



# Public Hearing

## AC-25-02

### 210 W. Hutchison St.

Receive a staff presentation and hold a Public Hearing to receive comments for or against Resolution 2025-XXR, granting a request in Case No. AC-25-02 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 generally located between W. Hutchison St. and Pat Garrison St. between N. Comanche St. and N. Fredericksburg St.; authorizing City staff to issue permits consistent with this resolution; and declaring an effective date; and consider approval of Resolution 2025-XXR.

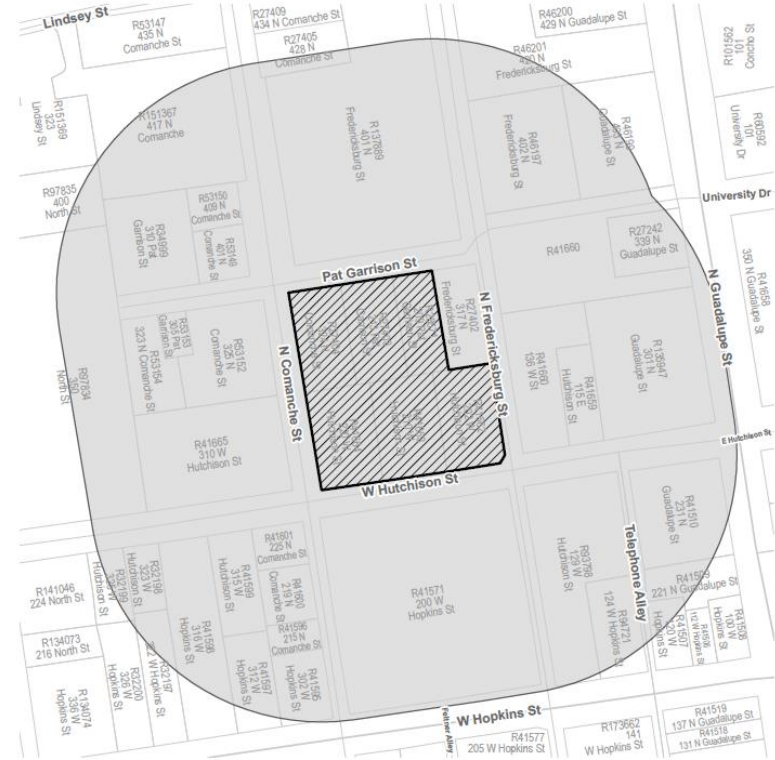
# Property Information

- Approximately 2.2 acres
- Located north of W. Hutchison St. and south of Pat Garrison St. between N. Comanche St. and N. Fredericksburg St.
- South of Texas State University campus
- Concurrent application for Conditional Use Permit for Purpose Built Student Housing (CUP-25-02)

AC-25-02

7-Story Building Height - 210 W Hutchison St

Notification



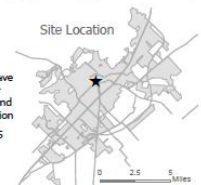
- Subject Property
- 400ft Buffer
- Parcel



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: 2/3/2025

SAN MARCOS Planning and Development Services



JOV

# Context & History

- Existing uses on the site: professional office, rental homes, vacant structures, parking lot
- Surrounding uses: multifamily, funeral home, church, grocery, fraternity house, parking lot
- Adjacent 6-story (approx.) Cypress Apartments (formerly Vistas)
- Surrounding buildings are 1 to 3 stories

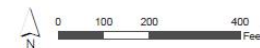
AC-25-02

7-Story Building Height  
210 W. Hutchison St.

