

ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: September 2025



CONTACT INFORMATION

Applicant's Name	Shelton Eubanks	Property Owner	Miguel and Eva Rosales
Company	SMTX Rentals LLC	Company	
Applicant's Mailing Address	136 Iron Horse New Braunfels Texas 78132	Owner's Mailing Address	11302 Mayo St. Austin Texas 78748
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address(es): 1537 Post Rd. San Marcos Texas 78666

Legal Description: Lot 5 Block 1 Subdivision WM Goforth Addition

Total Acreage: .2938 Tax ID #: R 28252

Preferred Scenario Designation: CD-4 Existing Zoning: SF-6

Existing Land Use(s): non-conforming residential duplex

DESCRIPTION OF REQUEST

Proposed Zoning District(s): Character District 4

Proposed Land Uses / Reason for Change: We would like to change the zoning on this lot to match this adjacent properties for the purpose of developing it along with the others.

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee* \$1,050 plus \$150 per acre Technology Fee \$15 **MAXIMUM COST \$5,015**

*Existing Neighborhood Regulating Plan Included.

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

Apply Online at [MGOCONNECT.ORG](https://mgoconnect.org)

PROPERTY OWNER AUTHORIZATION

I, Eva Rosales (owner name) on behalf of
n/a (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
1537 Post Rd. San Marcos Texas 78666 (address).

I hereby authorize Shelton Eubanks (agent name) on behalf of
SMTX Rentals LLC (agent company) to file this application for
Rezoning (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Eva Campos - Rosales Date: 10/23/2025

Printed Name, Title: Eva Rosales

Signature of Agent:  Date: 10/23/2025

Printed Name, Title: Shelton Eubanks

PROPERTY OWNER AUTHORIZATION

I, Miguel Rosales (owner name) on behalf of
n/a (company, if applicable) acknowledge that I/we
 am/are the rightful owner of the property located at
1537 Post Road SMTX (address).

I hereby authorize Shelton Eubanks (agent name) on behalf of
SMTX Rentals LLC (agent company) to file this application for
Rezoning (application type), and, if necessary, to work with
 the Responsible Official / Department on my behalf throughout the process.

Signed by: miguel rosales 11/11/2025
 Signature of Owner: 6BED1219F3C04ED... Date: _____
 Printed Name, Title: Miguel Rosales

Signature of Agent: [Signature] Date: 11-7-25
 Printed Name, Title: Shelton Eubanks

Form Updated October, 2019

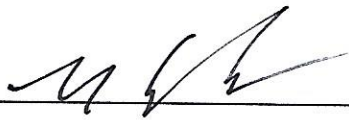
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$158 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$158 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____



Date: 10/23/2025

Print Name: _____

Shelton Eubanks

Form Updated March, 2023

Rezone of 1537 Post Road from SF-6 to CD-4

I am submitting this application on behalf of Miguel and Eva Rosales. They are the property owners at 1537 Post Rd.

I currently own 1521,1523,1525,1529,1531,1533 and 1535 Post road and the land located behind the lots. My rear property extends behind 1537 Post road as well. In 2024 and into February of 2025, I worked with the city to amend the preferred scenario map and the area was changed to a Mixed Use Low designation. With this new designation I was able to rezone the above properties to CD-4. The mixed use low designation was carried over onto the Rosales' property as well.

At the time of my rezoning process they were not involved but since have become interested in combining their property with mine for development. Since my property extends behind them this would square of the end of the property as a whole.

This area of town is desperately in need of a refresh and some sort of development will be in the best interest of everyone including the city.

I believe the rezone is reasonable because it is consistent with the Preferred Scenario map and is adjacent to land already zoned the same way.

I have discussed this with Julia Cleary and look forward to presenting it.

Please let me know your thoughts.

Respectfully Submitted,

Shelton Eubanks

512-557-1831

Nov. 12th, 1920, with interest from date until paid at rate of 8% per annum: On same interest is paid in full to Nov. 12th, 1922, but no interest accrued since that date and no part of the principal thereof has been paid.

Now hereby I the said Miguel Mercado do expressly acknowledge, declare and show that I am due and owing on said note No. 5, the just and full sum of Eleven Hundred and Thirty (\$1130.00) principal, together with interest thereon according to its terms and reading from and after Nov. 12th, 1922, and I do hereby expressly, agree, promise and bind myself to pay said note and said amounts to the said Mrs. Armand, or order, at office of State Bank & Trust Co. in San Marcos, Texas, on Nov. 12th, 1924, and I agree that all terms and provisions of said note shall continue in full force and effect, (except same is to mature Nov. 12th, 1924) and that same shall continue to be secured by the Vendor's Lien upon and against said land and also by an express contract lien thereon which is hereby granted.

