



Public Hearing

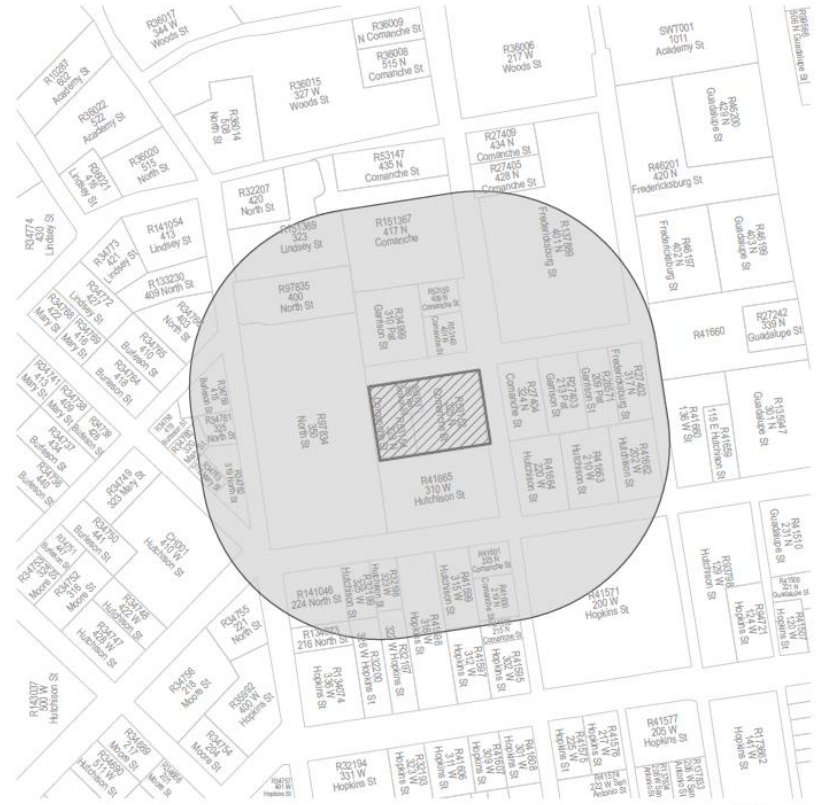
AC-25-09

325 N. Comanche St.

Receive a Staff presentation and hold a public Hearing to receive comments for or against Resolution 2026-XXR, granting a request in Case No. AC-25-09 for Alternative Compliance to the maximum building height requirements in Section 4.4.3.7 of the Development Code to increase the permitted building height from five to seven stories, for a proposed development located at 325 N. Comanche Street; authorizing city staff to issue permits consistent with this resolution; and declaring an effective date; and consider approval of Resolution 2026-XXR.

Property Information

- Approximately 0.96 acres
- Located at southwest corner of Pat Garrison St. and N. Comanche St.
- South of Texas State University campus
- Concurrent application for Conditional Use Permit for Purpose Built Student Housing (CUP-25-71)



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: 1/8/2026



Context & History

- **Existing uses on the site:** Pennington's Funeral Home, duplex
- **Surrounding Uses:** Balcones Hall, purpose-built student housing, grocery, church, multifamily, Texas State University
- Adjacent 6-story (approx.) Cypress Apartments (formerly Vistas)
- Surrounding buildings are 5 to 7 stories

AC-25-09

7-Story Building Height
325 N. Comanche St.

Aerial



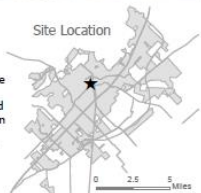
- Subject Property
- Texas State
- Parcel
- City Limit



