

ZC-25-14

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

Aerial



Subject Property

Texas State

Parcel



0 100 200

400

Feet

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.

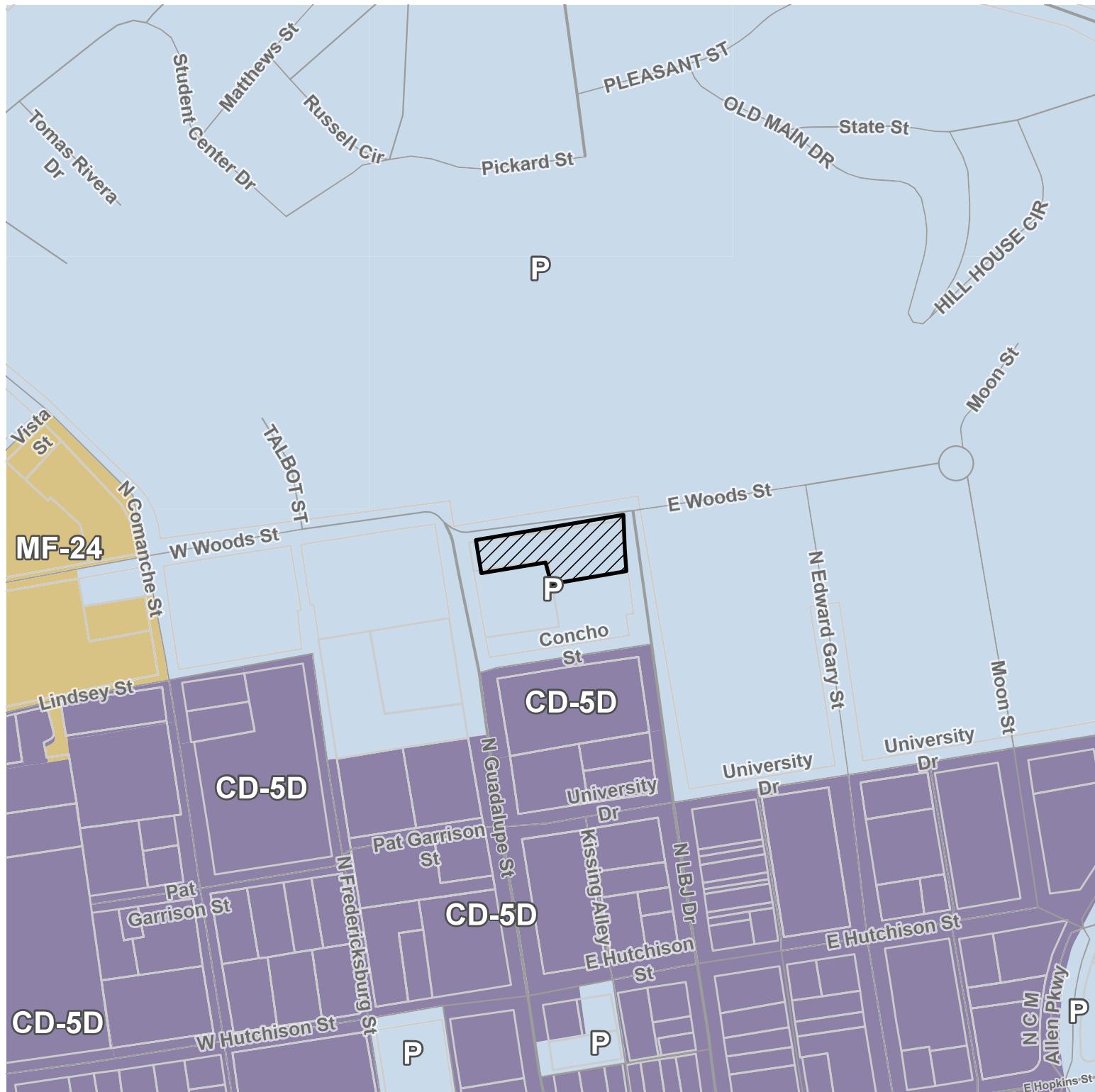
Date: 11/19/2025



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Zoning

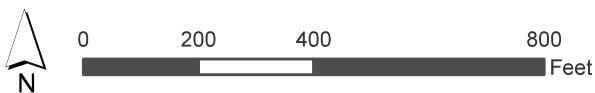


Subject Property

CD-5D

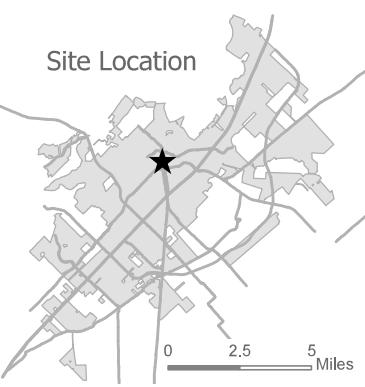
MF-24

P



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Preferred Scenario



Subject Property

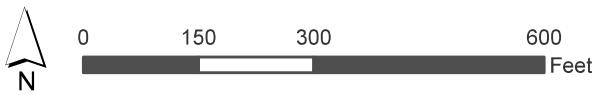
Parcels

Preferred Scenario Centers