Aerial



- Subject Property
- Texas State
- Parcel
- City Limit



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Date: 2/27/2025

**SAN MARCOS** Planning and Development Services



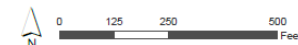
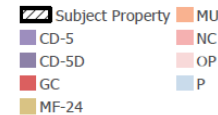
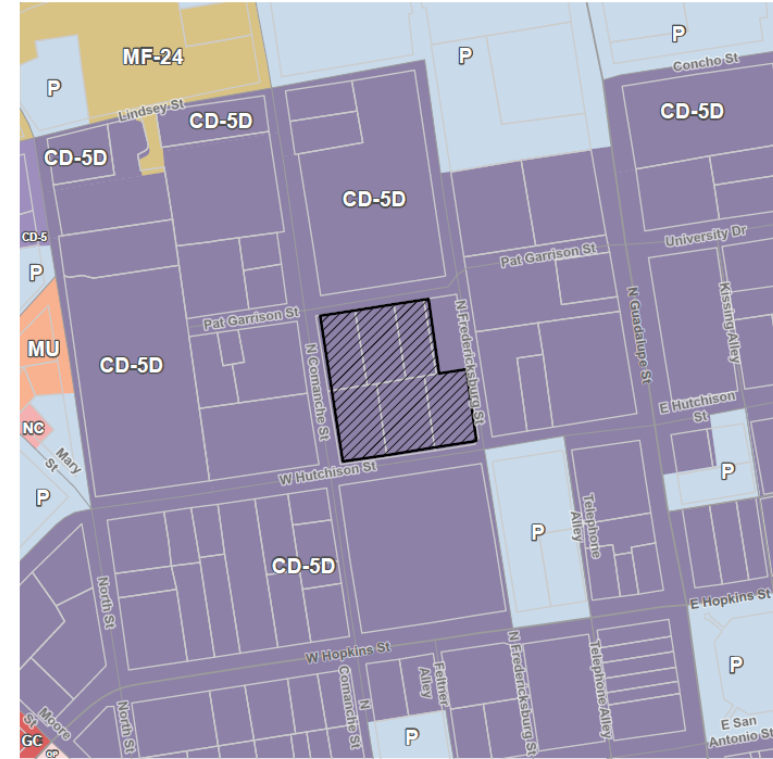
# Context & History

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

AC-25-02

7-Story Building Height  
210 W. Hutchison St.

Zoning



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Date: 2/27/2025

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## 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; *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; *Partially met (to be determined)*
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*



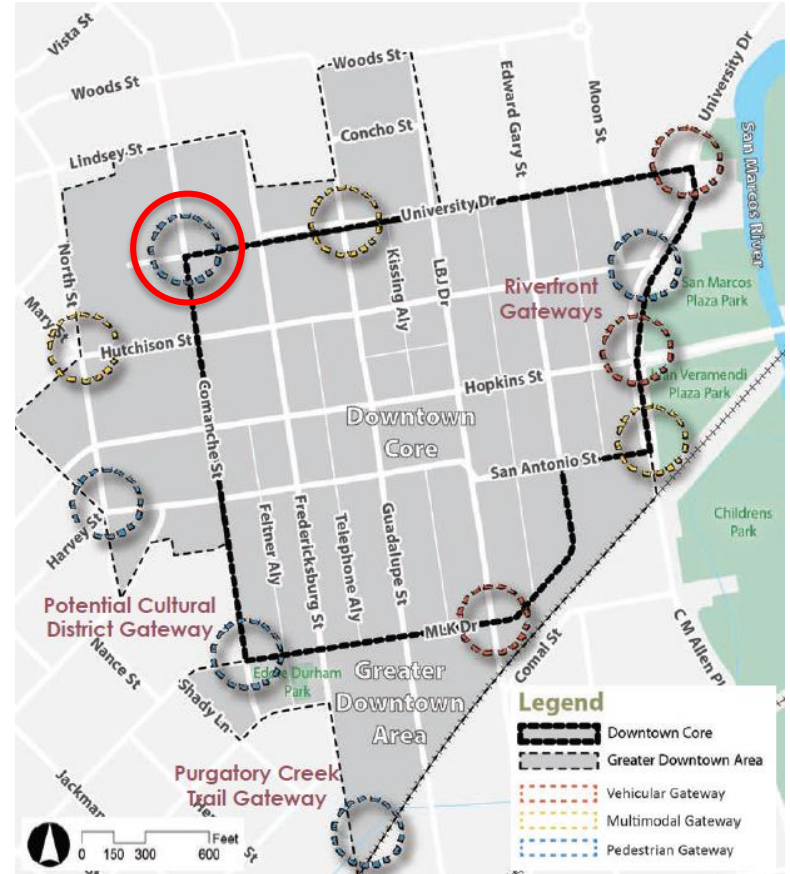
## Criteria for Approval (Section 4.3.4.6)

9. In CD-5D and the five downtown Design Contexts, the approved alternate conforms to the Downtown Design Guidelines. *Not met*
10. Architectural elements that mitigate any effects on adjacent proper ties or the pedestrian experience from the street level. *Met*