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Date: 1/6/2026

SAN MARCOS Planning and Development Services



JOV

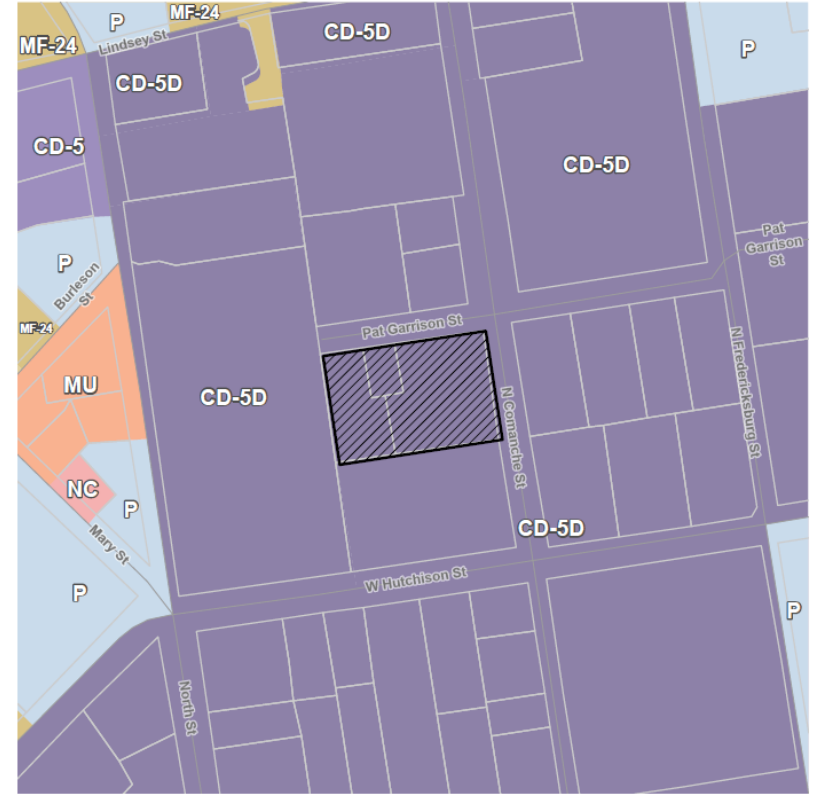
Context & History

- Existing Zoning:
Character District 5 Downtown
(CD-5D)
 - 5 stories allowed by right
- Proposed Use:
Purpose Built Student Housing

AC-25-09

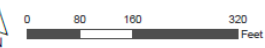
7-Story Building Height
325 N. Comanche St.

Zoning



Subject Property

- CD-5
- CD-5D
- MF-18
- MF-24
- MU
- NC
- P



Site Location



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Date: 1/6/2026

SAN MARCOS Planning and Development Services

Surrounding Context

Legend
Subject Property

5 stories

6 stories

2 stories

6 stories

1 - 2 stories

1 story

Approval for 7 stories at 75 foot maximum height

Google Earth

Image Landsat / Copernicus

200 ft





Criteria for Approval (Section 4.3.4.6)

1. The project is consistent with the objectives and guidelines from the City's Comprehensive Plan and Downtown Master Plan where applicable. *Partially met*
2. For a residential project, the additional stories provide an opportunity to include a minimum of ten (10%) percent of the project as affordable housing under Section 4.3.1.1; *Not met*
3. For a residential project, the additional stories provide an opportunity to include a minimum of twenty (20%) percent of the project as workforce housing under Section 4.3.1.1; *Not met*
4. The additional stories provide an opportunity for additional professional office or commercial space providing employment opportunities; *Not met*



Criteria for Approval (Section 4.3.4.6)

5. The additional stories provide an opportunity to deliver a building that is rated a minimum of a silver in the LEED green building program; *Not met*
6. The additional stories provide an opportunity to include childcare within the facility; *Not met*
7. The additional stories provide an opportunity to add public parking in or adjacent to the downtown; *Partially met (to be determined)*
8. The additional stories provide an opportunity to include on-site publicly accessible open space **in excess of the open space required under Section 3.10.1.2.** *Not met*



Criteria for Approval (Section 4.3.4.6)

