



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, August 12, 2025

6:00 PM

City Council Chambers

This will be 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, August 12, 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 David Case, Commissioner Maraya Dunn, Commissioner Rodney Van Oudekerke, and Commissioner Josh Paselk

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) Andy Greenwood, against item #9**
- 2) Harlan Scott, in favor of item #9**
- 3) Brennan Duecy, in favor of item #10**

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 July 22, 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: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

PUBLIC HEARINGS

2. CUP-25-30 (The Vault & Saké) Hold a public hearing and consider a request by Mike Keysen, on behalf of The Vault & Saké, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 100 W Hopkins St. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-30.

Staff recommended approval of the request with the following conditions;

1. The permit shall be valid for six (6) months, 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) Marshall Hogan - 2103 Chippendale St., College Station, in favor

Chair Case closed the Public Hearings.

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

Against: 0

3. CUP-25-31 (Ivar's River Pub) Hold a public hearing and consider a request by Curtis Lyle Gunnarson, on behalf of Ivar's River Pub, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 701 Cheatham Street. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-31.

Staff recommended approval of the request with the following conditions;

- 1. Permit shall be valid for three (3) years, provided standards are met.**
- 2. The applicant shall provide a barrier that prevents vehicular parking on the adjacent single-family lot.**
- 3. Hours of operation shall be no later than midnight.**
- 4. Live music shall not be permitted on the property after 9 p.m.**
- 5. The floodlights along the deck shall be aimed downward toward the patio rather than at the San Marcos River.**
- 6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Curtis Gunnarson - 701 Cheatham St. in favor

2) Catalina, Landon - 927 Field St, 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 three (3) years, commencing July 12, 2025, provided standards are met**

The motion carried by the following vote.

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

Against: 0

- 4. CUP-25-32 (Mi Patron) Hold a public hearing and consider a request by Franco Ortiz, on behalf of Mi Patron, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 111 Staples Rd. (K. Buck)**

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-32.

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. No outdoor amplified music shall be permitted; and**
- 3. A protective yard type A or B shall be installed prior to renewal of this Conditional Use Permit; and**
- 4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Franco Ortiz - 111 Staples Road, in favor

Chair Case closed the Public Hearings.

A motion was made by Commissioner Costilla, seconded by Commissioner Meeks 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 Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

- 5. CUP-25-33 (Toma Taco) Hold a public hearing and consider a request by Oscar Hernandez, on behalf of Toma Taco, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 179 S LBJ Drive. (C. Garrison)**

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-33.

Staff recommended approval of the request with the following conditions;

- 1. The permit shall be valid for three (3) years, commencing on December 14th, 2024, provided standards are met;**

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

1) Oscar Garnica - 1415 Skull Road, in favor

A motion was made by Commissioner Agnew, seconded by Chair Case 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 Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

- 6. CUP-25-34 (Kobe Steak House) Hold a public hearing and consider a request by Andrew Chen, on behalf of Kobe Steak House, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 210 Springtown Way. (K. Buck)**

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-34.

Staff recommended approval of the request with the following conditions;

- 1. The permit shall be valid for six (6) months, 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 Burleson 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 Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

7. CUP-25-39 (Balcon Comedor and Bar) Hold a public hearing and consider a request by Javier Magana, on behalf of Balcon Comedor and Bar, to renew 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-25-39.

Staff recommended approval of the request with the following conditions;

- 1. The permit shall be valid for six (6) months, provided standards are met;**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Javier Magana - 44 E Ave., Austin, in favor

Chair Case closed the Public Hearings.

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

Against: 0

8. CUP-25-40 (Fairfield Inn & Suites) Hold a public hearing and consider a request by Frank Chen, on behalf of Fairfield Inn & Suites, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1250 N IH 35. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-40.

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) Brandon Saucedo - 323 Patricia Dr. in favor

Chair Case closed the Public Hearings.

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

Against: 0

- 9. CUP-25-41 (Industry) Hold a public hearing and consider a request by Harlan Scott, on behalf of Industry, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 110 E MLK Dr, Ste 126. (K. Buck)**

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-41.

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. Outdoor music on the property shall not be permitted after 12am; and**
- 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Harlan Scott - 3601 Oak Springs Dr., Austin, 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 and the following modification to condition #1.

- The permit shall be valid for three (3) years, provided standards are met.**

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: 1 - Commissioner Agnew

NON-CONSENT AGENDA

10. ZC-25-09 (906 Chestnut) Consider a request by Brennan Duecy, on behalf of Jenkins Becky Jo Revocable Trust, for a Zoning Change from Mixed Use (MU) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.77 acres, comprising Lots 104, 107, and parts of 105 and 106, in the Park Addition Subdivision, located at 906 Chestnut Street. (C. Garrison)

At the July 22, 2025 Planning and Zoning Commission meeting.

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

After discussion, the motion carried by the following vote.

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

Against: 0

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 Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

The meeting adjourned at 7:10 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case