



Public Hearing

ZC-25-14

510 N. Guadalupe St. / P to CD-5

Consider approval of Ordinance 2026-01, on the second of two readings, amending the Official Zoning Map of the City by rezoning approximately 0.93 acres of land, located at 510 N. Guadalupe Street, from Public (P) to Character District - 5 (CD-5), or, subject to the consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date.



Property Information

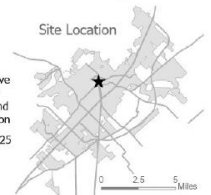
- Approximately 0.93 acres
- Located south of Texas State University Campus between Woods St., N. Guadalupe St., and N. LBJ Dr.
- Concurrent applications:
 - AC-25-08, 6-story building height



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: 11/19/2025

SAN MARCOS Planning and Development Services





Context & History

- Existing Use: Christ Chapel/
United Campus Ministry
 - My Historic SMTX resources
survey designated as High
Priority (St. Mark's Church)
- Proposed Use: Mixed use
religious ministry/ multifamily
- Surrounding Uses
 - University
 - Student housing
 - Parking & student services
 - Church/ ministry



- Subject Property
- Texas State
- Parcel



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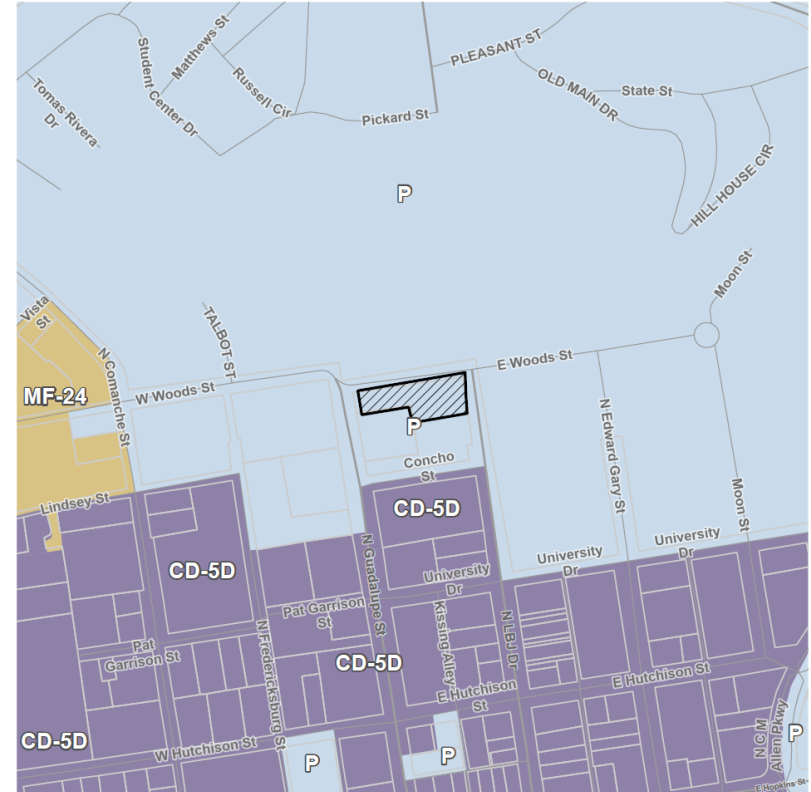
Context & History

- Existing Zoning:
Public (P)
 - Allows for public and civic uses
- Proposed Zoning:
Character District – 5
 - Allows for a variety of uses including multifamily, mixed use, office and retail

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510 N. Guadalupe St. P to CD-5
United Campus Ministry

Zoning



- Subject Property
- CD-5D
- MF-24
- P

0 200 400 800 Feet

Site Location

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SAN MARCOS Planning and Development Services



Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario:
Conservation/ Cluster

“To identify areas to conserve and reserve for future development as a means of focusing more intensive development in other areas of the community. Development that does occur... should be low impact to the natural environment by using a variety of development techniques and strategies.” (VisionSMTX)

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Preferred Scenario



- Subject Property
- Parcels
- Preferred Scenario Centers
- Mixed Use Medium
- Commercial/Employment Medium
- Conservation/Cluster

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SAN MARCOS Planning and Development Services





Comprehensive Plan Analysis (VISION SMTX)

Step 2: Is the request consistent with Table 4.1 of the Land Development Code?

