



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes – Final Planning and Zoning Commission

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Tuesday, March 24, 2026

6:00 PM

City Council Chambers

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**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 24, 2026 via hybrid meeting.**

### II. Roll Call

**Present** 8 - Commissioner Lupe Costilla, Commissioner David Case, Commissioner Maraya Dunn, Commissioner Rodney Van Oudekerke, Commissioner Lucy Johnson, Commissioner Randy Bryan, Commissioner Michele Burleson, and Commissioner Allison Hardy

**Absent** 1 - Commissioner William Agnew

### III. Chairperson's Opening Remarks

**Chair Case welcomed the audience and introduced 3 newly appointed Commissioners, Randy Bryan, Allison Hardy and Lucy Johnson and gave opening remarks detailing the meeting rules and guidelines.**

### IV. Citizen Comment Period

**Chair Case opened the Public Hearings.**

**1) Billy Ray Calihan, general comments**

**Chair Case closed the Public Hearings.**

### CONSENT AGENDA

1. Consider approval, by motion of the Regular Meeting Minutes for the Planning and Zoning Commission on February 24, 2026

**A motion was made by Commissioner Costilla, seconded by Commissioner Burleson to approve the consent agenda.**

**The motion carried by the following vote.**

**For:** 8 - Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

**Against:** 0

**Absent:** 1 - Commissioner Agnew

**PRESENTATION**

2. Receive a staff presentation on the FY 2027 Capital Improvement Program (CIP).

**Shaun Condor, Director of Engineering and Capital Improvement, gave a presentation on the FY 2027 Capital Improvements Program.**

**Commissioner Agnew joined the meeting, via zoom, by 6:15 p.m.**

**No action was taken.**

**PUBLIC HEARINGS**

3. CUP-26-06 (54th Street Restaurant & Draffhouse) Hold a public hearing and consider a request by Michael Norsworthy, on behalf of 54th Street Restaurant & Draffhouse, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1303 S IH 35. (K. Buck)

**Chair Case opened the Public Hearings.**

**Kaitlyn Buck, planner, gave a presentation on request CUP-26-06.**

**Staff recommended approval of the request with the following conditions:**

1. The permit shall be valid for three (3) years, and shall expire April 13, 2029, provided standards are met;
2. No outdoor Amplified Sound, Outdoor Background Sound, and/or Acoustic Sound shall be permitted;
3. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d);
4. The occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels;

5. The employees shall not park on the Olive Garden lot; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

- 1) Jonas Fangman - 1303 S IH 35, in favor
- 2) Damien Brownlow - 1303 S IH 35, in favor

**Chair Case closed the Public Hearings.**

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

**The motion carried by the following vote.**

**For:** 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

**Against:** 0

4. CUP-26-08 (Balcon Comedor y Bar) Hold a public hearing and consider a request by Judith Equihua, on behalf of Balcon Comedor y Bar, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 407 S Stagecoach Trail Suite 201. (C. Garrison)

**Chair Case opened the Public Hearings.**

**Craig Garrison, Planner, gave a presentation on request CUP-26-08.**

**Staff recommended approval of the request with the following conditions:**

1. The permit shall be valid for six (6) months, and shall expire on September 24, 2026, provided standards are met; and
2. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d); and
3. The occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

- 1) Judith Equihua - 407 S Stagecoach Trl., in favor

**Chair Case closed the Public Hearings.**

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

**The motion carried by the following vote.**

**For:** 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

**Against:** 0

- 5. CUP-26-11 (Tapville) Hold a public hearing and consider a request by Rama Popuri, on behalf of Tapville, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 3939 S IH 35. (K. Buck)**

**Chair Case opened the Public Hearings.**

**Kaitlyn Buck, Planner, gave a presentation on request CUP-26-11.**

**Staff recommended approval of the request with the following conditions:**

- 1. The permit shall be valid for three (3) years, and shall expire on June 1, 2029, provided standards are met;**
- 2. The business is responsible for cleaning the area within 100 feet of the kiosk (LDC Section 5.1.5.5.E.2.d);**
- 3. An employee shall be on site while the system is operational;**
- 4. No alcohol sales shall occur after 9pm; and**
- 5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

**1) Harsha Popuri - 3939 S IH 35, in favor**

**2) Joseph Tota - 3939 S IH 35, in favor**

**Chair Case closed the Public Hearings.**

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

**A motion was made by Commissioner Van Oudekerke, seconded by Commissioner Agnew to amend condition #1 to the following.**

- **The permit shall be valid for one (1) year, and shall expire on June 1, 2027, provided standards are met;**

**The motion carried by the following vote.**

**For:** 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

**Against:** 2 - Commissioner Case and Commissioner Johnson

**A motion was made by Chair Case, seconded by Commissioner Hardy to amend condition #1 to the following.**

- **The permit shall be valid for three (3) years, and shall expire on June 1, 2029, provided standards are met;**

**The motion failed by the following vote.**

**For:** 4 - Commissioner Case, Commissioner Dunn, Commissioner Johnson and Commissioner Hardy

**Against:** 5 - Commissioner Agnew, Commissioner Costilla, Commissioner Van Oudekerke, Commissioner Bryan and Commissioner Burleson

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

**For:** 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

**Against:** 0

## **NON-CONSENT AGENDA**

6. Election of Officers
  - a. Planning and Zoning Commission Chair
  - b. 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 Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

**Against:** 0

**Commissioner Dunn nominated Commissioner William Agnew.**

**Commissioner Bryan nominated Commissioner Michele Burleson**

**Commissioner Bryan withdrew the nomination.**

**Commissioner William Agnew was elected as Vice-Chair with the following vote.**

**For:** 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

**Against:** 0

- 7. Discussion and take action to conduct a drawing of lots for assignment of term lengths for newly appointed commissioners.

**Commissioner Lucy Johnson volunteered for the one-year appointed term.**

**Commissioners Randy Bryan, Michelle Burleson and Allison Hardy will serve three-year terms.**

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 Burleson to adjourn.**

**The motion carried by the following vote.**

**For:** 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

The meeting adjourned at 7:31 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case