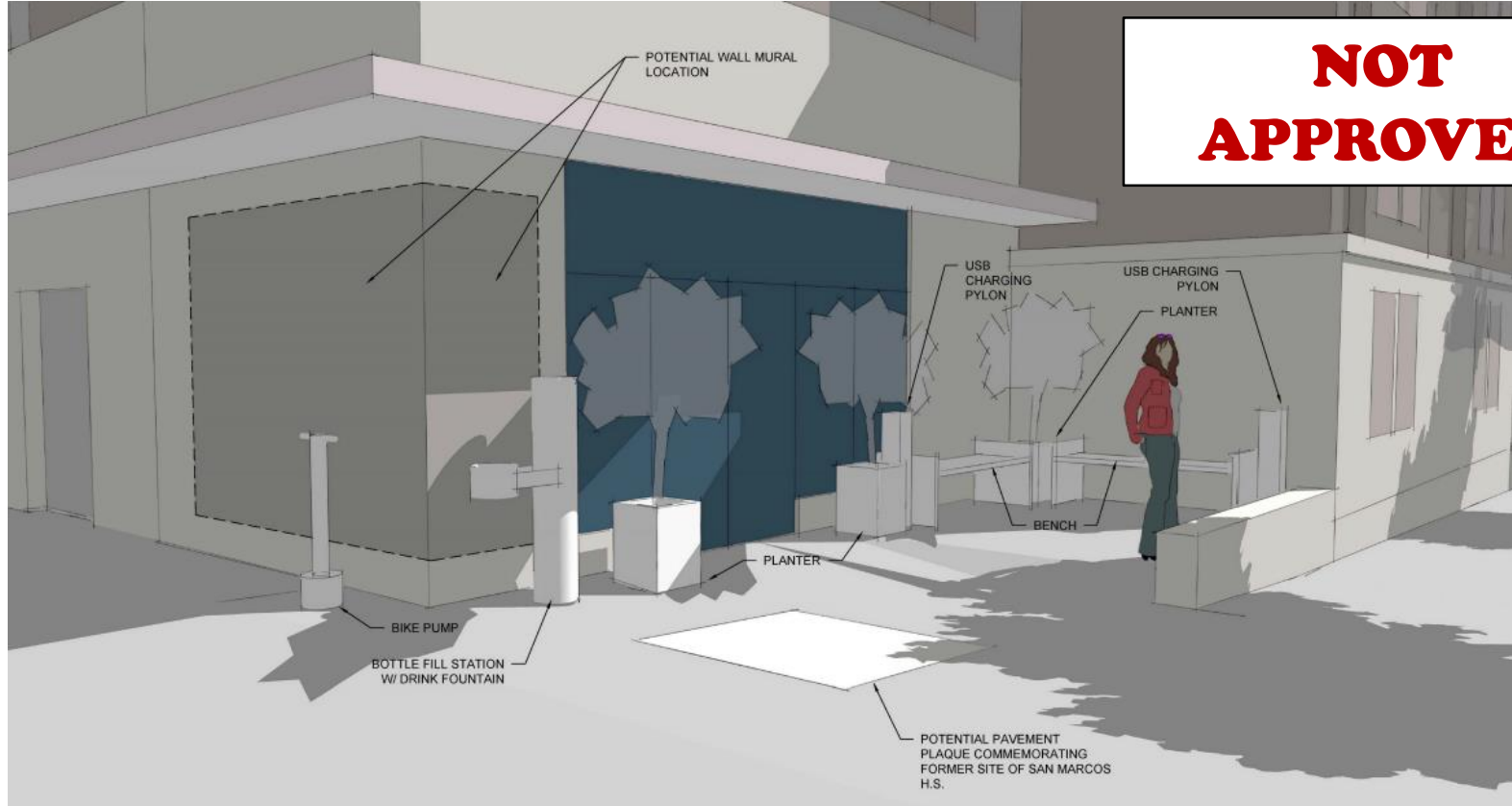
# Downtown Area Plan (Adopted Nov 6<sup>th</sup>, 2023)