“CD-5” Character District – 5 within “Conservation/ Cluster”

Zoning District		Place Types									
		Neighborhood Low-Existing	Neighborhood Low-New	Neighborhood Medium	Neighborhood High	Neighborhood Transition	Mixed Use Low	Mixed Use Medium	Employment/ Commercial Low	Employment/ Commercial Medium	Conservation/ Cluster
Conventional Residential	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
	SF-R	C	NP	NP	-	-	-	-	-	-	-
	SF-6	C	C	NP	-	-	-	-	-	-	-
	SF-4.5	C	C	C	NP	-	-	-	-	-	-
Neighborhood Density Districts	ND-3	See Section 4.1.2.4 and 4.1.2.5 of the Development Code	C	C	NP	NP	NP	NP	-	-	-
	ND-3.2		C	C	NP	NP	NP	NP	-	-	-
	ND-3.5		C	C	C	C	NP	NP	-	-	-
	ND-4		C	C	C	C	C	NP	-	-	-
	N-CM		C	C	C	C	C	C	-	C	-
Character Districts	CD-1	C	C	NP	NP	C	-	-	NP	NP	See Section 4.1.2.6 of the Development Code
	CD-2	-	NP	-	-	-	-	-	-	-	
	CD-2.5	-	C	NP	NP	C	-	-	-	-	
	CD-3	-	C	NP	NP	C	NP	-	-	-	
	CD-4	-	NP	-	NP	NP	C	C	NP	C	
	CD-5	-	-	-	-	NP	NP	C	NP	C	
	CD-5D	-	-	-	-	-	-	C	-	-	
Special Districts	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	LI	-	-	-	-	-	-	-	C	NP	-
	HI	-	-	-	-	-	-	-	C	NP	-
	MH	-	C	NP	NP	NP	NP	-	-	-	NP

C= Consider

NP= Not Preferred

(-) = Preferred Scenario Amendment (PSA) Required



Comprehensive Plan Analysis (VISION SMTX)

Step 2: Is the request consistent with Table 4.1 of the Land Development Code?

“CD-5” Character District – 5 within “Conservation/ Cluster”

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

		EXISTING ZONING DISTRICTS			
		FAR, SF-R, MR, SF-6, SF-4.5, P, ND-3, ND-3.2, CD-1, CD-2	FD, DR, D, PH-ZL, TH, MF-12, P, ND-3.5, CD-3	MU, MF-18, MF-24, P, ND-4, N-CM, CD-4	OP, NC, CC, GC, CM, BP, HC, LI, HI, MH, VMU, P, CD-5, CD-5D
CD-1	C		C	C	C
CD-2	C		NP	NP	NP*
CD-2.5	C		NP	NP	NP*
CD-3	NP		C	C	NP
CD-4	NP*		C	C	C
CD-5	PSA		NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.6(C)3a. above.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

Downtown Area Plan (Adopted Nov 6th, 2023)

- Explores and develops the goals of the Vision SMTX Comprehensive Plan in the Downtown Area
- Community-driven vision for the character of Downtown
- Topics include: Housing, Building Form and Infill, Multimodal Transportation, Streetscape, Public Spaces, Small Businesses, History, Art, and Culture





Downtown Area Plan

(Adopted Nov 6th, 2023)

Goals

1. Attract people of all ages and walks of life with a greater diversity of shops, restaurants, housing, and employment options (p. 7).

Housing Recommendations

A.1. Promote a high quality of life for Downtown residents through the provision of daily community amenities, goods, and services which support a complete neighborhood.


A.4. Support the development of multi-family and mixed-use housing products within Downtown designed for all demographics and all stages of life to provide contextually appropriate density and affordability (p. 53).

Zoning Analysis

- Description of CD-5: Intended to provide for a variety of residential, retail, service, and commercial uses and to promote mixed use and pedestrian-oriented activity.
- Building Types Allowed: Townhouse, Apartment, Live/Work, Mixed Use, Shopfront, Civic
- Permitted Uses: Residential, Office, Medical, Personal Services, Retail, Eating Establishment, Hotel, Light Manufacturing, Minor Vehicle Repair


4

ZONING REGULATIONS






CD-5

SECTION 4.4.3.6 CHARACTER DISTRICT - 5



KEY A Property Line (ROW) Metrics on Facing Page
 B Primary
 C Secondary
 D Sidewalk
 E
 F

FOR ILLUSTRATIVE PURPOSES ONLY

GENERAL DESCRIPTION

The CD-5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.

TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape type	Main Street Multi-Way	Section 3.8.1.6 Section 3.8.1.9

DENSITY

Impervious Cover	100% max.
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BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.5.1
Townhouse	Section 4.4.5.6
Apartment	Section 4.4.5.9
Live/Work	Section 4.4.5.10
Mixed Use Shopfront	Section 4.4.5.11
Civic Building	Section 4.4.5.14

4-66

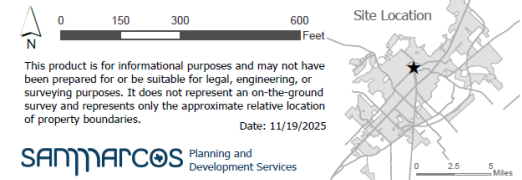
San Marcos Development Code Amended: January 21, 2025

V



Environmental Analysis

- Property lies within Edwards Aquifer Transition Zone





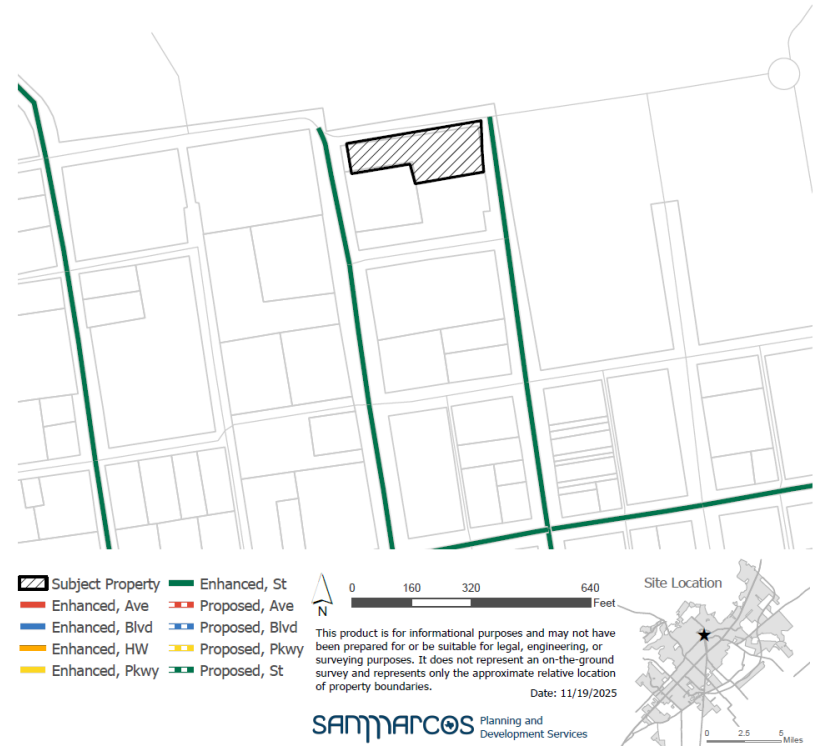
Infrastructure

- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (2,000 feet)
- Bicycle & Sidewalk connections

- **Utilities**

- Water: City of San Marcos
- Wastewater: City of San Marcos
- Electric: City of San Marcos





Recommendation

Planning and Zoning Commission recommended approval of ZC-25-14 with an 8-1 vote.

Discussion Topics:

- Applicability of CD-5 zoning within the Conservation/ Cluster preferred scenario designation (Table 4.6)
- Preferred Scenario Amendment is not required

Staff recommends approval of ZC-25-14 as presented.

Zoning District Comparison Chart



Topic	Existing Zoning: Public & Institutional (P)	Proposed Zoning: Character District - 5 (CD-5)
Zoning Description	The P, Public and Institutional District is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, state colleges and universities. The review of the location for public facilities is intended to facilitate the coordination of community services while minimizing the potential disruption of the uses of nearby properties. This district is intended for properties used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities.	The CD-5 district is primarily intended to provide a variety of residential, retail, service, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
Uses	Institutional / Governmental Uses and some commercial (See <i>Land Use Matrix</i>)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	24 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	4 stories	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	25' minimum front, 15' secondary street, 7.5' interior side, and 5' rear	0' minimum/ 12' max front, 0' minimum/ 12' max secondary street, 0' side, 0' rear
Impervious Cover (max)	80%	100%
Lot Sizes	No minimum or maximum area, 50 ft. minimum frontage	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest
Streetscapes	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	3,000 ft. block perimeter max	2,000 ft. block perimeter max