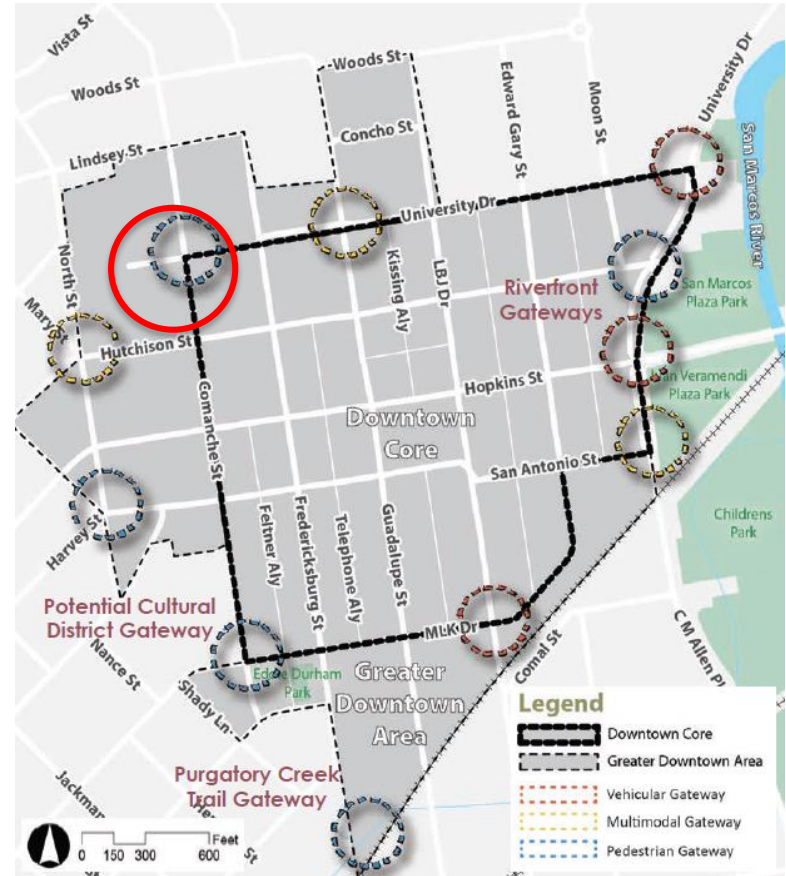
9. In CD-5D and the five downtown Design Contexts, the approved alternate conforms to the Downtown Design Guidelines. *Partially met*
10. Architectural elements that mitigate any effects on adjacent properties or the pedestrian experience from the street level. *Met*

Downtown Area Plan

(Adopted Nov 6th, 2023)

Downtown Gateways

- Pat Garrison St./ Comanche St. intersection is designated as a Pedestrian Gateway
- Recommendation D.7 (p. 91)
“Create vehicular, multimodal, and pedestrian gateways into Downtown to provide an arrival experience and increase sense of place...”

