

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

Updated: March, 2023



## CONTACT INFORMATION

Applicant's Name	Rev. Dr. Todd Salmi	Property Owner	United Campus Ministry
Company	United Campus Ministry	Company	United Campus Ministry
Applicant's Mailing Address	510 North Guadalupe Street	Owner's Mailing Address	510 North Guadalupe Street
Applicant's Phone #	[REDACTED]	Owner's Phone #	[REDACTED]
Applicant's Email	[REDACTED]	Owner's Email	[REDACTED]

## PROPERTY INFORMATION

Subject Property Address(es): 510 N GUADALUPE, SAN MARCOS, TX 78666

Legal Description: Lot 1 Block C.C. Mitch  Subdivision Henry L. Grant

Total Acreage: 0.93 Tax ID #: R 99564

Preferred Scenario Designation: \_\_\_\_\_ Existing Zoning: P

Existing Land Use(s): Religious Ministry

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): CD-5

Proposed Land Uses / Reason for Change: Religious Ministry and Multifamily residential

## 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\* \$1,000 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 – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

## PROPERTY OWNER AUTHORIZATION

I, Rev. Dr. Todd Salmi (owner name) on behalf of  
United Campus Ministry (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
510 N GUADALUPE (address).

I hereby authorize N/A (agent name) on behalf of  
N/A (agent company) to file this application for  
Zoning Change (Rezoning to CD-5) (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 9/24/2025

Printed Name, Title: Rev. Dr. Todd Salmi, Executive Director

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

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 \$150 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 \$150 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:



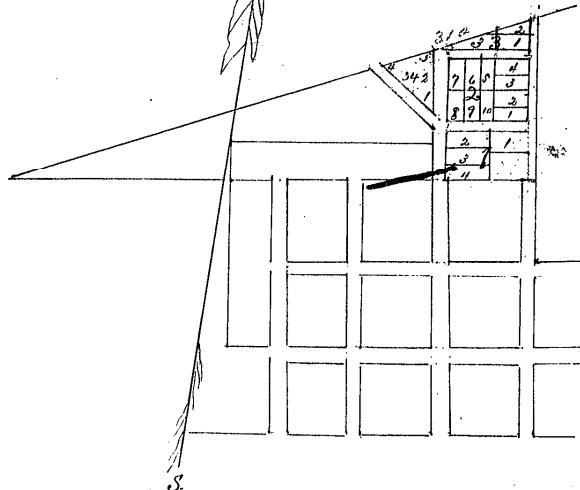
Date:

9/24/2025

Print Name:

Rev. Dr. Todd Salmi

Form Updated March, 2023



A plot of C. C. Mitchell's Addition to San Marcos, Town.  
Scale 200 varas as to the inch.  
For boundaries and more particular description see deed  
on file from Mrs. Jewell to  
Mitchell, County Clerk's of-  
fice Hays County. 4 blocks  
being out original town tract.  
Lots are in length and  
breadth as represented. Streets  
15 varas wide.

This is a true plot of said addition and original draft of said plan, June the  
25<sup>th</sup> A.D. 1868.

William O. McGehee  
Dept. Surveyor, Hays County

Variations 10° 30' East

Stamped  
2 cents

I, C. C. Mitchell do certify that the foregoing plan is intended as a subdivision  
of a certain tract of land as above described and for the purpose of extending the  
town of San Marcos.

Given under my hand this the 25<sup>th</sup> day of June A.D. 1868.

C. C. Mitchell,

State of Texas } Before me the undersigned authority personally appeared  
County of Hays C. C. Mitchell, to me well known and whose name appears to the plan  
or addition to San Marcos and acknowledged his signature to the same for the  
aforesaid purpose and consideration hereinafter contained and expressed, witness-  
mony of which I hereunto sign my name and affix my seal of office, this the 25<sup>th</sup>  
day of June, A.D. 1868.

John H. Herndon,

Clk. C. C. H. Co.

