

# Zoning Request ZC-25-14

510 N. Guadalupe St.  
P to CD-5



## Summary

<b>Request:</b>	Zoning change from Public "P" to Character District – 5 "CD-5"		
<b>Applicant:</b>	Rev. Dr. Todd Salmi United Campus Ministry 510 N. Guadalupe St. San Marcos, TX 78666	<b>Property Owner:</b>	Campus Christian Community/ UCM 510 N. Guadalupe St. San Marcos, TX 78666

## Notification

<b>Application:</b>	October 15, 2025	<b>Neighborhood Meeting:</b>	None required
<b>Published:</b>	November 23, 2025	<b># of Participants</b>	N/A
<b>Posted:</b>	November 21, 2025	<b>Personal:</b>	November 21, 2025
<b>Response:</b>	None as of the date of this report		

## Property Description

<b>Legal Description:</b>	Part of Block 1 of the C. C. Mitchell Addition		
<b>Location:</b>	South edge of Texas State University Campus, between Woods St., N. Guadalupe St., and N. LBJ Dr.		
<b>Acreage:</b>	0.93 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Public	<b>Proposed Zoning:</b>	Character District - 5
<b>Existing Use:</b>	Chapel and ministry	<b>Proposed Use:</b>	Mixed-use ministry, retail, and multifamily
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	N/A
<b>Preferred Scenario:</b>	Conservation/ Cluster within Regional Preferred Scenario Center	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	8
<b>Utility Capacity:</b>	Available	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey</b>	High – recommended historic landmark (St. Mark's Episcopal Church)

## Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Public (P)	Texas State University	Commercial/ Employment Medium
<b>South of Property:</b>	Public (P), Character District – 5 Downtown (CD-5D)	Church, purpose-built student housing (Aspire) & Target retail	Mixed Use Medium
<b>East of Property:</b>	Public	Baptist Student Ministry, Texas State student housing	Commercial/ Employment Medium
<b>West of Property:</b>	Public	Texas State University parking and services	Comm./ Emp. Medium, Mixed Use Medium

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### Staff Recommendation

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> <b>Alternate Approval</b>	<input type="checkbox"/> <b>Denial</b>
<b>Staff:</b> Lauren Clanton, AICP		
<b>Title:</b> Chief Planner		<b>Date:</b> November 20, 2025

### History

United Campus Ministry and Christ Chapel are existing uses on the site. The applicant is requesting a zoning change to Character District – 5 to allow multifamily as a permitted use, with the intent to redevelop the site as a mixed-use ministry, multifamily, and retail development.

The property is designated as “High” priority through the My Historic SMTX Resources Survey, and any demolition permit will be subject to a 90-day demolition delay under Development Code Section 2.7.4.1.

In addition to this zoning change request the following applications have also been submitted by the applicant for this site:

- Alternative Compliance request to allow for an increase from 5 to 6 stories in height (AC-25-08).

### Additional Analysis

See additional analysis below.

### Comments from Other Departments

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

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**Commission Recommendation**

<b>X</b>	<b>Approval as Submitted</b>	<b>Alternate Approval</b>	<b>Denial</b>
<p><b>Recommendation from the Planning and Zoning Commission Meeting held December 9, 2025.</b></p> <p><b>Speakers in favor or opposed:</b>  Todd Salmi (in favor)</p> <p>A motion was made by Commissioner Costilla, second by Commissioner Van Oudekerke, to recommend approval of the request.  The vote passed with an 8-1 vote  <b>For: 8 (Burleson, Case, Costilla, Dunn, Meeks, Spell, Van Oudekerke)</b>  <b>Against: 1 (Agnew)</b>  <b>Absent: 0</b></p> <p><b><u>Discussion Topics:</u></b>  <b>Preferred Scenario Designation</b> – Commissioner Agnew noted the “Conservation/ Cluster” Preferred Scenario designation per the Comprehensive Plan on the site. Commissioner Agnew asked the origin of the designation. Staff stated that this designation was chosen because of the existing Public (P) zoning on the site and noted that Preferred Scenario map can be further refined as the Comprehensive Plan and Downtown Plan are updated and implemented. An update to Table 4.6 to clarify the recommendation for a zoning change from Public to Character District – 5 in Conservation/ Cluster will be part of the Development Code updates in process. Staff clarified that a Preferred Scenario Amendment is not required to allow a zoning change from P to CD-5 in Conservation/ Cluster.</p>			

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map; <b><i>The Comprehensive Plan/ District Translation table refers to Table 4.6 for zoning map amendments to Character Districts within the Conservation/ Cluster preferred scenario type. A zoning change from Public (P) to Character District – 5 (CD-5) receives a “C” Consider. The Conservation/ Cluster preferred scenario serves to identify areas for conservation through limited, clustered development. Because the site is not characterized by environmental constraints such as floodplain, a zoning district that is complimentary to Downtown with opportunities for mixed uses is considered appropriate in this location.</i></b>
<u>X</u>			Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area; <b><i>The Downtown Area Plan recommends diverse housing types serving “all demographics (not just or primarily to students)” (p. 58). This requested zoning change is intended to allow a mixed-use multifamily project serving a wider demographic including families.</i></b>
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council; <b><i>See above response.</i></b>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect; <b><i>There are no development agreements in effect for this site.</i></b>
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified; <b><i>Surrounding buildings accommodate student-oriented uses and exhibit a range of heights and densities that demonstrate the unique position of the block between Texas State and Downtown. The proposed zoning change is consistent with the area.</i></b>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area; <b><i>The request is consistent with the existing surrounding character and the location of the property within the “University Edge” Design Context per the San Marcos Design Manual.</i></b>

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Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district; <b><i>CD-5 zoning will allow for the proposed multifamily use and up to 5 stories with the option of additional stories subject to an alternative compliance request. The site has frontage on three streets, and existing residential uses with a typical height of 3 to 4 stories lie on adjacent blocks. Transit routes and bike infrastructure including the Guadalupe Street Cycle Track serve the location. The site spans 2 lots totaling less than 1 acre, and platting will be part of the development process. The site and building design will be required to meet all Development Code requirements for activation, streetscape, landscaping, parking, and other site-specific elements.</i></b>
<u>X</u>			Whether there are substantial reasons why the property cannot be used according to the existing zoning; <b><i>Multifamily is only allowed as a Conditional Use and is not permitted by right in the existing Public zoning district.</i></b>
<u>X</u>			Whether there is need for the proposed use at the proposed location; <b><i>The CD-5 district allows for a variety of residential, retail, service, and commercial uses. A stated goal of the Downtown Plan is to “attract people of all ages and walks of life with a greater diversity of shops restaurants, housing, and employment options” (p. 46). The proposed multifamily development will offer housing open to all demographics near existing retail and services.</i></b>
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development; <b><i>The property is served by the City of San Marcos for water, wastewater, and electricity. Provision of adequate public facilities is required as part of the redevelopment of the site.</i></b>
		<u>X</u>	Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property; <b><i>Character District – 5 zoning allows for a greater intensity and diversity of uses on the site. Increased housing will introduce new residents to the area, and this will provide more residential options within walking distance of the University. An increase in pedestrian traffic may occur. Streetscape requirements will be required at the time of development.</i></b>
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5; <b><i>This is not a request for a Neighborhood Density District.</i></b>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management; <b><i>The site is located in the Edwards Aquifer Transition Zone, and all environmental requirements will be met.</i></b>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare; <b><i>There are no other factors which would substantially affect public health, safety, morals, or general welfare.</i></b>