



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, July 22, 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, July 22, 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 June 24, 2025.

A motion was made by Vice-Chair Spell, seconded by Commissioner Paselk 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

PRESENTATION

2. Receive a staff presentation and hold a discussion on Riley's Pointe Qualified Watershed Protection Plan Phase 1, Permit # 2022-41493

Greg Schwarz, Senior Engineer, gave a presentation on Riley's Pointe Qualified Watershed Protection Plan Phase 1, Permit #2022-41493.

There was no action.

PUBLIC HEARINGS

3. CUP-25-28 (Fuego) Hold a public hearing and consider a request by Jack Franken, on behalf of Fuego, to renew a Conditional Use Permit to allow on premise consumption of Mixed, located 913 N IH 35. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-28.

Staff recommended approval of the request with the following conditions;

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

1) Brooke Zapalec - 11540 Dumbarton Dr. Dallas, in favor

Chair Case closed the Public Hearings.

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

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

4. CUP-25-29 (San Marcos BBQ) Hold a public hearing and consider a request by Justin Pearson, on behalf of San Marcos BBQ for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 2601 Hunter Road. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-29.

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. Hours of operation shall be limited to no later than 8 p.m.;**
- 3. Alcohol consumption shall be limited to inside the restaurant; and**
- 4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Justin Pearson - 2601 Hunter Rd, in favor

Chair Case closed the Public Hearings.

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

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

5. CUP-25-35 (Hat Creek Burger Co) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Hat Creek Burger Co, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4206 S IH 35. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-35.

Staff recommended approval of the request with the following conditions;

- 1. The permit shall be valid for three (3) years, commencing on August 27, 2025, provided standards are met; and**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

- 1) Catherine Chamblee - 1906 Madison Ave, Austin, in favor**
- 2) Brandon Harris - 4206 IH 35, in favor**

Chair Case closed the Public Hearings.

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

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

- 6. CUP-25-38 (Cheddar's Scratch Kitchen) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Cheddar's Scratch Kitchen, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2540 S IH 35. (K. Buck)**

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner gave a presentation on request CUP-25-38.

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

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

- 1) Paula Butler - 1000 Darden Center Dr, Orlando, Florida, in favor**
- 2) Catherine Chamblee - 1906 Madison Ave, Austin, 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 September 28, 2024, provided standards are met; and**

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

7. ZC-25-08 (5900 Block S IH 35) Hold a public hearing and consider a request by Pamela Madere, Jackson Walker, LLP, on behalf of Tim Hatch, San Marcos Business Park, LP, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 7.30 acres of land out of the Samuel Craft Survey, Abstract A-89, generally located along the southbound IH 35 frontage road, 1,000 feet south of Industrial Fork. (L. Clanton)

Chair Case opened the Public Hearings.

Lauren Clanton, Chief Planner, gave a presentation on request ZC-25-08.

Staff recommended approval of the request as presented.

- 1) Chris Bradford, 100 Congress Ave, Austin, in favor
- 2) Bryce Gerick - 1506 Evergreen Bay Ln., Katy, in favor
- 3) Ian Roberts - 111 Peacock Trail, Buda, in favor

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, 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

8. ZC-25-09 (906 Chestnut) Hold a public hearing and 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)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request ZC-25-09.

Staff recommended approval of the request as presented.

1) Brennan Duecy - 2212 Wilma Rudolph Rd., Austin, in favor

Chair Case closed the Public Hearings.

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

After discussion, a motion was made by Commissioner Paselk, seconded by Commissioner Meeks to postpone until the next meeting.

The motion to postpone 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 Vice-Chair Spell, 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 7:03 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case