Witness my signature at San Marcos, Texas, this Sept. 13, 1924.

Miguel Mercado

THE STATE OF TEXAS
COUNTY OF HAYS

Before the undersigned a Notary Public in and for said County and State on this day personally appeared Miguel Mercado known to me to be the person whose name is subscribed to the foregoing instrument and he to me acknowledged that he had executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office at San Marcos, Texas, this Sept. 13th, 1924.

T.C. Johnson, Jr.,

(SEAL)

Notary Public in and for Hays Co., Texas.

Filed for record Sept. 13, A.D., 1924 at 4:50 o'clock P. M.

Recorded Sept. 15, A.D., 1924 at 4:40 o'clock P. M.

CLERK COUNTY COURT, HAYS COUNTY, TEXAS.

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Legal description note: Beginning of W.N Goforth Plat declaration as recorded in Hays County Clerk Records

THE STATE OF TEXAS
COUNTY OF HAYS

By a deed dated on August 6th, 1924, now of record in Book 88 Pages 10 to 12 of the Hays County Deed Records, W.C. Williams and T. Z. Williams conveyed to William N. Goforth a tract of land in Hays County, Texas, containing one hundred forty-two and 95/100 (142.95) acres facing from the North Western side upon the public road leading from Austin to San Antonio via San Marcos, and known as the Post Road, and it being the same tract of land theretofore conveyed to W.C. Williams and T. Z. Williams by the State Bank & Trust Company and Will G. Barber.

That deed to said Goforth, together with the said record thereof, is referred to and made part hereof for fuller description of that entire tract of one hundred forty-two and 95/100 (142.95) acres which is out of the J. M. Veramendi Survey No. 2 and the T.J. Chambers Survey.

Desiring to plat into a Suburban Addition to the City of San Marcos a portion of that entire tract of land, I, the said William N. Goforth, have caused a strip thereof off the

South Eastern end thereof one hundred sixty (160) feet in depth and lying across the entire South Eastern end thereof to be sub-divided into lots which I have numbered consecutively from No. 1 to No. 19.

The strip of ground thus sub-divided into nineteen lots begins at the original most Southern corner of that entire tract in the most North Western line of said Post Road and runs thence North 52° and 30' West with the original most Western or South Western line of the entire tract and with North East line of what is known as the Lime Kiln Road one hundred sixty-one and five-tenths (161.5) feet to a point for corner; thence North 45° and 10' East parallel with and one hundred sixty (160) feet from the most North Western line of said Post Road a distance of fifteen hundred forty (1540) feet to a point in the original most Eastern or North Eastern line of that entire tract; thence South 52° and 30' East with that last named line one hundred sixty-one and 5/10ths (161.5) feet to the most Eastern corner of the entire tract at a point in that most North Western line of said Post Road; thence with that line of said Post Road South 45° and 10' West fifteen hundred twenty-eight (1528) feet to the place of beginning.

The above described strip of ground I have so subdivided into nineteen lots with No. 1 at the most North Eastern end thereof and same then numbered consecutively to No. 19 which is at the most South Western end thereof. Of those lots No. 1 faces eighty-eight (88) feet on said Post Road and at the other end is seventy (70) feet in width, and Lot No. 19 faces eighty (80) feet on said Post Road and at the other end is one hundred ten (110) feet in width; and each of the other seventeen lots being No. 2 to No. 18, both inclusive, front eighty (80) feet on said Post Road and run back between parallel lines a depth of one hundred and sixty feet (160 ft.).

The sub-division so made by me I have designated as "W. N. GOFORTH'S FIRST SUBURBAN ADDITION TO SAN MARCOS, TEXAS," and a plat showing the location and dimensions of each of said lots is hereto attached and marked "EXHIBIT A" and referred to and made part hereof, and I now execute this instrument for purpose of evidencing of record in an appropriate way the sub-division so made by me and each and all of those lots may be hereafter appropriately conveyed by reference to their number upon such plat.

Witness my signature at San Marcos, Texas, on this September 13th, A.D., 1924.

Wm. N. Goforth

THE STATE OF TEXAS

COUNTY OF HAYS

Before the undersigned, a Notary Public, in and for said County and State, on this day personally appeared William N. Goforth, known to me to be the person whose name is subscribed to the foregoing instrument, and he to me acknowledged that he had executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office at San Marcos, Texas, on this September 13th, A.D., 1924.

