



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Final Planning and Zoning Commission

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Tuesday, May 27, 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, May 27, 2025 via hybrid meeting.**

### II. Roll Call

**Present** 8 - 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

**Absent** 1 - Commissioner William Agnew

### 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 13, 2025.

**A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to approve the consent agenda.**

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

**For:** 8 - Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 1 - Commissioner Agnew

## **PUBLIC HEARINGS**

2. CUP-25-20 (Grins Restaurant) Hold a public hearing and consider a request by Cody Taylor, on behalf of Grins Restaurant, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 802 N LBJ Drive. (C. Garrison)

**Chair Case opened the Public Hearings.**

**Craig Garrison, Planner, gave a presentation on request CUP-25-20.**

**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) Cody Taylor, 1511 Owens St., in favor**

**Chair Case closed the Public Hearings.**

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

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

**For:** 8 - Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 1 - Commissioner Agnew

3. CUP-25-21 (Sabor y Vida) Hold a public hearing and consider a request by Elvia Granados Leon, on behalf of Sabor y Vida, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 311 E Hopkins St. (K. Buck)

**Chair Case opened the Public Hearings.**

**Kaitlyn Buck, Planner, gave a presentation on request CUP-25-21.**

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

**1) Irma Palacios on behalf of Elvia Granados Leon - 311 E. Hopkins, 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.**

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

**For:** 8 - Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 1 - Commissioner Agnew

- 4. CUP-25-23 (Rogelio's) Hold a public hearing and consider a request by Pablo Nieto, on behalf of Rogelio's, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 625 S LBJ Dr. (K. Buck)**

**Chair Case opened the Public Hearings.**

**Kaitlyn Buck, Planner, gave a presentation on request CUP-25-23.**

**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. No outdoor live or amplified music shall be allowed; and**

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

**1) Pablo Nieto - 1121 Belvin St., 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:** 8 - Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 1 - Commissioner Agnew

**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:** 8 - Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

**Against:** 0

**Absent:** 1 - Commissioner Agnew

**The meeting adjourned at 6:12 p.m.**

**Recording Secretary, Enrique Velasquez**

**Chair, David Case**