

Zoning Request ZC-25-15

1537 Post Road
SF-6 to CD-4



Summary

Request:	Zoning change from Single Family-6 to Character District-4		
Applicant:	Shelton Eubanks SMTX Rentals LLC 136 Iron Horse New Braunfels TX 78132	Property Owner:	Miguel and Eva Rosales 11302 Mayo St. Austin Texas 78748

Notification

Application:	11/06/2025	Neighborhood Meeting:	N/A
Published:	12/28/2025	# of Participants	N/A
Posted:	12/23/2025	Personal:	12/23/2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 5 in the W.N Goforth First Suburban Addition		
Location:	On the western side of Post Road, approximately 100 ft southwest of the intersection between Post Rd and Uhland Rd		
Acreage:	+/- 0.294 acres	PDD/DA/Other:	N/A
Existing Zoning:	Single Family-6	Proposed Zoning:	Character District-4
Existing Use:	Single Family	Proposed Use:	Multifamily
Preferred Scenario:	Mixed Use-Low	Proposed Designation:	Same
CONA Neighborhood:	Millview East	Sector:	7
Utility Capacity:	Available	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-4/ SF-6	Residential	Neighborhood Low / Mixed Use-Low
South of Property:	CD-4/ MF-24	Railroad/ Residential	Neighborhood High/Mixed Use-Low
East of Property:	SF-6	Residential	Neighborhood-Low
West of Property:	CD-4	Residential	Mixed Use-Low

Staff Recommendation

☒ Approval as Submitted	☐ Alternate Approval	☐ Denial
Staff: Julia Cleary, AICP		
Title : Senior Planner		Date: 01/07/2026

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Commission Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
Speakers in favor or opposed Shelton Eubanks (Applicant – In Favor)			
Recommendation from the Planning and Zoning Commission Meeting held January 13, 2026 A motion was made by Commissioner Spell, second by Commissioner Costilla to recommend approval of the request. The vote passed with an 8-0 vote For: 8 (Agnew, Burleson, Case, Costilla, Dunn, Meeks, Spell, Van Oudekerke) Against: 0 Absent: 0			

History

The land to the west and north of the site was rezoned to CD-4 in March 2025 by the same applicant. The property owner of this parcel wishes to rezone their property so it can be developed concurrently with these parcels.

The site is designated as Mixed Use-Low on the Vision SMTX Preferred Scenario. The designation was specifically requested by the property owners during the Vision SMTX Comprehensive Plan rewrite process along with the adjacent CD-4 zoned lots and was approved by City Council.

Additional Analysis

See additional analysis below.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <i>The site is designated as Mixed Use-Low on the Preferred Scenario Map. Per the Equivalency Table adopted under the adopting Ordinance for the Vision SMTX Comprehensive Plan, Character District-4 should be "Considered" in Mixed Use Low designations.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at the time of the request.</i>
		<u>X</u>	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council <i>There is no specific plan adopted for the Post Rd corridor.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>There is no development agreement in effect for this site.</i>
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area <i>CD-4 allows for residential, small scale multifamily and limited commercial on corners with an overall height limit of 3 stories. This is considered to be compatible with the surrounding uses in the area which includes a mixture of single family, commercial, and medium and large-scale multifamily uses.</i>
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district <i>The site is located near existing and proposed multifamily development and is served by existing pedestrian, bike and public transportation connections; an existing sidewalk and painted bike lane run along the front of the site and a CARTS bus stop is located approximately 300ft from the site on Uhland Rd.</i>
	<u>X</u>		Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>Under its current zoning, the site could be developed/ maintained as a single family home.</i>
<u>X</u>			Whether there is a need for the proposed use at the proposed location <i>Although the City does not have an adopted housing needs assessment, small scale multifamily products are generally considered to be a product that is needed in the City of San Marcos.</i>
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>There are existing water and wastewater lines adjacent to the site. Per the fire station map included in the packet, there are approximately 14 firefighters within 8 minutes travel of the site.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>The proposed rezoning is not anticipated to have any adverse impacts on property in the vicinity of the subject property.</i>
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5 <i>This is not a request for Neighborhood Density district.</i>
		<u>X</u>	The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management <i>The site is not located within the floodplain or the Edwards Aquifer Recharge Zone. It is located within the Edwards Aquifer Transition Zone and so would be required to comply with Chapter 6, Article 3 of the Land Development Code at the time of site development.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>There are no other factors which are anticipated to substantially impact public health, safety, morals, or general welfare.</i>