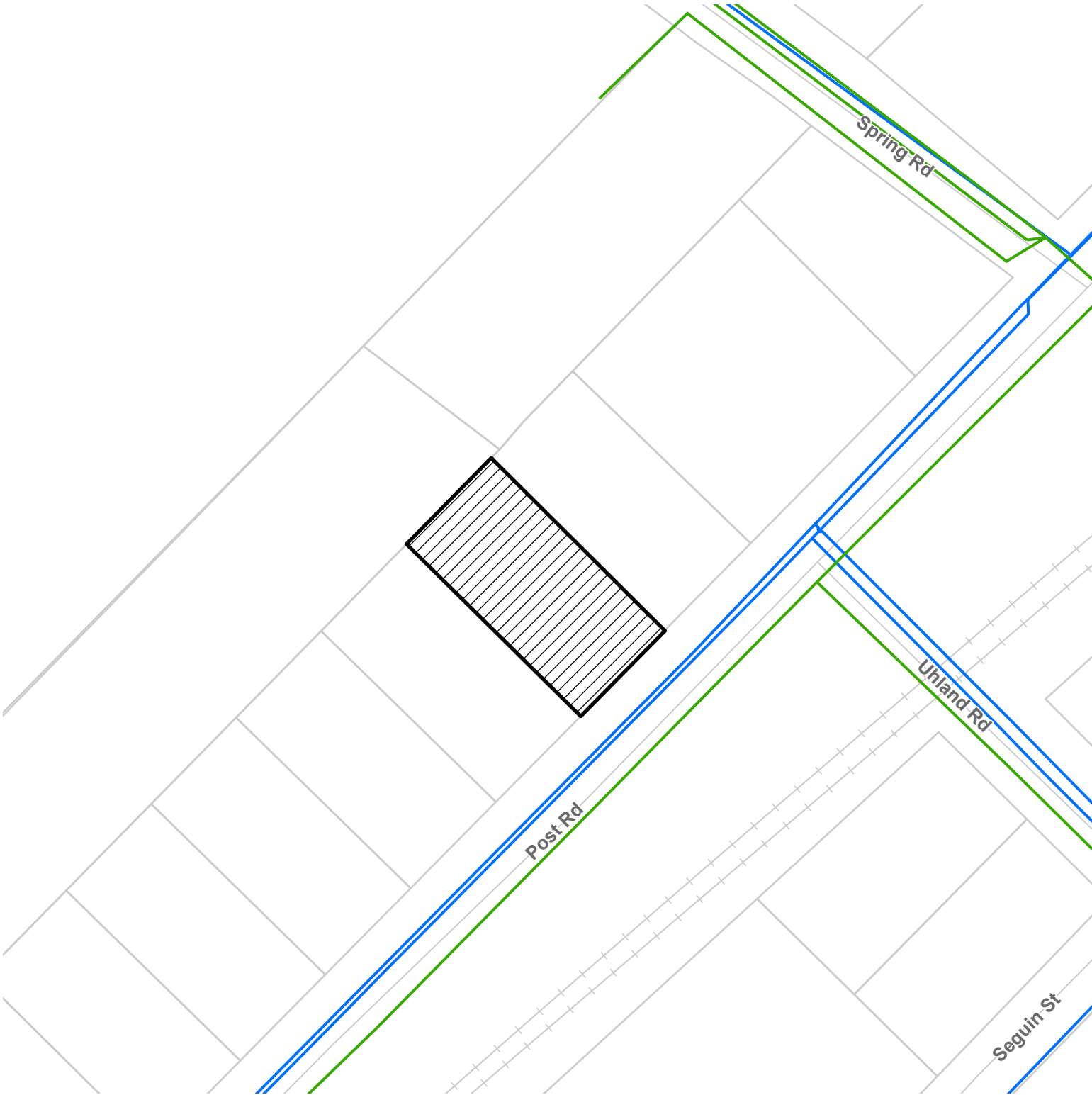
- | | |
|------------------|----------------|
| Subject Property | Enhanced, St |
| Enhanced, Ave | Proposed, Ave |
| Enhanced, Blvd | Proposed, Blvd |
| Enhanced, HW | Proposed, Pkwy |
| Enhanced, Pkwy | Proposed, St |



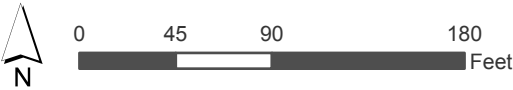
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Date: 12/1/2025