State of Texas } I do hereby certify that the above is a true and correct  
County of Hays Copy of the original plan as filed for record at 12 o'clock  
M. on the 25<sup>th</sup> day of June A.D. 1868. John H. Herndon,

C. C. H. Co.

E. Jewell to C. C. Mitchell <sup>Wm. H. Jewell</sup> A. 416  
Martha L. Jewell 142

15/ITC/LBA #1014522-SMA

10026183 OPR Vol 3971 Pg 210

9-14-10

4

After Recording Return To:  
Independence Title Company

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**Date:** September 14, 2010

**Grantor:** CHRIST CHAPEL AT TEXAS STATE UNIVERSITY-SAN MARCOS, a Texas non-profit corporation

**Grantor's Mailing Address:** P.O. Box 1803  
San Marcos, Texas 78666

**Grantee:** CAMPUS CHRISTIAN COMMUNITY, a Texas non-profit corporation

**Grantee's Mailing Address:** 111 Ridgeway Drive  
San Marcos, Texas 78666

**Consideration:** Cash and a note of even date executed by Grantee, payable to the order of Grantor in the principal amount of **Seven Hundred Fifty Thousand and No/100ths Dollars (\$750,000.00)**. The note is secured by a vendor's lien retained for the benefit of Grantor in this deed and by a deed of trust of even date from Grantee to **TOM BAGBY**, Trustee for Grantor.

### Property (including any improvements):

Part of Block 1 of the C.C. MITCHELL ADDITION to the City of San Marcos, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume E, Page 505, Deed Records of Hays County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein, together with all improvements now or hereafter situated on the Land.

**Reservations from Conveyance:** None

### Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, and under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained and transferred, without recourse, to Lender until each note described is fully paid according to its terms, at which time this deed will become absolute.

Grantee acknowledges and agrees that to the maximum extent permitted by law, the sale of the Property as provided for herein is made on an "AS IS," "WHERE IS" and "WITH ALL FAULTS" basis, and Grantee expressly acknowledges that Grantor makes no warranty or representation, express or implied, or arising by operation of law, including, but not limited to, any warranty of condition, title (other than the Special Warranty of Title with respect to the land and the improvements), habitability, merchantability or fitness for a particular purpose with respect to the Property or any portion thereof. It is understood and agreed that the price has been adjusted by prior negotiation to reflect that all of the Property is sold by Grantor and purchased by Grantee subject to the foregoing.

When the context requires, singular nouns and pronouns include the plural.

**GRANTOR:**

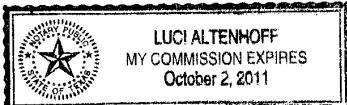
**CHRIST CHAPEL AT TEXAS STATE  
UNIVERSITY- SAN MARCOS, a Texas -profit  
corporation**

By:

*James R. Price*  
James R. Price, Chairman of the Board of  
Trustees

THE STATE OF TEXAS §  
HAYS §  
COUNTY OF ~~TEXAS~~ §

This instrument was acknowledged before me this 14th day of September, 2010, by James R. Price, Chairman of the Board of Trustees of **CHRIST CHAPEL AT TEXAS STATE UNIVERSITY-SAN MARCOS**, a Texas non-profit corporation, on its behalf.



*Luci Altenhoff*  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Campus Christian Community  
111 Ridgeway Drive  
San Marcos, Texas 78666

EXHIBIT "A"

DESCRIPTION OF 0.93 ACRES, MORE OR LESS, OF LAND AREA, BEING A PORTION OF BLOCK 1, C.C. MITCHELL'S ADDITION TO THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS AS RECORDED IN VOLUME "E" PAGE 505 OF THE HAYS COUNTY DEED RECORDS, BEING ALL OF THAT TRACT DESCRIBED AS PART OF BLOCK 1, IN A DEED FROM SAN MARCOS INDEPENDENT SCHOOL DISTRICT TO THE TRUSTEES OF THE DIOCESE OF WEST TEXAS DATED JANUARY 2, 1951 AND RECORDED IN VOLUME 151, PAGE 64 OF THE HAYS COUNTY DEED RECORDS, ALL OF THAT TRACT DESCRIBED AS PART OF LOT 2, BLOCK 1, IN A DEED FROM JACK DALTON ET UX TO THE EPISCOPAL CHURCH CORPORATION IN WEST TEXAS DATED MARCH 4, 1961 AND RECORDED IN VOLUME 185, PAGE 307 OF THE HAYS COUNTY DEED RECORDS, AND A PORTION OF THAT TRACT DESCRIBED AS PART OF LOT 2, BLOCK 1, IN A DEED FROM NANCY ELLEN ARNOLD TO THE EPISCOPAL CHURCH CORPORATION IN WEST TEXAS DATED FEBRUARY 27, 1961 AND RECORDED IN VOLUME 185, PAGE 312 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a  $\frac{1}{4}$ " iron rod found in the west line of the Diocese of West Texas tract for the southeast corner the Episcopal Church Tract recorded in Volume 185, Page 307, and the northeast corner of that tract described as Lots 3 and 4 in a deed from F.H. (Buddy) Martin et al, trustees, to McCarty Student Center dated February 21, 2004 and recorded in Volume 2470, Page 603 of the Hays County Official Public Records;

