



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, September 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

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, September 9, 2025 via hybrid meeting.

II. Roll Call

Present 9 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner David Case, Commissioner Maraya Dunn, Commissioner Rodney Van Oudekerke, 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.

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 August 26, 2025.

A motion was made by Commissioner Dunn, seconded by Commissioner Agnew to approve the consent agenda.

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

PUBLIC HEARINGS

2. CUP-25-43 (La Fonda Alcohol CUP Renewal) Hold a public hearing and consider a request by Sergio Valadez, on behalf Dezte Group Inc, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1208 S IH 35. (W. Rugeley)

Chair Case opened the Public Hearings.

Will Rugeley, Planner, gave a presentation on request CUP-25-43.

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.

There were no speakers.

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 August 27, 2025, provided standards are met.**

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

3. CUP-25-46 (Auto Body Repair and Auto Paint Shop) Hold a public hearing and consider a request by Matt Lewis, on behalf of Frank's Automotive, for a Conditional Use Permit to allow the use of an Auto Body Repair and Auto Paint Shop, located at 320 S Stagecoach Trl. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-46.

Staff recommended approval of the request with the following conditions.

1. A type A/B transitional protective yard in accordance with Section 7.2.2.3 shall be established along the southwest property line.
2. The overnight storage of vehicles shall be permitted in accordance with Section 5.1.3.2.B.
3. There shall be no dismantling of vehicles for salvage.
4. The storage of impounded vehicles is not permitted.
5. The permit shall not expire.

1) Matt Lewis - 219 Comanche St., in favor

Chair Case closed the Public Hearings.

A motion was made by Commissioner Dunn, seconded by Commissioner Costilla to approve the request with staff conditions.

A motion was made by Commissioner Agnew, seconded by Chair Case to amend the condition list and add the following.

- **The Body Shop building not be immediately next to the apartment complex.**

After discussion the motion was withdrawn.

A motion was made by Commissioner Agnew, seconded by Chair Case to amend the condition list and add the following.

- **The exotic car shop shall be the closest most building to the southwest property line.**

The motion on the amendment carried by the following vote.

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

Against: 1 - Commissioner Dunn

The vote on the main motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

4. CUP-25-47 (Jack's Roadhouse) Hold a public hearing and consider a request by Phillip Nadeau, on behalf of Jack's Roadhouse, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1625 Hunter Road (W. Allen)

Chair Case opened the Public Hearings.

Will Allen, Planning Technician, gave a presentation on request CUP-25-47.

Staff recommended approval of the request with the following conditions.

- 1. The permit shall be valid for one (1) year, provided standards are met;**
- 2. No outdoor amplified live music shall be allowed on the property; and**
- 3. The permit shall be posted in the same area and manner as the certificate of occupancy.**

1) Phillip Nadeau - 1625 Hunter Rd., in favor

Chair Case closed the Public Hearings.

A motion was made by Commissioner Dunn, seconded by Commissioner Agnew to approve the request with staff conditions.

A motion was made by Commissioner Agnew, seconded by Commissioner Costilla to amend condition 1 to the following.

- The permit shall be valid for six (6) months, provided standards are met.**

The motion to amend carried by the following vote.

- For:** 6 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Van Oudekerke and Commissioner Paselk
- Against:** 3 - Commissioner Spell, Commissioner Case and Commissioner Dunn

The vote on the main motion carried by the following vote.

- For:** 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk
- Against:** 0

5. AC-25-05 (100 Riverside Drive – Irregularly Shaped Lots) Hold a public hearing and consider a request by Matt Lewis, on behalf of James Gill, for an Alternative Compliance to the requirements in Section 3.6.3.1 (Irregularly-Shaped Lots) of the Land Development Code to allow two (2) severely elongated lots within a proposed two (2) lot subdivision, located at 100 Riverside Drive. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request AC-25-05.

Staff recommended approval of the request as presented.

1) Matt Lewis - 219 Comanche St., in favor

Chair Case closed the Public Hearings.

A motion was made by Commissioner Agnew, seconded by Commissioner Burleson to approve the request.

The motion carried by the following vote.

- For:** 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk
- Against:** 0

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 Commissioner Burleson to adjourn.

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

The meeting adjourned at 7:13 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case