Will G. Barber

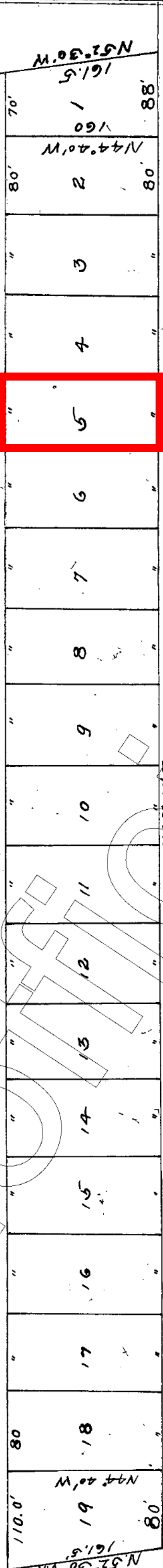
Notary Public in and for Hays County, Texas.

(SEAL)

W.N.GOFORTH'S FIRST SUBURBAN ADDITION TO

San Marcos, Texas
Scale. One Inch = 100 Ft.

N 45° 10' E



San Antonio - Austin Post Road.

Uhland Road

"Exhibit A"

Legal description note: Zoning change boundary includes lot 5 only.

Filed for record Sept. 13, A.D., 1924.
at 5 o'clock P. M.
Recorded Sept. 16, A.D., 1924.
at 10:10 o'clock A. M.

Lee Donaldson

CLERK COUNTY COURT, HAYS COUNTY, TEXAS.

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAYS

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18-1634-S
Comdor Title Co. GFA
THAT THE UNDERSIGNED, RAYMOND H. RABOLD AND GWEN M. VINSON ("Grantor", whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by MIGUEL ROSALES AND WIFE, EVA CAMPOS ROSALES ("Grantee", whether one or more) of that one certain promissory note (the "Note") of even date herewith in the principal sum of \$56,250.00, payable to the order of THE FIRST NATIONAL BANK OF BASTROP ("Lender"), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of the Note being secured by the vendor's lien herein retained, and being additionally secured by a deed of trust of even date herewith to MICHAEL H. PATTERSON, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee the real property (the "Property") described as follows, to-wit:

Lot 5, W.N. GOFORTH'S FIRST SUBURBAN ADDITION TO THE CITY OF SAN MARCOS, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 88, Page 80, Plat Records of Hays County, Texas.

This conveyance, however, is made and accepted subject to any and all restrictions, reservations, easements, exceptions, covenants and conditions, if any, applicable to and enforceable against the Property as shown by the records of Hays County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's heirs, executors, successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the Property, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

THAT Lender, at the instance and request of Grantee, having advanced and paid in cash to Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender and the same are hereby TRANSFERRED AND ASSIGNED to Lender, its successors and assigns.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED effective as of the 24th day of August, 2018.

GRANTOR:

Raymond H. Rabold
RAYMOND H. RABOLD

Gwen M. Vinson
GWEN M. VINSON

Grantee's Address:

11302 Mayo St.
Austin, TX 78748

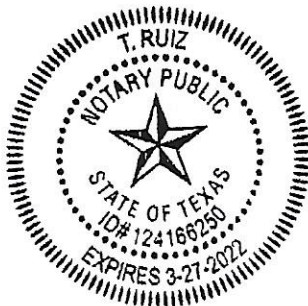
STATE OF TEXAS

COUNTY OF

Hays

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This instrument was acknowledged before me on the 24 day of August, 2018, by RAYMOND H. RABOLD.



T. Ruiz
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF

Hays

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This instrument was acknowledged before me on the 24 day of August,
2018, by GWEN M. VINSON.