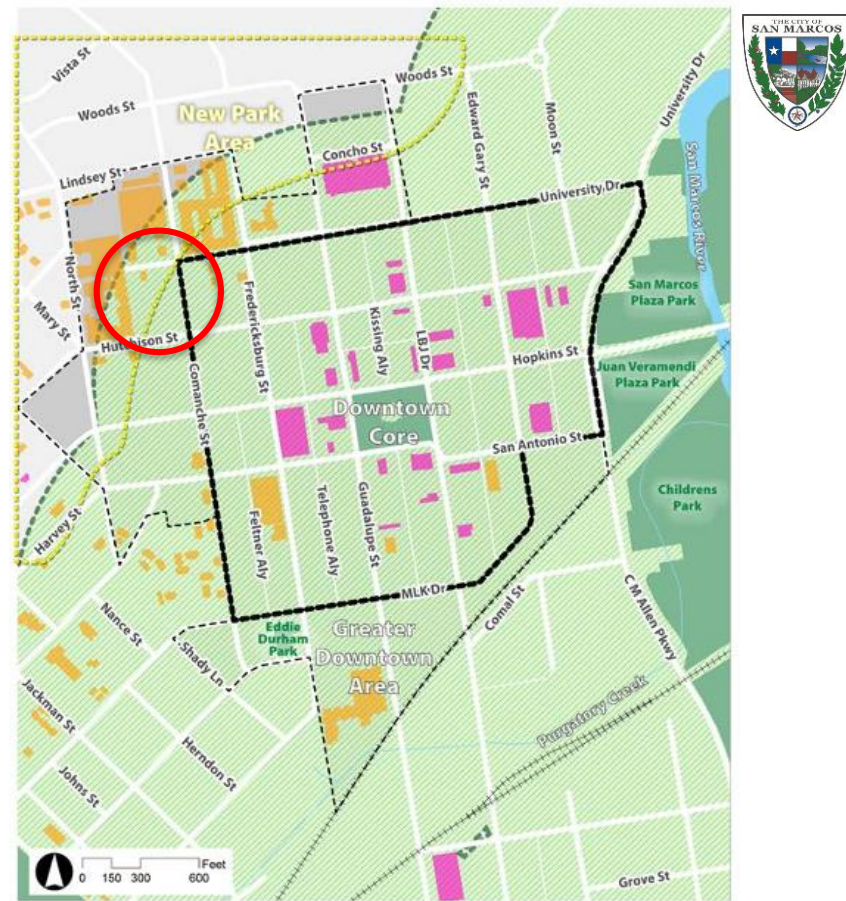


Downtown Area Plan (Adopted Nov 6th, 2023)

New Park Area

- New Park Area designated in northwest Downtown
- Public spaces and amenities to accommodate growing Downtown population
- Recommendation E.6 (p. 105)

“Study the potential for new parks throughout Downtown to serve the density of residents in northwest Downtown...”



Legend

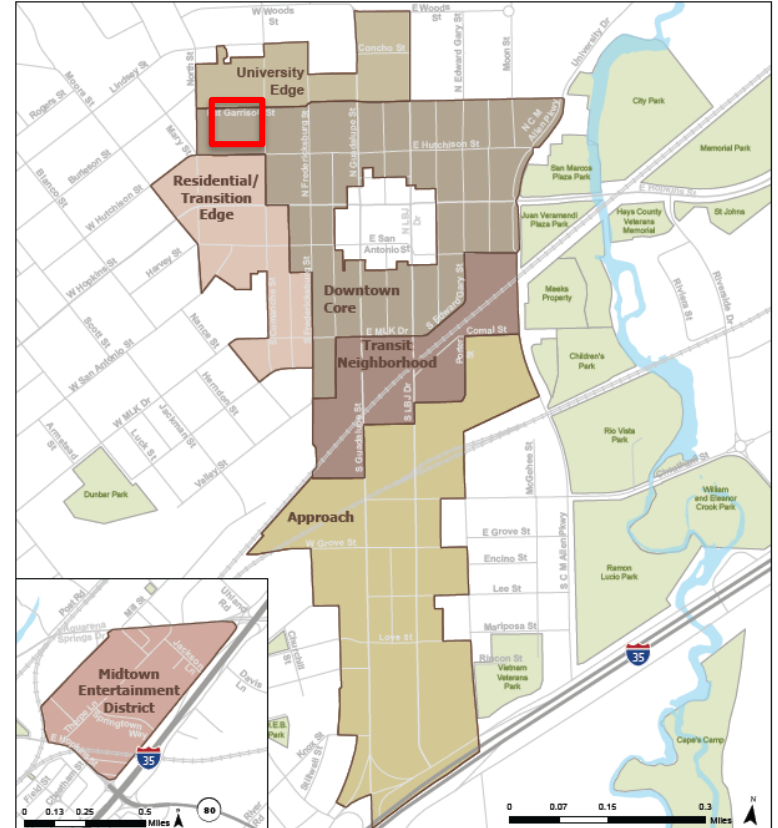
Downtown Core	Parks	Multi-Family
Greater Downtown Area	1/4 Mile Park Access	Mixed Use
Rivers and Creeks	New Park Area	
Railroad		



San Marcos Design Manual

Figure 1.1 Design Context Map

Project site falls within the Downtown Core design context





San Marcos Design Manual

Table 1.1: Height Strategy by Context

- **Downtown Core/ Additional Height in the Third Layer**

“No additional height adjacent to the Downtown Historic District. Additional height may be considered where it will not obscure key views, but additional height above five stories is discouraged in this design context.” (p. A:10)