THENCE leaving the Diocese of West Texas tract and the PLACE OF BEGINNING as shown on that Plat numbered 26320-08-d dated September 11, 2008 prepared for St. Marks Church by Byrn & Associates, Inc. of San Marcos, Texas, with the common north line of the McCarty Student Center tract and south line of the two previously mentioned Episcopal Church Corporation tracts S 80°37'30" W 159.14 feet to a  $\frac{1}{4}$ " iron rod set in the east line of Guadalupe Street and south line of the Episcopal Church Corporation tract described in Volume 185, Page 312 for the southwest corner of this description and southeast corner of that tract described as part of Lot 2 in a deed from Episcopal Church Corporation of West Texas to the Urban Renewal Agency of the City of San Marcos dated August 22, 1966 and recorded in Volume 213, Page 519 of the Hays County Deed Records (said Urban Renewal Agency tract being part of Guadalupe Street), pass at 67 feet the record southwest corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 307 and record southeast corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 312;

THENCE leaving the McCarty Student Center tract crossing the Episcopal Church Corporation tract recorded in Volume 185, Page 312 with the east line of the Urban Renewal Agency tract and Guadalupe Street, N 09°41'30" W 82.00 feet to a  $\frac{1}{4}$ " iron rod set in the south line of Woods Street for the northwest corner of this description;

EXHIBIT "A" cont.

THENCE leaving Guadalupe Street and the Urban Renewal Agency tract with the common south line of Woods Street and north line of the two Episcopal Church Corporation tracts and the Diocese of West Texas tract, N 80°20'30" E 366.95 feet to a  $\frac{1}{4}$ " iron rod set in the west line of L.B.J. Drive for the northeast corner of this description and the Diocese of West Texas tract, pass at 95.83 the record northeast corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 312 and northwest corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 307, and pass at 162.83 feet the record northeast corner of the Episcopal Church Corporation tract recorded in Volume 185, Page 307 and the northwest corner of the Diocese of West Texas tract;

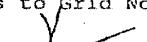
THENCE leaving Woods Street with the common east line of the Diocese of West Texas tract and west line of L.B.J. Drive the following two courses:

1. S 02°12'30" E 83.20 feet to a  $\frac{1}{4}$ " iron rod set for angle point, and
2. S 04°09'02" E 54.87 feet to a calculated point for the southeast corner of this description and northeast corner of Lot 1, Henry L. Grant Subdivision as recorded in Volume 5, Page 373 of the Hays County Plat Records, from which a 3/8" copper pipe found in concrete as a reference point bears S 03°54'07" E 0.52 feet (a portion of Lot 1, Henry L. Grant Subdivision being a portion of the Diocese of West Texas tract);

THENCE leaving L.B.J. Drive with the common south line of the remaining portion of the Diocese of West tract and north line of Lot 1, Henry L. Grant Subdivision, S 80°15'49" W 186.87 feet to a  $\frac{1}{4}$ " iron rod found in the east line of Lot 3 and the previously mentioned McCarty Student Center tract for the exterior south corner of this description and northwest corner of Lot 1, Henry L. Grant Subdivision;

THENCE leaving Lot 1, Henry L. Grant Subdivision with the common east line of the McCarty Student Center tract and west line of the Diocese of West Texas Tract, N 14°43'17" W 54.79 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 0.93 acres, more or less, as prepared from public records and a survey made on the ground on September 11, 2008 by Byrn & Associates, Inc., of San Marcos, Texas. All  $\frac{1}{4}$ " iron rods set are capped with a plastic cap stamped "Byrn Survey". The bearing basis for this survey is based on the Texas State Plane Coordinate System, South Central Zone, and refers to Grid North.

  
\_\_\_\_\_  
Kyle Smith, R.P.L.S. # 5307

Client: St. Marks Church  
Date: September 11, 2008  
Subd.: Mitchell's Addition, C.C.  
County: Hays, TX.  
Job No.: 26320-08  
FND0.93





**Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
PO Box 2508  
Cincinnati, OH 45201**

UNITED CAMPUS MINISTRY AT TEXAS STATE  
510 N GUADALUPE ST  
SAN MARCOS, TX 78666-5712

**Date:**  
January 6, 2022  
**Employer ID number:**  
74-1334353  
**Form 990 required:**  
990, No  
**Person to contact:**  
**Name:** Mr. Schatz  
**ID number:** 0196497

Dear Sir or Madam:

We're responding to your request dated February 20, 2021, about your tax-exempt status.