## 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...”*



# Pedestrian Plaza at Pat Garrison St. / N. Comanche St. (original rendering submitted by applicant)

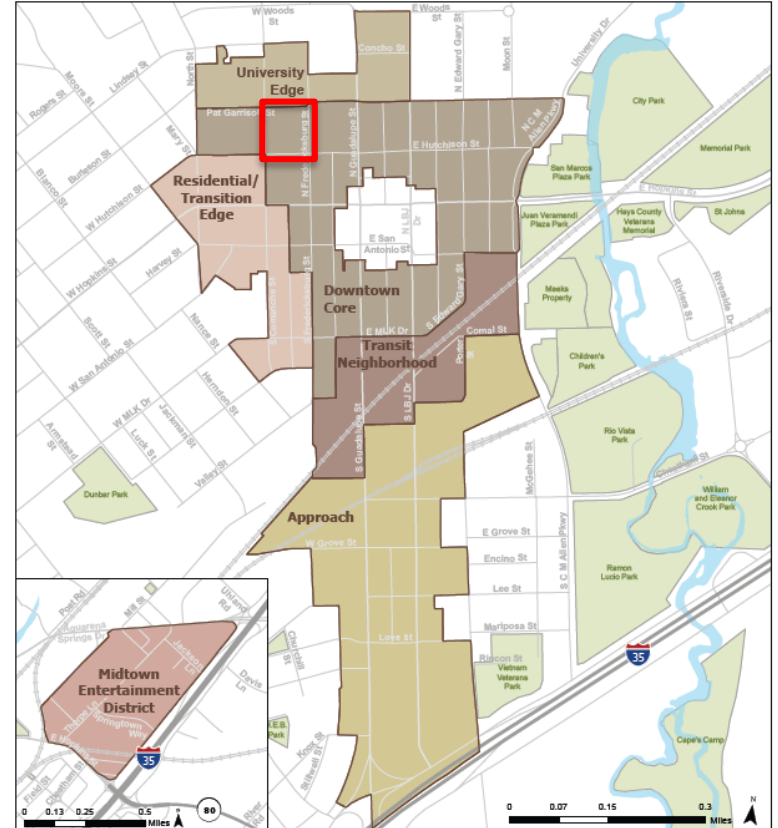


# San Marcos Design Manual



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)



**NOT  
APPROVED**



# Birds Eye View – Pat Garrison St. / N. Fredericksburg St. (original rendering submitted by applicant)



**NOT  
APPROVED**





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

**NOT  
APPROVED**



PERSPECTIVE VIEW  
PEDESTRIAN GATEWAY  
NO SCALE  
FEBRUARY 28, 2025

**A1.2**

202 HUTCHISON  
SAN MARCOS, TEXAS

CONCEPTUAL

217 S. NEIL STREET SUITE D  
CHAMPAIGN, ILLINOIS 61821  
P 217.385.8731 | E info@mod3arch.com  
ILL. PROF. DESIGN PERM #184-006697

**MOD3**  
ARCHITECTURE



# Street Level View – W. Hutchison St. / N. Fredericksburg St. (original rendering submitted by applicant)

**NOT  
APPROVED**



PERSPECTIVE VIEW  
FREDERICKSBURG ROW  
NO SCALE  
FEBRUARY 28, 2025

**A1.3**

202 HUTCHISON  
SAN MARCOS, TEXAS

CONCEPTUAL

217 S. NEIL STREET SUITE D  
CHAMPAIGN, ILLINOIS 61820  
P 217.352.8721 | E jmh@moder3.com  
S. PROF. DESIGN FROM #194-300597  
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# Recommendation

Staff recommends denial.

Planning and Zoning Commission recommended denial of AC-25-02 with an 8-1 vote.

## Discussion Topics:

- Parking and traffic
- Feasibility of ground floor retail
- San Marcos Design Manual requirements
- Downtown vacancies and infill development
- Limitations of 75-foot building height

# Recommendation



Should City Council choose to recommend approval, staff has provided a list of conditions for consideration.

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.
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 plaza will incorporate amenities including: bike pump station, water bottle refill station, historic plaque in recognition of former San Marcos High School, benches, and shade canopy.
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.

*Continued on next slide*

# Recommendation



4. The height of the building shall not exceed 75 feet.
5. The development shall include professional office or commercial space providing employment opportunities. The apartment lobby is not considered professional office or commercial space for the purposes of this requirement.
6. The development shall comply with all other Development Code regulations. Packet materials are provided for informational purposes only.