



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Final Planning and Zoning Commission

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Tuesday, June 24, 2025

6:00 PM

City Council Chambers

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**This will be 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, June 24, 2025 via hybrid meeting.**

### II. Roll Call

**Present** 6 - Commissioner Lupe Costilla, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner David Case, and Commissioner Rodney Van Oudekerke

**Absent** 3 - Commissioner William Agnew, Commissioner Maraya Dunn, and Commissioner Josh Paselk

### III. Chairperson's Opening Remarks

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

**Chair Case announced that Item #4 would not be presented due to recent changes in State law relating to impact fees. The Engineering Department could be contacted at 512-393-8130.**

### 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, the Regular Meeting Minutes for the Planning and Zoning Commission on June 10, 2025.

2. Consider a request by Southwest Engineers, on behalf of Cottonwood Creek JDR, Ltd., for a renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (K. Buck)

**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:** 6 - Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case and Commissioner Van Oudekerke

**Against:** 0

**Absent:** 3 - Commissioner Agnew, Commissioner Dunn and Commissioner Paselk

## **PUBLIC HEARINGS**

3. CUP-25-27 Hold a public hearing and consider a request by Mirza T Baig, on behalf of SH 123 Wonderworld LLC, for a Conditional Use Permit to allow the use of Gasoline Sales, located at 1716 HW 123. (C. Garrison)

**Chair Case opened the Public Hearings.**

**Craig Garrison, Planner, gave a presentation on request CUP-25-27.**

**Staff recommended approval of the request with the following conditions;**

- 1. All uses associated with a Truck Stop, per Section 5.1.5.4.D, will not be allowed;**
- 2. Provided standards are met, the conditional use permit shall not expire.**

**There were no speakers.**

**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.**

**The motion carried by the following vote.**

**For:** 6 - Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case and Commissioner Van Oudekerke

**Against:** 0

**Absent:** 3 - Commissioner Agnew, Commissioner Dunn and Commissioner Paselk

## **NON-CONSENT AGENDA**

4. Receive a staff presentation and hold discussion on Water and Wastewater Impact Fees.

### **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 Vice-Chair Spell, seconded by Commissioner Burleson to adjourn.**

**The motion carried by the following vote.**

**For:** 6 - Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case and Commissioner Van Oudekerke

**Against:** 0

**Absent:** 3 - Commissioner Agnew, Commissioner Dunn and Commissioner Paselk

**The meeting adjourned at 6:04 p.m.**

**Recording Secretary, Enrique Velasquez**

**Chair, David Case**