



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, August 12, 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
- 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, the Regular Meeting Minutes for the Planning and Zoning Commission on July 22, 2025.

### PUBLIC HEARINGS

*Interested persons may participate in the Public Hearings items #2-9:*

- 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.*

2. CUP-25-30 (The Vault & Saké) Hold a public hearing and consider a request by Mike

Keysen, on behalf of The Vault & Saké, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 100 W Hopkins St. (K. Buck)

3. CUP-25-31 (Ivar's River Pub) Hold a public hearing and consider a request by Curtis Lyle Gunnarson, on behalf of Ivar's River Pub, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 701 Cheatham Street. (C. Garrison)
4. CUP-25-32 (Mi Patron) Hold a public hearing and consider a request by Franco Ortiz, on behalf of Mi Patron, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 111 Staples Rd. (K. Buck)
5. CUP-25-33 (Toma Taco) Hold a public hearing and consider a request by Oscar Hernandez, on behalf of Toma Taco, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 179 S LBJ Drive. (C. Garrison)
6. CUP-25-34 (Kobe Steak House) Hold a public hearing and consider a request by Andrew Chen, on behalf of Kobe Steak House, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 210 Springtown Way. (K. Buck)
7. CUP-25-39 (Balcon Comedor and Bar) Hold a public hearing and consider a request by Javier Magana, on behalf of Balcon Comedor and Bar, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages located at 407 S Stagecoach Trail Suite 201. (C. Garrison)
8. CUP-25-40 (Fairfield Inn & Suites) Hold a public hearing and consider a request by Frank Chen, on behalf of Fairfield Inn & Suites, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1250 N IH 35. (K. Buck)
9. CUP-25-41 (Industry) Hold a public hearing and consider a request by Harlan Scott, on behalf of Industry, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 110 E MLK Dr, Ste 126. (K. Buck)

## NON-CONSENT AGENDA

10. ZC-25-09 (906 Chestnut) Consider a request by Brennan Duecy, on behalf of Jenkins Becky Jo Revocable Trust, for a Zoning Change from Mixed Use (MU) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.77 acres, comprising Lots 104, 107, and parts of 105 and 106, in the Park Addition Subdivision, located at 906 Chestnut Street. (C. Garrison)

## 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

## Notice of Assistance at the Public Meetings

*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)*

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Title: