



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, March 25, 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, March 25, 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 Jim Garber, Commissioner David Case, Commissioner Maraya Dunn, and Commissioner Rodney Van Oudekerke

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.

- 1) Virginia Parker, general questions on items #11 + #12**
- 2) Jennifer Lindsey, in opposition of items #11 + #12**
- 3) Camille Phillips, in opposition of items #3, #4, #11, #12**
- 4) Kira Naomi, in opposition of items #11 + #12**
- 5) Lisa Arceneaux, in opposition of items #11 + #12**
- 6) Jenny Holdson, in opposition of items #11 + #12**
- 7) Cynthia Smith, in opposition of items #11 + #12**
- 8) Annette Dever, in opposition of items #11 + #12**
- 9) Maxfield Baker, in opposition of items #11 + #12**

- 10) Yansi Arevalo, in opposition of items #11 + #12**
- 11) Lisa Marie Coppoletta, general comments**
- 12) Maxochitl Cortez, in opposition of items #11 + #12**
- 13) Athena Morgan, in opposition of items #11 + #12**
- 14) Johnny Storbeck, in opposition of items #11 + #12**
- 15) Lauren Renee, in opposition of items #11 + #12**
- 16) Amy Oakes, in opposition of items #11 + #12**
- 17) Georgia Parker, in opposition of items #11 + #12**

Chair Case closed the Citizen Comment Period.

CONSENT AGENDA

- 1. Consider approval, by motion, of the February 25, 2025 - Planning and Zoning Regular Meeting Minutes.**

A motion was made by Vice-Chair Spell, seconded by Commissioner Costilla 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 Garber, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

PRESENTATIONS

- 2. Receive a staff presentation on the FY 2026 Capital Improvement Program (CIP).**

Shaun Condor, Director of Engineering and Capital Improvements, gave a presentation on the FY 2026 Capital Improvement Program (CIP)

No action was taken.

PUBLIC HEARINGS

Chair Case asked the Commission to move items #5-#10 to the front of the agenda and moving Items #3+#4 to the end of the Public Hearings.

After discussion, The Commission agreed to move items #3+#4 to the end of the Public Hearings.

5. AC-25-04 (Merriman Apartments Monument Sign) Hold a public hearing and consider a request by Jennifer Garcia, FSG Signs, on behalf of Jacob Clark, 1250 Wonder World San Marcos, LTD, for an Alternative Compliance to Section 7.3.4.9 of the San Marcos Development Code, to allow a monument sign in the CD-5 Zoning District at 1301 Leah Avenue. (J. Ruth)

Chair Case opened the Public Hearings.

Jack Ruth, Planning Technician, gave a presentation on request AC-25-04.

Staff recommended approval of the request with the following conditions:

- 1. Signage design and construction will adhere to all other Development Code and Design Manual Standards.**
- 2. The alternative compliance shall not expire.**

- 1) Jacob Clark - 4314 Medical Parkway, Austin, in favor**
- 2) Lisa Marie Coppoletta - 1322 Belvin St., general comments**

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, 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 Garber, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

6. CUP-25-04 (Wineaux) Hold a public hearing and consider a request by Peggy Jones, on behalf of Wineaux, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 314 Hutchison Street Suite A (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-04.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for three (3) years, commencing on February 27, 2025, provided standards are met;**

2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

1) Lisa Marie Coppoletta - 1322 Belvin St., general comments

2) Kira Naomi - 3154 Thorpe Ave, general comments

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, 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 Garber, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

- 7. CUP-25-05 (Blue Dahlia Bistro) Hold a public hearing and consider a request by Amy Ramirez, on behalf of Blue Dahlia Bistro, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 107 E Hopkins Street. (C. Garrison)**

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-05.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for three (3) years, commencing on February 22, 2025, provided standards are met;**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Lisa Marie Coppoletta - 1322 Belvin St., in favor

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, seconded by Commissioner Dunn 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 Garber, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

8. CUP-25-08 (Springs Bistro + Bar) Hold a public hearing and consider a request by Angelica Ramirez, on behalf of Springs Bistro + Bar, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 105 Bintu Drive. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-08.

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) Angelica Ramirez - 105 Bintu Dr., in favor**
- 2) Lisa Marie Coppoletta - 1322 Belvin St., general comments**
- 3) Hayat Qurunful - 1604 Old RR 12, in favor**

Chair Case closed the Public Hearings.

A motion was made by Commissioner Agnew, seconded by Commissioner Costilla to approve the request with staff conditions and the following modification to condition #1.

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

The motion carried by the following vote.

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

Against: 0

9. CUP-25-09 (Black's Barbecue) Hold a public hearing and consider a request by Eric Lenderman, on behalf of Black's Barbecue, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 510 Hull St. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-09.

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) Eric Lenderman - 2564 Diamond Back, New Braunfels, in favor**
- 2) Lisa Marie Coppoletta - 1322 Belvin St., general comments**
- 3) Maxfield Baker - 314 Shady Ln., general comments on CUP applications**

Chair Case closed the Public Hearings.

A motion was made by Commissioner Agnew, seconded by Commissioner Garber to approve the request with staff conditions and the following modification to condition #1.

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

The motion carried by the following vote.

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

Against: 0

- 10 CUP-25-13 (Shai Yo Thai Cuisine & Grill) Hold a public hearing and consider a request by Adisak Nernbok, on behalf of Shai Yo Thai Cuisine & Grill, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 700 N LBJ Dr, STE 109. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-13.

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**

- 1) Chase Phelps - 700 N LBJ, in favor**
- 2) Lisa Marie Coppoletta - 1322 Belvin St., in favor**

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to approve with staff conditions.

The motion carried by the following vote.

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

Against: 0

The meeting entered a recess.

The meeting reconvened.

- 11. PSA-25-01 (904 Francis Harris Ln Preferred Scenario Amendment) Hold a Public Hearing and consider a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC, and Donald and Germaine Tuff, to amend the Preferred Scenario map from "Conservation/ Cluster" to "Commercial/Employment Low " for 199.49 +/- acres of land, more or less, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas (J. Cleary)**

Chair Case opened the Public Hearings.

Julia Cleary, Senior Planner, gave a presentation on request #11 PSA-25-01.

Staff recommended approval of the request as presented.

- 1) John Maberry - 2505 Austin Lane, Austin, in favor**
- 2) Michael Whellan - 4600 Laurel Canyon Dr., Austin in favor**

- 3) Abigail Lindsey - 308 Valley Acres Dr., New Braunfels, in opposition
- 4) Torrie Martin - 1301 York Creek Rd., New Braunfels, in opposition
- 5) Michael Gaudini - 100 Congress Ave, Austin, in favor
- 6) Nikkye Vargas - 918 Haynes St., In opposition
- 7) Linda Coker - 153 Tallow Trl., general comments in favor
- 8) Katy Kapow - 507 Franklin, in opposition
- 9) Abby Wetzel - 1717 Quail Run, in opposition
- 10) Destiny Guerra - 133 Duck Creek Trl., in opposition
- 11) Mary Devine - 2545 York Creek Rd., New Braunfels, in opposition
- 12) Emily McCuistion - 701 Columbia Ave., in opposition
- 13) Hayat Qurunful -1604 Old RR 12, in opposition
- 14) Shannon Brown - 946 Boulder Bluff, in opposition
- 15) Si Frede - 528 Harvey St., in opposition
- 16) Bobby Levinsky - 248 Camaro Way, in opposition
- 17) Dylan Dever - 136 Coer Dr., in opposition
- 18) Lisa Marie Coppoletta - 1322 Belvin St., in opposition
- 19) Juniper Smith - 1506 I 35, in opposition
- 20) Carlos Monterroso - San Marcos, in opposition
- 21) Bill Miller - 112 Spiney Lizard Ln., in opposition
- 22) Rebecca Kilbourn - 112 Spiney Lizard Ln., in opposition
- 23) Sharon Herrerra - 2721 Leslie Ln., in opposition
- 24) Nancy Moore - 15 Tanglewood Trl., in opposition
- 25) Jordan Moser - San Marcos, in opposition
- 26) Corinne Lopefido - San Marcos, in opposition
- 27) Sauders Drucker - 1509 Del Mar St., in opposition
- 28) Robert Tyler - 702 Celebration Way, in opposition
- 29) Jay Stiles - 3130 Summit Ridge Dr., in opposition
- 30) Taylor Garret - 379 Hill Country Trl., Wimberly, in opposition
- 31) Ezra Hackler 275 Gabbro Gardens, Maxwell, in opposition
- 32) Kira Naomi - 1354 Thorpe Ln., in opposition
- 33) Kaitlyn Lamb - San Marcos, in opposition
- 34) Maxfield Baker - 304 Shady Ln., in opposition
- 35) Aaron Brown - 343 Hunters Glen Dr., in opposition
- 36) Rebekah Porter - 1103 Earl St., in opposition
- 37) Van Gill - 1204 Amherst Ave, in opposition

Chair Case closed the Public Hearings.

Chair Case asked city staff if Item #12 ZC-25-02 could be combined with Item

#11 PSA-25-01.

Amanda Hernandez, Director of Planning and Development Services, stated that item #12 would need a public hearing, and that staff had a presentation prepared.

A motion was made by Vice-Chair Spell, seconded by Commissioner Dunn to Table item #11 PSA-25-01 until later in the meeting.

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

Against: 0

The meeting entered a recess.

The meeting reconvened.

Amanda Hernandez, Director of Planning and Development Services, informed The Commission that Article 7. Meetings (P) in the Planning and Zoning Commission Bylaws stated the following:

- **The Chair shall adjourn a meeting not later than 10 pm, unless the Commission votes to continue the meeting.**

A motion was made by Commissioner Meeks, seconded by Commissioner Costilla to extend the meeting.

The motion carried by the following vote.

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

Against: 0

12. ZC-25-02 (904 Francis Harris Lane Light Industrial) Hold a public hearing and consider a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC and Donald and Germaine Tuff, for a Zoning Change from Future Development (FD) and Character District 2.5 (CD-2.5) to "Light Industrial" (LI) or, subject to consent of the owner, another less intense zoning district classification, for approximately 199.49 +/- acres of land, more or less, out of the A.M Esnaurizar Survey, Abstract No. 6, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas. (J. Cleary)

Chair Case opened the Public Hearings.

Julia Cleary, Senior Planner, gave a presentation on request #12 ZC-25-02.

Staff recommended partial approval of #12 ZC-25-02 with the following:

- **For all of the requested tract with the exception of a 50' buffer along the northwestern property line of the Highlander, SM One, LLC Tract adjacent the private driveway Grant Harris Rd. This 50' buffer is recommended for the less intense zoning district of Character District-1 (subject to the consent of the applicant).**
- **This recommendation for approval is also subject to the approval of the associated with the Preferred Scenario Amendment PSA-25-01.**

- 1) **John Maberry - 2505 Austin Ln, Austin, in favor**
- 2) **Michael Whellan - 4600 Laurel Canyon Dr., Austin in favor**
- 3) **Michael Gaudini - 100 Congress Ave, Austin, in favor**
- 4) **Katy Kapow - 507 Franklin, in opposition**
- 5) **Abby Wetzel - 1717 Quail Run, in opposition**
- 6) **Mary Devine - 2545 York Creek Road, New Braunfels, in opposition**
- 7) **Bill Miller - 112 Spiney Lizard Ln., in opposition**
- 8) **Lisa Marie Coppoletta - 1322 Belvin St., in opposition**
- 9) **Hayat Qurunful - 1604 Old RR 12, in opposition**
- 10) **Jennifer Lindsey - 312 Valley Acres Dr., in opposition**
- 11) **Nikkye Vargas - 918 Haynes St., in opposition**
- 12) **Linda Coker - 153 Tallow Trl., general comments**
- 13) **Zachary Tindell - 614 MLK Dr., in opposition**
- 14) **Brandon Blocker - 233 Fairfax Ave, in opposition**
- 15) **Maxfield Baker - 314 Shady Ln., in opposition**
- 16) **Aaron Brown - 343 Hunters Glen Dr., in opposition**
- 17) **Shannon Brown - 946 Boulder Bluff, in opposition**

- 18) Annette Dever - 430 Blanco River Ranch Rd., in opposition**
- 19) Lisa Prewitt - 619 Maury St., in opposition**
- 20) Sissy Maddox- 1100 Mail Route Rd., Fischer, in opposition**
- 21) Taylor Garret - 379 Hill Country Trl., Wimberly, in opposition**
- 22) Abigail Lindsey - 308 Valley Acres Dr., New Braunfels, in opposition**

Chair Case closed the Public Hearings.

A motion was made by Commissioner Costilla, seconded by Commissioner Agnew to bring Item #11 PSA-25-01 back to the table.

The motion carried by the following vote.

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

Against: 0

A motion was made by Chair Case, seconded by Vice-Chair Spell to postpone items #11 and #12 until April 8, 2025.

The motion to postpone failed by the following vote.

For: 1 - Commissioner Case

Against: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber, Commissioner Dunn and Commissioner Van Oudekerke

A motion was made by Chair Case, seconded by Commissioner Costilla to recommend approval of Item #11 PSA-25-01.

Commissioner Meeks called the question.

The motion to call to question carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber, Commissioner Dunn and Commissioner Van Oudekerke

Against: 1 - Commissioner Case

The vote on the main motion to recommend approval failed by the following vote.

For: 1 - Commissioner Case

Against: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber, Commissioner Dunn and Commissioner Van Oudekerke

A motion was made by Commissioner Garber, seconded by Commissioner Meeks to recommend denial of item #11 PSA-25-01.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber, Commissioner Dunn and Commissioner Van Oudekerke

Against: 1 - Commissioner Case

A motion was made by Vice-Chair Spell, seconded by Commissioner Meeks to recommend denial of item #12 ZC-25-02.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber, Commissioner Dunn and Commissioner Van Oudekerke

Against: 1 - Commissioner Case

The meeting entered a recess.

The meeting reconvened.

3. AC-25-02 (210 W. Hutchison St. 7-Story Building Height) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Donald Graham, Carl Simek, First United Methodist Church, NCSH SMTX LLC, and TWWG LLC, for an Alternative Compliance to the maximum building height requirements in Section 4.4.3.7 of the Land Development Code, increasing the permitted building height from five (5) to seven (7) stories, for the property generally located between W. Hutchison St. and Pat Garrison St. between N. Comanche St. and N. Fredericksburg St. (L. Clanton)

Amanda Hernandez, Director of Planning and Development Services, made a recommendation to the Commission for staff to make 1 presentation for both Items #3 and #4 but hold two separate Public Hearings.

Chair Case opened the Public Hearings.

Lauren Clanton, Chief Planner, gave a presentation on items #3 AC-25-02 and #4 CUP-25-02.

Staff recommended denial of item # 3 AC-25-02, however provided a list of conditions for consideration if the Commission chose to recommend approval.