Mixed Use Medium

Commercial/Employment Medium

Conservation/Cluster



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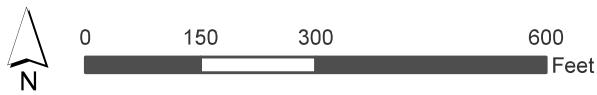
Environmental



Subject Property

Parcels

Transition Zone



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Thoroughfare Plan

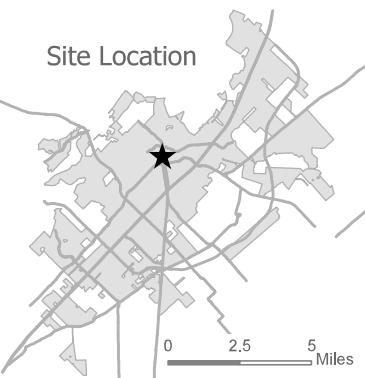


- Subject Property
- Enhanced, St
- Enhanced, Ave
- Proposed, Ave
- Enhanced, Blvd
- Proposed, Blvd
- Enhanced, HW
- Proposed, Pkwy
- Enhanced, Pkwy
- Proposed, St



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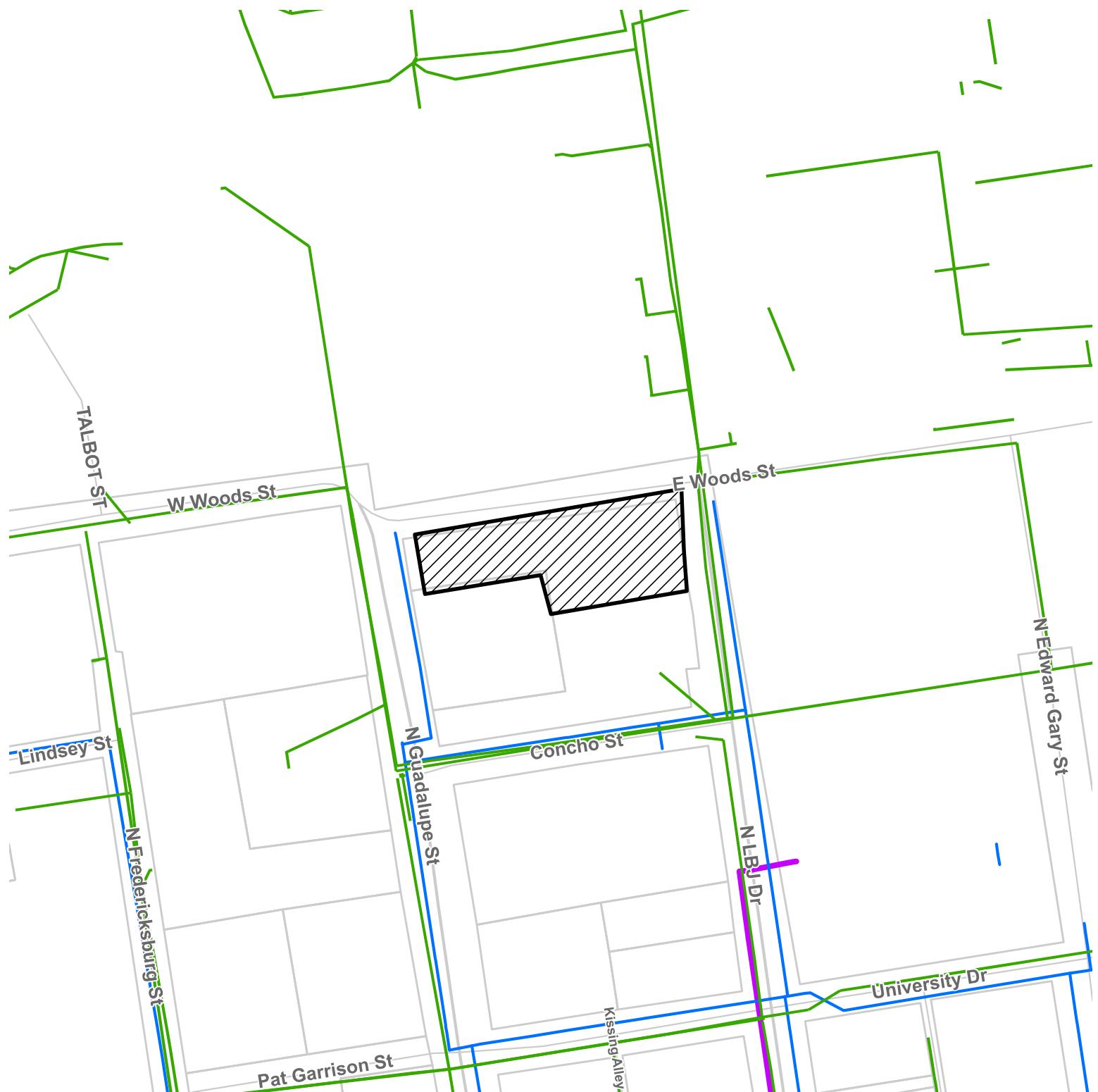
Date: 11/19/2025



