



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes – Final Planning and Zoning Commission

Tuesday, May 13, 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

With a quorum present the regular meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Case at 6:00 pm on Tuesday, May 13, 2025 via hybrid meeting.

II. Roll Call

Present 8 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner David Case, Commissioner Maraya Dunn, and Commissioner Rodney Van Oudekerke

III. Chairperson's Opening Remarks

Chair Case welcomed the audience and gave brief opening remarks detailing the meeting rules and guidelines.

IV. Citizen Comment Period

Chair Case opened the Citizen Comment Period.

- 1) Cody Taylor, general comments on item #5**
- 2) Duane Bradley, general comments on item #5**

Chair Case closed the Citizen Comment Period.

CONSENT AGENDA

- 1. Consider approval, by motion, the Regular Meeting Minutes for the Planning and Zoning Commission on April 22, 2025.**

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to approve the consent agenda.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

PUBLIC HEARINGS

2. CUP-25-19 (Bazaar) Hold a public hearing and consider a request by Mike Dawoud, on behalf of Bazaar, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 202 N LBJ Drive, Suite 101. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-19.

Staff recommended approval of the request with the following conditions.

1. The permit shall be valid for three (3) years, provided standards are met;
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

1) Omar Dawoud - 202 N LBJ, in favor

Chair Case closed the Public Hearings.

A motion was made by Commissioner Agnew, seconded by Commissioner Burleson to approve the request with staff conditions and the following modification to condition #1.

- **The Permit shall be valid for three (3) years, commencing on March 19th, 2025, provided standards are met;**

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

3. PC-24-40 (Replat of Lot 1, Gil-Mor Company Subdivision No. 1) Hold a public hearing and consider a request by Kimberly Martin, on behalf of I35 Flores, LLC, for approval of a Reparat of Lot 1, Gil-Mor Company Subdivision No. 1, creating Guadalupe Crossing Reparat and lots 1R, 2R, and 3R, consisting of approximately 2.277 acres and generally located at 200 North IH 35. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request PC-24-40.

Staff recommended approval of the request as presented.

1) Mr. Burdette Huffman - 3450 Merrick St, Houston, in favor

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, seconded by Commissioner Dunn to approve the request.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

- 4.** ZC-25-06 (The Rivers CD-4 to CD-5) Hold a public hearing and consider a request by BGE, Inc, on behalf of SM McCarty Lane 60, LLC and AV McCarty Lane GP 60, LLC, for a Zoning Change from Character District -4 (CD-4) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district classification, for 26.77 +/- acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474, generally located on East McCarty Lane south of the intersection between Rattler Rd and East McCarty Lane in Hays County, Texas. (J.Cleary)

Chair Case opened the Public Hearings.

Julia Cleary, Senior Planner, gave a presentation on request ZC-25-06.

Staff recommended approval of the request as presented.

1) John Kashak - 1801 Lavaca St., Austin, in favor

2) Bill Little - 1723 Grassy Field Road, Austin, in favor

3) Erin Welch - 1701 Directors Blvd., Austin, in favor

4) Arin Gray - 2233 West North Loop Blvd., Austin, in favor

Chair Case closed the Public Hearings.

A motion was made by Chair Case, seconded by Commissioner Costilla to approve the request.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

NON-CONSENT AGENDA

5. Receive an update and hold discussion on the Joint City Council / Planning and Zoning Commission Conditional Use Permit Committee.

Amanda Hernandez, Director of Planning and Development Services, gave an update on the Joint City Council/Planning and Zoning Commission Conditional Use Permit Committee.

No action was taken.

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

Chair Case opened the Question and Answer Session.

There were no speakers.

Chair Case closed the Question and Answer Session.

- VI. Adjournment

A motion was made by Commissioner Meeks, seconded by Vice-Chair Spell to adjourn.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

The meeting adjourned at 7:33 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case