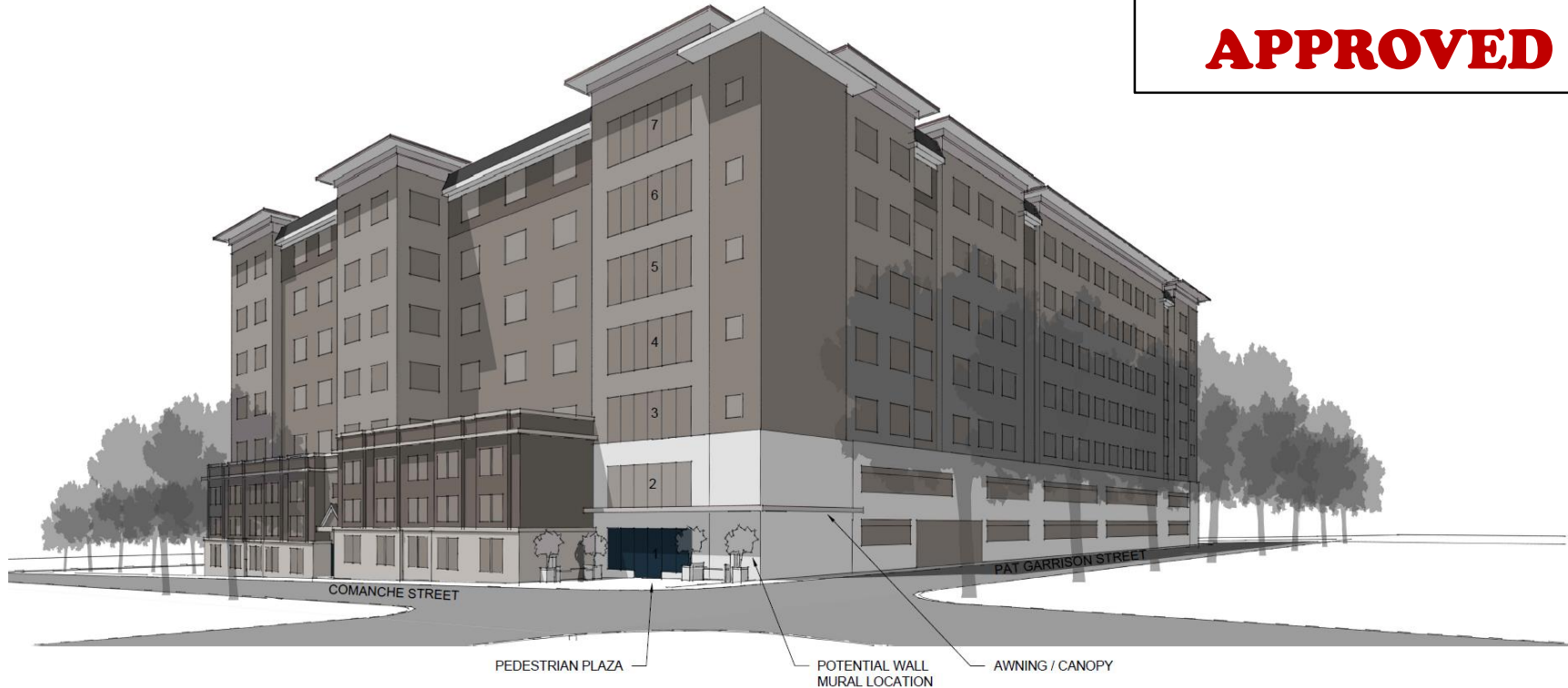
Birds Eye View – W. Hutchison St. / N. Comanche St. (original rendering submitted by applicant)



Street Level View – Pat Garrison St. / N. Comanche St. (original rendering submitted by applicant)

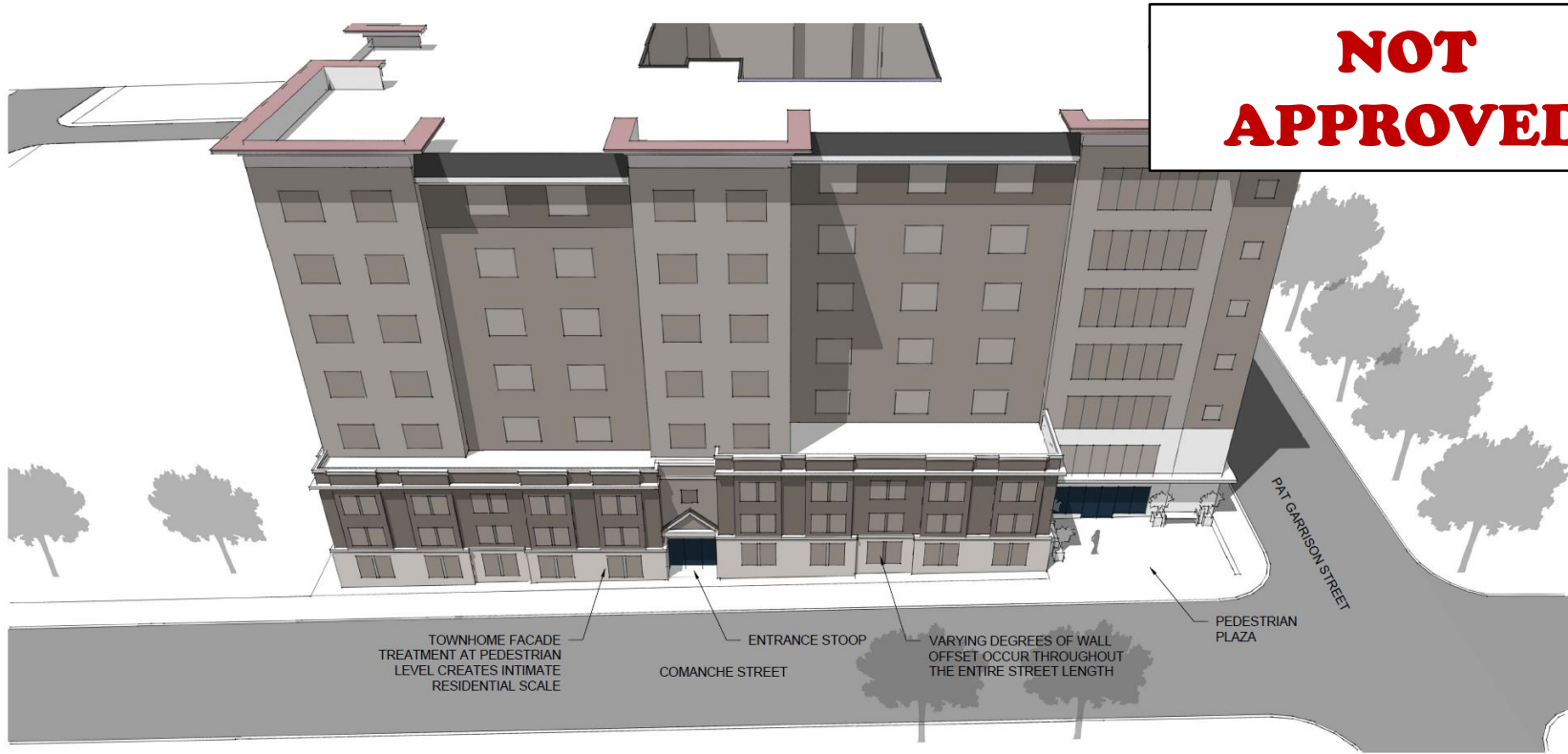


**NOT
APPROVED**



Front Façade View – N. Comanche St. (original rendering submitted by applicant)

**NOT
APPROVED**





Recommendation

Staff recommends **denial**.

Planning and Zoning Commission recommended **approval with conditions** of AC-25-09 with a 5-4 vote. (Conditions outlined on the following slides)

Discussion Topics:

- Alternative compliance criteria of Section 4.3.4.6
- San Marcos Design Manual height strategy
- Request for stories vs. height
- Maximum bedroom count

P&Z Approved Conditions



1. The development shall comply with the activation and varied massing standards described in Chapter 4, Divisions 4 and 5 of the Land Development Code.

(Continued on next slide)

Potential Conditions (continued)



2. The development shall include an enhanced Pedestrian Gateway in the form of a publicly accessible plaza at the intersection of Pat Garrison St. and N. Comanche St. The publicly accessible plaza shall be equal to or greater in size than the area of the plaza as shown on the plat application currently in review. The plaza will incorporate amenities including: bike pump station, water bottle refill station, benches, lighting, and shade canopy.

(Continued on next slide)

Potential Conditions (continued)



3. The building façade facing N. Comanche St. shall incorporate horizontal and vertical expression elements within the first three floors, including cornices, material changes, horizontal bands, vertical wall offsets, and recessed entrances, that are visually similar to the Perspective Views attached as Exhibit B.
4. The height of the building shall not exceed 75 feet.
5. The development shall comply with all other Development Code regulations. Packet materials are provided for informational purposes only.