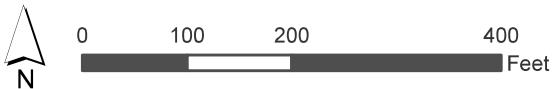
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Utilities



- Subject Property
- Sanitary Main Active
- Potable Water Main Active
- Reclaimed Water Main
- Parcels



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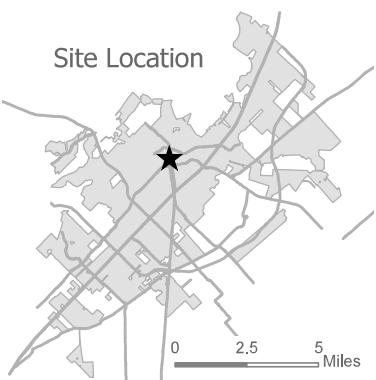
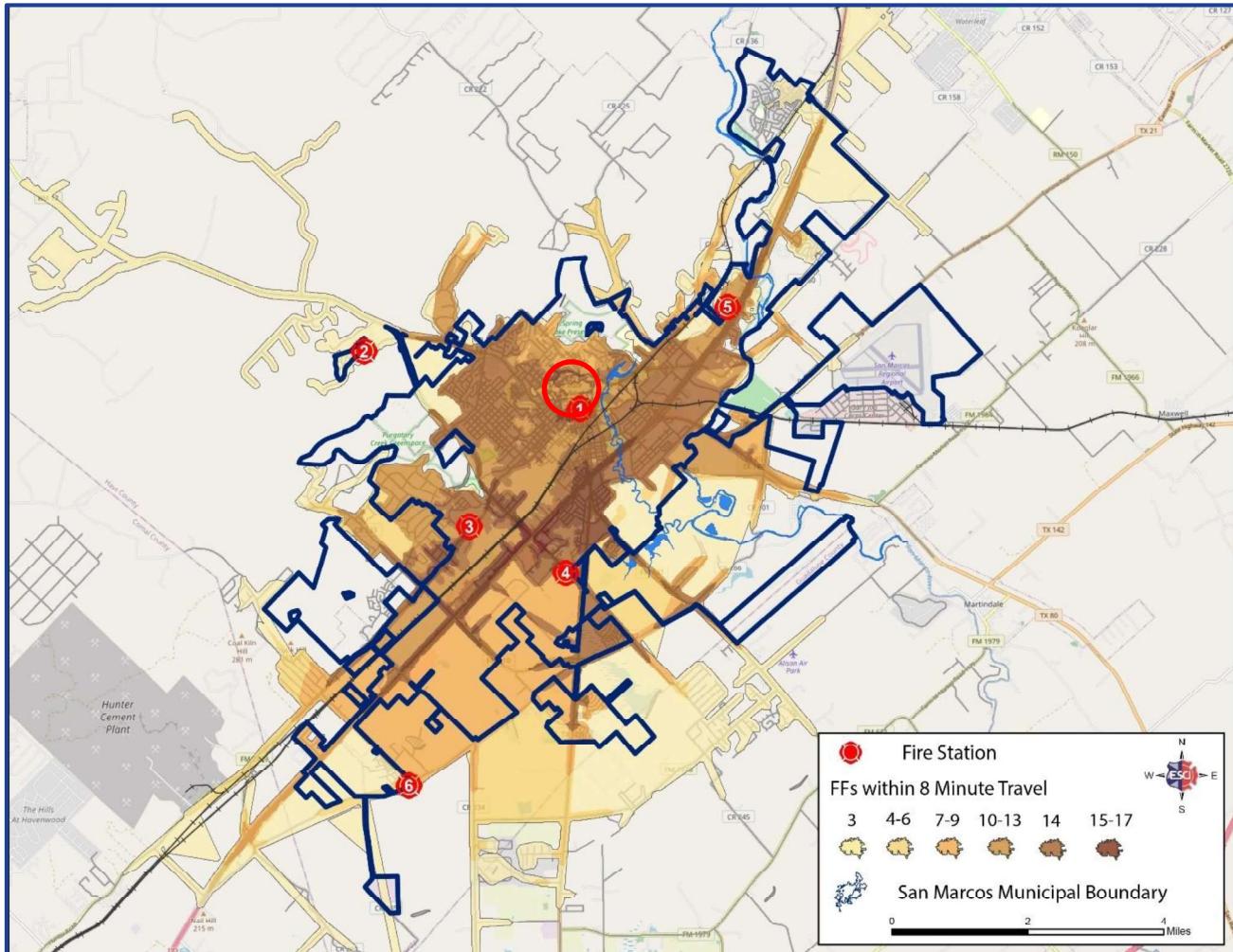


Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey
with minimum staffing of 20 personnel.



ZC-25-14 Approximate Location



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PLANNING AND DEVELOPMENT SERVICES

11/21/25

ZC-25-14

**Notice of Public Hearing
Zoning Change Request
"P" Public to "CD-5" Character District - 5
510 N. Guadalupe St.**

ZC-25-14 (510 N. Guadalupe St. / P to CD-5) Hold a public hearing and consider a request by Todd Salmi, United Campus Ministry, for a Zoning Change from Public (P) to Character District – 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.93 acres located at 510 N. Guadalupe St. and known as part of Block 1 of the C. C. Mitchell Addition, generally located south of Woods St. between N. Guadalupe St. and N. LBJ Dr. (L. Clanton)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, December 9, 2025**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, January 20, 2026**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <https://sanmarcostx.gov/Videos>. Or sign up at: www.sanmarcostx.gov/citizencommentssignup or call 512-393-8090 to request a link to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission or the City Council, but wish to comment, you may write to the below address. All written comments and requests to participate must be received before 12 PM on the day of the meeting.

For Planning & Zoning Commission:
Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For City Council:
www.sanmarcostx.gov/citizencommentssignup

For more information regarding this request, contact the case manager, **Lauren Clanton**, at **512.393.8238** or **lclanton@sanmarcostx.gov**. When calling, please refer to case number **ZC-25-14**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

Enclosure: Map (See Reverse)

Property ID	Property Address	Owner/ Contact	Owner Address	Owner City/ State/ Zip
99564	510 N GUADALUPE, SAN MARCOS, TX 78666	CAMPUS CHRISTIAN COMMUNITY	111 RIDGEWAY DR	SAN MARCOS, TX 78666-3533
101562	101 CONCHO ST, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 3 LLC	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063
205650	100 CONCHO ST, SAN MARCOS, TX 78666	CATHOLIC DIOCESE OF AUSTIN, Attn: BISHOP'S OFFICE OR CHANCELLOR	6225 HWY 290 E	AUSTIN, TX 78723
60592	101 UNIVERSITY DR, SAN MARCOS, TX 78666	KERCHEVILLE A B E ST, R & L FOODS INC	1133 AUSTIN HWY	SAN ANTONIO, TX 78209-4806
60593	415 N LBJ DR, SAN MARCOS, TX 78666	KERCHEVILLE PROPERTIES LLC	PO BOX 711	SAN MARCOS, TX 78666
99566	506 N GUADALUPE ST, SAN MARCOS, TX 78666	MCCARTY STUDENT CENTER, CHURCH OF CHRIST	506 N GUADALUPE ST	SAN MARCOS, TX 78666
46200	429 N GUADALUPE ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS, Attn: VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
		Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78667
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78668