



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, June 10, 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, June 10, 2025 via hybrid meeting.

II. Roll Call

Present 5 - Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner David Case, Commissioner Rodney Van Oudekerke, and Commissioner Josh Paselk

Absent 4 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Maraya Dunn and Commissioner Griffin Spell

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 May 27, 2025.

A motion was made by Commissioner Meeks, seconded by Commissioner Van Oudekerke to approve the consent agenda.

The motion carried by the following vote.

For: 5 - Commissioner Burleson, Commissioner Meeks, Commissioner Case, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 4 - Commissioner Agnew, Commissioner Costilla, Commissioner Dunn and Commissioner Spell

PUBLIC HEARINGS

2. CUP-25-24 (First Watch Daytime Café) Hold a public hearing and consider a request by Holly Stolarsky, on behalf of First Watch Daytime Café, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1506 N IH 35, Ste 101. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-24.

Commissioner Maraya Dunn joined the meeting, via Zoom, at 6:02 p.m.

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) Holly Stolarsky - 1506 N IH 35, in favor

Chair Case closed the Public Hearings.

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

For: 6 - Commissioner Burleson, Commissioner Meeks, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 3 - Commissioner Agnew, Commissioner Costilla and Commissioner Spell

3. CUP-25-25 (Courtyard by Marriot) Hold a public hearing and consider a request by San Marcos Investment One LLC, on behalf of Courtyard by Marriot, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 625 Commercial Loop. (C. Garrison)

Chair Case opened the Public Hearings.

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

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 placed in the same area and manner as the Certificate of Occupancy.**

1) Rueben Ortega - 625 Commercial Loop, in favor

Chair Case closed the Public Hearings.

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

The motion carried by the following vote.

For: 6 - Commissioner Burleson, Commissioner Meeks, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 3 - Commissioner Agnew, Commissioner Costilla and Commissioner Spell

- 4. CUP-25-26 (Axis) Hold a public hearing and consider a request by Henry Hogensen, on behalf of Axis, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 202 N LBJ Dr, Ste A. (K. Buck)**

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-26.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for one (1) year, provided standards are met; and**
- 2. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5(4)(b), Eating Establishments – Downtown CBA Boundary; and**
- 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Henry Hogensen - 300 Alpine Trail, in favor

Chair Case closed the Public Hearings.

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

The motion carried by the following vote.

For: 6 - Commissioner Burleson, Commissioner Meeks, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 3 - Commissioner Agnew, Commissioner Costilla and Commissioner Spell

5. ZC-25-07 (1550 Clovis Barker Rd. / FD to HC) Hold a public hearing and consider a request by Kevin Carlton, Noveon Magnetics, on behalf of Eric Dunn, Urban Mining LLC, for a Zoning Change from Future Development (FD) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 10.03 acres known as UMC Subdivision Lot 1, generally located 1,300 feet southeast of the intersection of Clovis Barker Road and Leah Avenue. (L. Clanton)

Chair Case opened the Public Hearings.

Lauren Clanton, Chief Planner, gave a presentation on request ZC-25-07.

Staff recommended approval of the request as presented.

There were no speakers.

Chair Case closed the Public Hearings.

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

The motion carried by the following vote.

For: 6 - Commissioner Burleson, Commissioner Meeks, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 3 - Commissioner Agnew, Commissioner Costilla and Commissioner Spell

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 Dunn, seconded by Commissioner Meeks to adjourn.

The motion carried by the following vote.

For: 6 - Commissioner Burleson, Commissioner Meeks, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 3 - Commissioner Agnew, Commissioner Costilla and Commissioner Spell

The meeting adjourned at 6:12 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case