



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

---

Tuesday, December 9, 2025

6:00 PM

City Council Chambers

---

**This was a hybrid (in-person/virtual meeting). To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10.**

- I. Call To Order
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. Citizen Comment Period

*Persons wishing to participate/speak remotely (online) during the Citizen Comment Period must email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting. Written comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners. Written comments received after the deadline will be provided to the Commissioners at the meeting. Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name.*

### CONSENT AGENDA

*THE FOLLOWING ITEMS NUMBERED #1 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.*

1. Consider approval, by motion of the Regular Meeting Minutes for the Planning and Zoning Commission on November 12, 2025.

### PRESENTATION

2. PSA-25-02 (Francis Harris Lane Maberry Data Center Preferred Scenario Amendment) Receive a staff presentation and discuss a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC, and Donald and Germaine Tuff, to amend the Preferred Scenario map from "Conservation/ Cluster" to "Commercial/Employment Low " for 199.49 +/- acres of land, more or less, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas (J. Cleary)

### PUBLIC HEARINGS

*PUBLIC HEARINGS**Interested persons may participate in the Public Hearings items #3-10:**1) To participate/speak remotely (online) during the Public Hearings, email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting, or**2) Email written comments. Comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners and comments received after the deadline will be provided to the Commissioners at the meeting, or**3) Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name and address.*

3. Hold a public hearing and consider a recommendation on the San Marcos Historic Preservation Plan.
4. CUP-25-49 (Brico's Pizza Kitchen) Hold a public hearing and consider a request by Brendon B. Ndlovu, on behalf of Brico's Pizza Kitchen, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4015 IH 35 Suite 320-B. (C. Garrison)
5. CUP-25-61 (Rooftop on The Square) Hold a public hearing and consider a request by Robert Espinosa, on behalf of Rooftop on The Square, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 126 S. Guadalupe St. (C. Garrison)
6. CUP-25-63 (Hokkaido Ramen and Sushi) Hold a public hearing and consider a request by Xiurong Weng, on behalf of Hokkaido Ramen and Sushi, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 243 Wonder World Suite 100. (C. Garrison)
7. CUP-25-64 (Matas Mexican Restaurant) Hold a public hearing and consider a request by Erika Mata, on behalf of Matas Mexican Restaurant, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1350 S Old Bastrop Hwy, Ste 101. (K. Buck)
8. CUP-25-65 (Boxcar Social) Hold a public hearing and consider a request by Arash Saberi, on behalf of Boxcar Social, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 116 S Edward Gary St. (K. Buck)
9. CUP-25-66 (Urban Bird Hot Chicken) Hold a public hearing and consider a request by Brandon C. Gawthorp, on behalf of Urban Bird Hot Chicken, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 205 W Hopkins St. (C. Garrison)
10. 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)

## V. Question and Answer Session with Press and Public.

*This is an opportunity for the Press and Public to ask questions related to items on this agenda. Comments shall have a time limit of three minutes each and speakers must state their name. The allotted time will commence at the beginning of the speakers remarks and will include time spent in discussion with Commissioners and staff. Any questions which are unable to be addressed in the allotted time frame, or for which answers are not immediately available can be addressed outside the meeting.*

## VI. Adjournment

*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](mailto:ADArequest@sanmarcostx.gov)*