Staff provided a neutral recommendation for item # 4 CUP-25-02, due to varying factors including a conflict with the Adopted Downtown Area Plan. Staff provided a list of conditions for consideration if the Commission chose to recommend approval:

- 1) Shannon Mattingly - 2705 Bee Cave Rd., Austin, in favor
- 2) Joshua Elledge - 3838 Lockhill Selma Rd., in favor
- 3) Patrick Quinn - 210 West Hutchinson, in favor
- 4) Kelly Quinn - 210 West Hutchinson, in favor
- 5) Mike Dallas - 4413 Spicewood Springs Rd., Austin, in favor
- 6) Ed Theriot - 120 Lakeview Circle, Lockhart, in favor
- 7) Hayat Qurunful - 1604 Old RR 12, in opposition
- 8) Lisa Marie Coppoletta - 1322 Belvin St., in opposition
- 9) Maxfield Baker - 314 Shady Ln., in opposition
- 10) Lisa Prewitt - 619 Maury St., in opposition
- 11) Nikkye Vargas - 918 Haynes St., in opposition

Chair Case closed the Public Hearings for item #3 AC-25-02

- 1) Shannon Mattingly - 2705 Bee Cave Road, Austin, in favor
- 2) Patrick Quinn - 210 West Hutchinson, in favor
- 3) Kelly Quinn - 210 West Hutchinson, in favor

- 4) Ed Theriot - 120 Lakeview Circle, Lockhart, in favor**
- 5) Lisa Marie Coppoletta - 1322 Belvin, in opposition**
- 6) Maxfield Baker - 314 Shady Lane, in opposition**

Chair Case closed the Public Hearings for Item #4 CUP-25-02

A motion was made by Chair Case, seconded by Commissioner Burleson to Postpone items #3 and #4.

The motion to postpone failed by the following vote.

For: 1 - Commissioner Case

Against: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber, Commissioner Dunn and Commissioner Van Oudekerke

A motion was made by Chair Case to recommend approval of item #3 AC-25-02.

The motion died for lack of a second.

A motion was made by Commissioner Garber, seconded by Commissioner Agnew to recommend denial of item #3 AC-25-02.

The motion to deny carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber, Commissioner Dunn and Commissioner Van Oudekerke

Against: 1 - Commissioner Case

- 4. CUP-25-02 (210 W. Hutchison St. Student Housing) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Donald Graham, Carl Simek, First United Methodist Church, NCSH SMTX LLC, and TWWG LLC, for a Conditional Use Permit to allow a purpose built student housing development, for the property generally located between W. Hutchison St. and Pat Garrison St. and between N. Comanche St. and N. Fredericksburg St. (L. Clanton)**

A motion was made by Commissioner Garber, seconded by Vice-Chair Spell to recommend denial of item #4 CUP-25-02.

The motion to deny carried by the following vote.

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

Against: 0

NON-CONSENT AGENDA

13. Consider appointing a third Planning and Zoning Commissioner to the Conditional Use Permit (CUP) Committee.

Commissioner Lupe Costilla nominated herself.

Commissioner Garber nominated Commissioner William Agnew.

Commissioner Dunn nominated Commissioner Michele Burleson.

Commissioner Lupe Costilla withdrew her nomination.

Commissioner Burleson was appointed to the CUP Committee with the following vote.

For: 5 - Commissioner Costilla, Commissioner Burleson, Commissioner Spell, Commissioner Case and Commissioner Dunn

Against: 4 - Commissioner Agnew, Commissioner Meeks, Commissioner Garber and Commissioner Van Oudekerke

14. Election of Officers
- Planning and Zoning Commission Chair
 - Planning and Zoning Commission Vice-Chair

Commissioner Burleson nominated Commissioner David Case.

Commissioner David Case was elected as Chair with the following vote.

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

Against: 0

Commissioner Costilla nominated Commissioner Griffin Spell.

Commissioner Griffin Spell was elected as Vice-Chair with the following vote.

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

Against: 0

V. Question and Answer Session with Press and Public.

Chair Case opened the Question and Answer Session with Press and Public.

1) Maxfield Baker - 304 Shady Lane, questioned items brought to floor via motion with amendments.

Chair Case closed the Question and Answer Session with Press and Public.

VI. Adjournment

A motion was made by Commissioner Costilla, 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 Garber, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

The meeting adjourned at 1:41 a.m.

Recording Secretary, Enrique Velasquez

Chair, David Case