We issued you a determination letter in July 2014, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(i).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax-deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period.

- Form 990, Return of Organization Exempt From Income Tax
- Form 990-EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at [www.irs.gov/forms-pubs](http://www.irs.gov/forms-pubs) or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

Sincerely,

*Stephen A. Martin*

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 15 2014

CAMPUS CHRISTIAN COMMUNITY  
C/O FRANK J FLAUTO  
510 NORTH GUADALUPE RD  
SAN MARCOS, TX 78666-5712

Employer Identification Number:

74-1334353

DLN:

17053318333003

Contact Person:

CUSTOMER SERVICE

ID# 31954

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b)(1)(A)(i)

Form 990 Required:

No

Effective Date of Exemption:

March 12, 1963

Contribution Deductibility:

Yes

Addendum Applies:

No

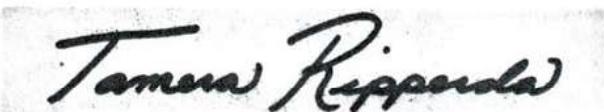
Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,



Director, Exempt Organizations

**TEXAS SECRETARY of STATE**  
**JANE NELSON****BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

Filing Number: 19134301 Entity Type: Domestic Nonprofit Corporation  
Original Date of Filing: March 21, 1963 Entity Status: In existence  
Formation Date: N/A Non-Profit N/A  
Tax ID: 32016772819 Type:  
Duration: Perpetual FEIN:  
  
Name: United Campus Ministry at Texas State  
Address: 510 N GUADALUPE ST  
San Marcos, TX 78666-5712 USA

<a href="#">REGISTERED AGENT</a>	<a href="#">FILING HISTORY</a>	<a href="#">NAMES</a>	<a href="#">MANAGEMENT</a>	<a href="#">ASSUMED NAMES</a>	<a href="#">ASSOCIATED ENTITIES</a>	<a href="#">INITIAL ADDRESS</a>
Name Michael Todd Salmi		Address 510 North Guadalupe St San Marcos, TX 78666 USA			Inactive Date	

[Order](#) [Return to Search](#)**Instructions:**

- >To place an order for additional information about a filing press the 'Order' button.

**TAX CERTIFICATE****Jennifer Escobar Tax Assessor-Collector, Hays County**712 S. Stagecoach Trail, Suite 1120  
San Marcos, TX 78666

This certificate includes tax years up to 2024

**Entities to which this certificate applies:**RSP - Special Road Dist  
CSM - City Of San MarcosSSM - San Marcos CISD  
GHA - Hays County**Property Information**

Property ID : 11-5489-0000-00100-3

Quick-Ref ID : R99564

**Value Information**510 N GUADALUPE SAN  
MARCOS 78666

Land HS	:	\$0.00
Land NHS	:	\$1,172,550.00
Imp HS	:	\$0.00
Imp NHS	:	\$0.00
Ag Mkt	:	\$0.00
Ag Use	:	\$0.00
Tim Mkt	:	\$0.00
Tim Use	:	\$0.00
HS Cap Adj	:	\$0.00
Assessed	:	\$0.00

C C MITCHELL, LOT 1-2,  
ACRES 0.93 (EXEMPT %  
09/14/10)**Owner Information**

Owner ID : O0113873

CAMPUS CHRISTIAN COMMUNITY  
111 RIDGEWAY DR  
SAN MARCOS, TX 78666-3533

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
SSM	2024	0.00	0.00	0.00	0.00	0.00
RSP	2024	0.00	0.00	0.00	0.00	0.00
GHA	2024	0.00	0.00	0.00	0.00	0.00
CSM	2024	0.00	0.00	0.00	0.00	0.00

**Total for current bills if paid by 9/30/2025 : \$0.00****Total due on all bills 9/30/2025 : \$0.00**

2024 taxes paid for entity SSM \$0.00

2024 taxes paid for entity RSP \$0.00

2024 taxes paid for entity GHA \$0.00

2024 taxes paid for entity CSM \$0.00

**2024 Total Taxes Paid : \$0.00**

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.



Signature of Authorized Officer of the Tax Office

Date of Issue : 09/18/2025  
 Requestor : CAMPUS CHRISTIAN COMMUNITY  
 Receipt : SM-2025-1833714  
 Fee Paid : \$10.00  
 Payer : DEAN HARRISON JONES