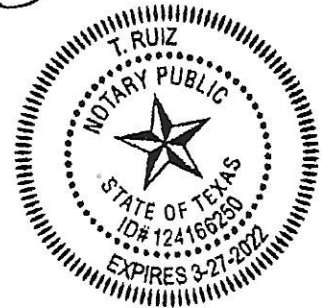
T. Ruiz

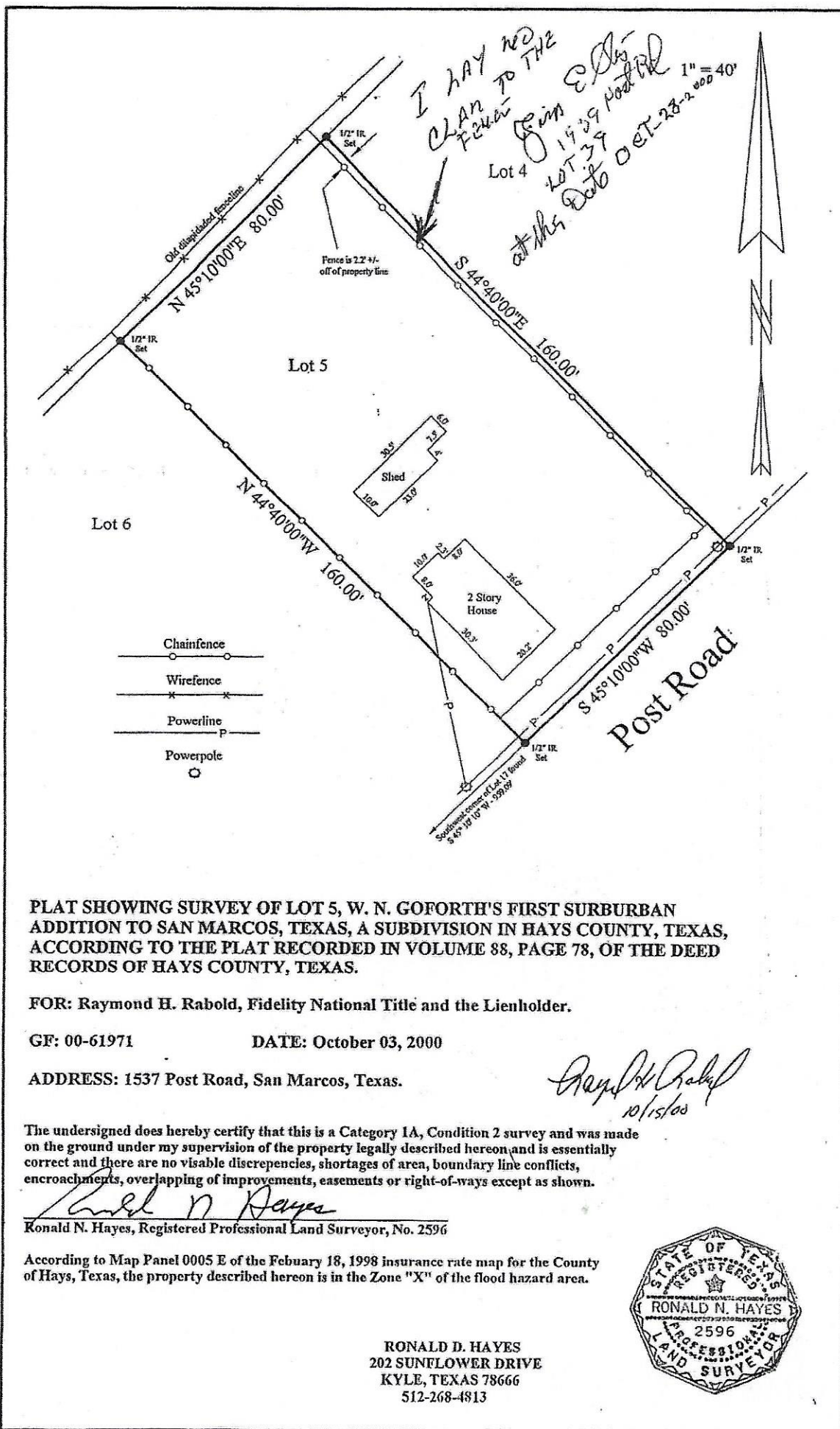
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CORRIDOR TITLE, LLC

18-1634-S





PLAT SHOWING SURVEY OF LOT 5, W. N. GOFORTH'S FIRST SUBURBAN ADDITION TO SAN MARCOS, TEXAS, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 88, PAGE 78, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

FOR: Raymond H. Rabold, Fidelity National Title and the Lienholder.

GF: 00-61971

DATE: October 03, 2000

ADDRESS: 1537 Post Road, San Marcos, Texas.

Raymond H. Rabold
 10/15/00

The undersigned does hereby certify that this is a Category 1A, Condition 2 survey and was made on the ground under my supervision of the property legally described hereon and is essentially correct and there are no visible discrepancies, shortages of area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways except as shown.

Ronald N. Hayes

Ronald N. Hayes, Registered Professional Land Surveyor, No. 2596

According to Map Panel 0005 E of the February 18, 1998 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area.

RONALD D. HAYES
 202 SUNFLOWER DRIVE
 KYLE, TEXAS 78666
 512-268-4813