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

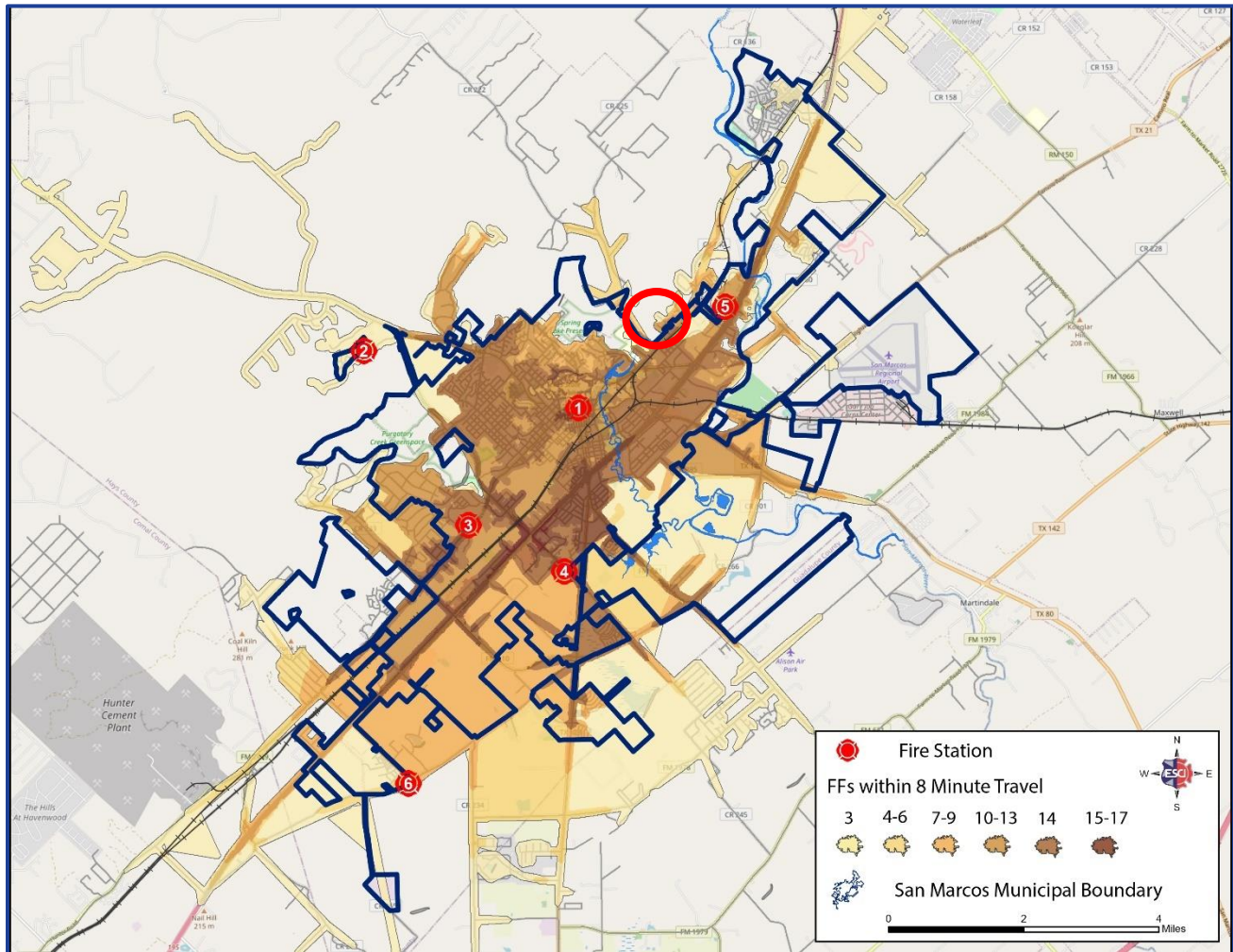


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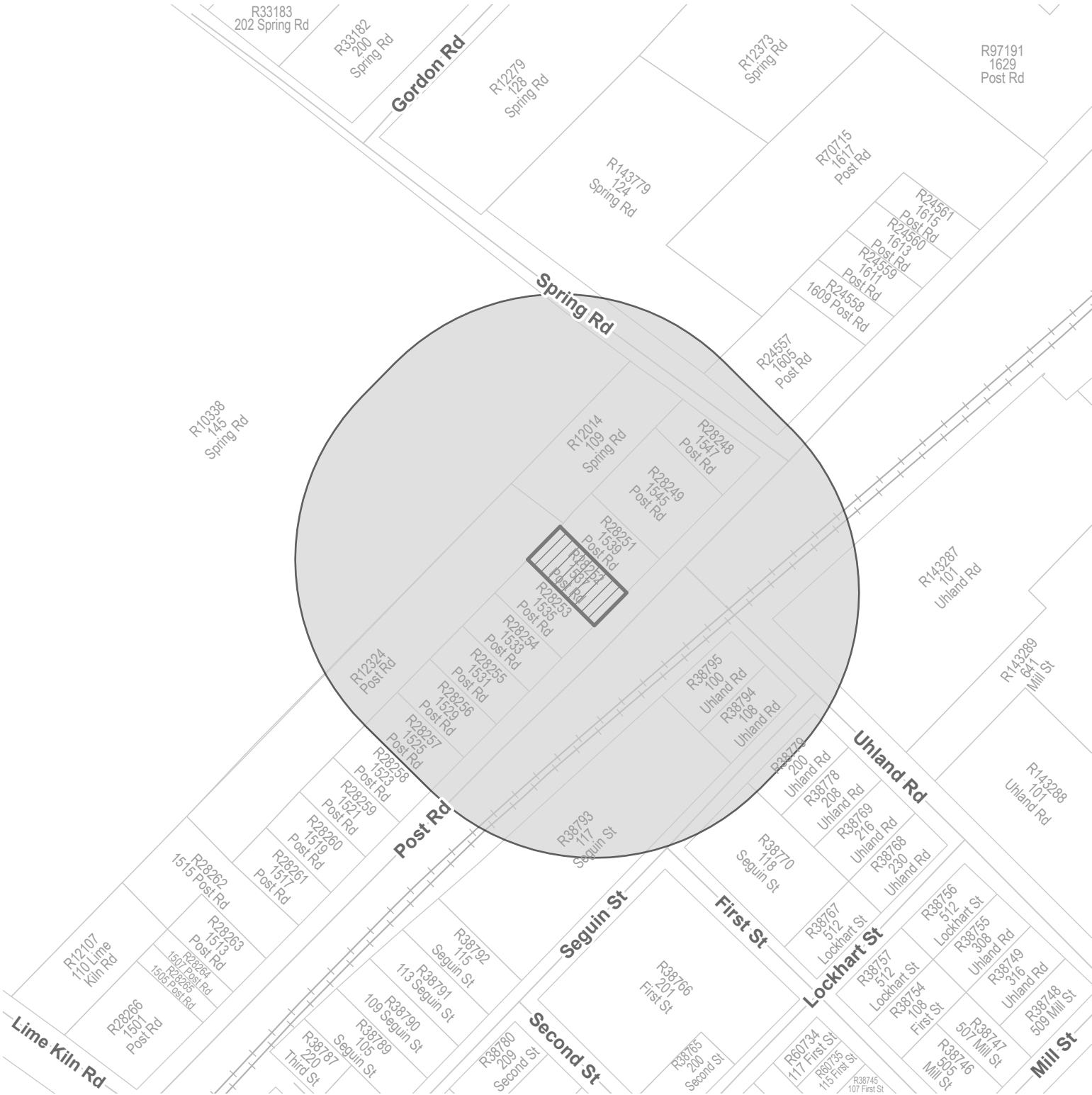
Date: 12/1/2025



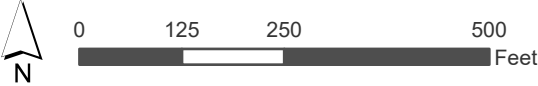
Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-25-15 APPROXIMATE LOCATION



- 400ft Buffer
- Subject Property
- Parcel



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Date: 12/19/2025



PLANNING AND DEVELOPMENT SERVICES

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 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 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

For City Council:

www.sanmarcostx.gov/citizencommentssignup

For more information regarding this request, contact the case manager, **Julia Cleary**, at **512.805-2658** or 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

| 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 MAROS, 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 Thomaidēs | 1131 W MLK Dr | SAN MARCOS, TX 78666 |
| | | Michael Adams | 106 Losoya Dr | SAN MARCOS, TX 78666 |