



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Draft Planning and Zoning Commission

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Tuesday, September 23, 2025

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, September 23, 2025 via hybrid meeting.**

### II. Roll Call

**Present** 7 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Michele Burleson, Commissioner David Case, Commissioner Maraya Dunn, Commissioner Rodney Van Oudekerke, and Commissioner Josh Paselk

**Absent** 2 - Commissioner Amy Meeks, 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 September 9, 2025.

**A motion was made by Commissioner Agnew, seconded by Commissioner Paselk to approve the consent agenda.**

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

**For:** 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 2 - Commissioner Meeks and Commissioner Spell

## **PUBLIC HEARINGS**

2. CUP-25-48 (The Davenport) Hold a public hearing and consider a request by Duane Bradley, on behalf of The Davenport, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 194 S. Guadalupe Street and 104 W MLK Drive. (C. Garrison)

**Chair Case opened the Public Hearings.**

**Craig Garrison, Planner, gave a presentation on request CUP-25-48.**

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

1. The permit shall be valid for three (3) years, commencing on October 22, 2025, provided standards are met;
2. Outdoor amplified music on the patio fronting South Guadalupe Street shall be limited to the hours between 11 a.m. and 10 p.m., Sunday – Thursday, and between 11 a.m. and 12 a.m., Friday and Saturday;
3. Condition #2 shall not apply to the speakers providing ambient music on the patio fronting South Guadalupe Street, Sunday – Thursday, between 10 p.m. and 12 a.m.;
4. Outdoor amplified music on rear patio directly adjacent to Telephone Alley shall be limited to the hours between 11 a.m. and 10 p.m.;
5. Parking shall be prohibited in the City right-of-way along South Guadalupe Street; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

**There were no speakers.**

**Chair Case closed the Public Hearings.**

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

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

**For:** 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 2 - Commissioner Meeks and Commissioner Spell

3. CUP-25-50 (Taziki's Mediterranean Cafe) Hold a public hearing and consider a request by Lexie Leinneweber, on behalf of Taziki's Mediterranean Cafe, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1101 Thorpe Lane Suite 107. (C. Garrison)

**Chair Case opened the Public Hearings.**

**Craig Garrison, Planner, gave a presentation on request CUP-25-50.**

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

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

**1) Lexie Leinneweber - 1101 Thorpe Ln. Suite 107, in favor**

**Chair Case closed the Public Hearings.**

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

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

**For:** 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 2 - Commissioner Meeks and Commissioner Spell

4. CUP-25-51 (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-25-51.**

**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.**

**There were no speakers.**

**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 conditions #1.**

**\*The permit shall be valid until August 25, 2027, provided standards are met.**

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

**For:** 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 2 - Commissioner Meeks and Commissioner Spell

- 5. CUP-25-53 (Tapville) Hold a public hearing and consider a request by Rama Popuri, on behalf of Tapville, for 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-25-53.**

**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. An employee shall be on site while the system is operational; and**
- 3. No alcohol sales shall occur after 9pm; and**
- 4. The permit shall be effective upon issuance of the TABC License; and**
- 5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

**1) Rama Popuri - 3939 S 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.**

**The motion to approve failed by the following vote because a commission action must be adopted by an affirmative vote of 5 members in accordance with the P&Z Bylaws.**

**For:** 4 - Commissioner Burleson, Commissioner Case, Commissioner Dunn and Commissioner Paselk

**Against:** 3 - Commissioner Agnew, Commissioner Costilla and Commissioner Van Oudekerke

**Absent:** 2 - Commissioner Meeks and Commissioner Spell

**A motion was made by Commissioner Dunn, seconded by Chair Case to approve the request with 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:** 5 - Commissioner Costilla, Commissioner Burleson, Commissioner Case, Commissioner Dunn and Commissioner Paselk

**Against:** 2 - Commissioner Agnew and Commissioner Van Oudekerke

**Absent:** 2 - Commissioner Meeks and Commissioner Spell

- 6. CUP-25-56 (The Taproom & The Porch) Hold a public hearing and consider a request by Samantha Phelps, on behalf of The Taproom & The Porch, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 129 E Hopkins St. (K. Buck)**

**Chair Case opened the Public Hearings.**

**Kaitlyn Buck, Planner, gave a presentation on request CUP-25-56.**

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

- 1. The permit shall be valid for three (3) years, commencing October 25, 2025, provided standards are met; and**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

**There were no speakers.**

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

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

**For:** 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 2 - Commissioner Meeks 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 to was made by Commissioner Dunn, seconded by Commissioner Paselk to adjourn.**

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

**For:** 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 2 - Commissioner Meeks and Commissioner Spell

**The meeting adjourned at 6:51 p.m.**

**Recording Secretary, Enrique Velasquez**

**Chair, David Case**