



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, February 24, 2026

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, February 24, 2026 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 opening remarks detailing the meeting rules and guidelines.

IV. Citizen Comment Period

Chair Case opened the Citizen Comment Period.

There were no speakers.

Chair Case closed the Citizen Comment Period.

CONSENT AGENDA

1. Consider approval, by motion of the Regular Meeting Minutes for the Planning and Zoning Commission on February 10, 2026

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

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-26-05 (Surfing Crab) Hold a public hearing and consider a request by Fan Weng, on behalf of Surfing Crab, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1285 S IH 35, Ste 103. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-26-05.

Staff recommended approval of the request with the following conditions;

- 1. The permit shall be valid for three (3) years, and shall expire March 7, 2029, provided standards are met;**
- 2. No outdoor Amplified Sound shall be permitted after 10 pm Sunday – Thursday;**
- 3. No outdoor Amplified Sound shall be permitted after 11 pm Friday – Saturday;**
- 4. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d);**
- 5. The occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay below posted levels;**
- 6. The employees may not park in the Olive Garden parking lot; and**
- 7. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Fan Weng - 1285 S IH 35, in favor

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to approve the request with staff conditions.

A motion was made by Vice-Chair Spell, seconded by Commissioner Agnew to amend conditions #2+ 3 to the following;

- * 2. No outdoor Amplified Sound shall be permitted after closing of the business but in no case later than 10 pm Sunday – Thursday;**
- * 3 .No outdoor Amplified Sound shall be permitted after closing of the business but in no case later than 11 pm Friday – Saturday;**

The motion to amend 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

A motion was made by Chair Case, seconded by Commissioner Meeks to amend condition #5 to the following.

***The occupancy is required to remain complaint with fire code, to include ensuring the occupant loads stay at or below posted levels.**

The motion to amend 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 vote on the main 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. AC-26-01 (Yarrington Commons Lot Dimensions & Lot Frontage) Hold a public hearing and consider a request by Abby Gillfillan, on behalf of Blanco Trace Development, for an Alternative Compliance to the requirements in Section 4.4.3.5 (Lot Dimension Standards) of the Land Development Code to allow lots to deviate from the CD-4 Zoning District’s lot size, lot width, and lot depth requirements and for an Alternative Compliance to the requirements in Section 3.6.3.1 (Lot Frontage) of the Land Development Code to allow lots to deviate from the requirement that all lots have frontage on a public street, generally located at the southwest corner of the Premier Pkwy and Champions Blvd Intersection. (W. Rugeley)

Chair Case opened the Public Hearings.

Will Rugeley, Planner, gave a presentation on request AC-26-01.

Staff recommended approval of the request with the following conditions;

- 1. The shared use path as shown on the concept plan shall be required.**
- 2. The site shall be designed to incorporate building setbacks within each block, as though the maximum 120-foot lot requirement still applies.**
- 3. All lots taking access only from an alley shall be improved in accordance with the Shared Street cross section per Section 3.7.2.6.B.**
- 4. All lots shall meet the minimum dimensional standards of the property’s zoning district.**

- 1) Paul Leventis - 2554 Emerald Ridge, College Station, in favor**
- 2) Abby Gillfillan - 1023 Spring Road, Austin, in favor**

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, seconded by Commissioner Costilla to approve the request with staff conditions.

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

- 4. Consider appointing a third Planning and Zoning Commissioner to the Conditional Use Permit (CUP) Committee.**

Commissioner Burleson nominated Commissioner Dunn to the Conditional Use Permit (CUP) Committee, seconded by Commissioner Van Oudekerke.

Commissioner Maraya Dunn was appointed to the CUP Committee with 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

5. Receive a Staff presentation and hold discussion on the Joint City Council / Planning and Zoning Commission Conditional Use Permit Committee.

Andrea Villalobos, Assistant Director of Planning, gave a presentation on the Joint City Council / Planning and Zoning Commission Conditional Use Permit Committee.

There was no action.

- 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

Chair Case thanked Vice-Chair Spell and Commissioner Meeks for their service.

A motion was made by Vice-Chair Spell, seconded by Commissioner Meeks 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 7:00 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case