



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, January 13, 2026

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, January 13, 2026 via hybrid meeting.

II. Roll Call

Present 8 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Michele Burlison, Commissioner Amy Meeks, Commissioner Griffin Spell, 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) John Maberry, in favor of items #4+5**
- 2) Michael Whellan, in favor of items #4+5**
- 3) David Swank, in favor of items #4+5**
- 4) Jose Lozano, in favor of items #4+5**
- 5) Jennifer Lindsey, in opposition of items #4+5**
- 6) Carys Blackstone, in opposition of items #4+5**
- 7) Mike Martin, in opposition of items #4+5**
- 8) Patrick Blackstone, in opposition of items #4+5**
- 9) Torrie Martin, in opposition of items #4+5**
- 10) Luke Kraft, in opposition of items #4+5**
- 11) Hayat Qurunful, in opposition of items #4+5**
- 12) Lidia Rodriguez, in opposition of items #4+5**

- 13) Charles Soechting, in opposition of items #4+5
- 14) Jeremy Hendricks, in favor of items #4+5
- 15) Jimmy Naville, in favor of items #4+5
- 16) Cole Taylor, in favor of items #4+5
- 17) Randy Harris, in favor of items #4+5
- 18) Manuel Godoy, in favor of items #4+5
- 19) Michael Hernandez, in opposition of items #4+5
- 20) Bobby Levinsky, in opposition of items #4+5
- 21) Maxfield Baker, in opposition of items #4+5
- 22) Saunders Drukker, general comments on items #4+5
- 23) Chad Bartling, in opposition of items #4+5
- 24) Rocko Moses, in opposition of items #4+5
- 25) Avedis Senerjibascian, in opposition of items #4+5
- 26) Bret Harris, in opposition of items #4+5
- 27) Aaron Brown, in opposition of items #4+5
- 28) Gena Fleming, in opposition of items #4+5
- 29) Abigail Lindsey, in opposition of items #4+5
- 30) Carmen Runevalt, in opposition of items #4+5
- 31) Mary Littlefield Devine, in opposition of items #4+5
- 32) Cel Vasquez, in opposition of items #4+5
- 33) Crispy Polanco, general comments on items #4+5
- 34) Barbara Hinkson, in opposition of items #4+5
- 35) Peter Baen, general comments on environmental impact of items #4+5
- 36) Abby Wetzel, in opposition of items #4+5
- 37) Mike Kamerlander, in favor of items #4+5
- 38) Elizabeth Riley, in opposition of items #4+5
- 39) Samantha Charbonneau, in opposition of items #4+5
- 40) Adriana Montoya, in opposition of items #4+5
- 41) Matthew Gonzales, in favor of items #4+5
- 42) Jasmine Castellanos, in opposition of items #4+5
- 43) Randi, in opposition of items #4+5
- 44) Ariel, in opposition of items #4+5
- 45) Dr. Kristen Hook, in opposition of items #4+5
- 46) Jacob Allen, in opposition of items #4+5
- 47) Ember Crayvell, in opposition of items #4+5
- 48) Sara Wingfield, in opposition of items #4+5
- 49) Amy Oliveri, in opposition of items #4+5
- 50) Ben Abayo, general comments
- 51) CJ Satina, in opposition of items #4+5

- 52) Joshua Hill, in opposition of items #4+5
- 53) Manual Granados, in opposition of items #4+5
- 54) Marko Pena, in opposition of items #4+5
- 55) Athena, in opposition of items #4+5
- 56) Sam, general comments
- 57) Jordan Mozer, in opposition of items #4+5
- 58) Haden Stoffer, general comments
- 59) Decklan Stevenson, in opposition of items #4+5
- 60) Brooke Shumacher, in opposition of items #4+5

The meeting went into a recess at 8:18 p.m.

The meeting reconvened at 8:44 p.m.

- 61) Jonah Winter, general comments
- 62) Joseph Morris, general comments
- 63) Amanda, in opposition of items #4+5
- 64) Amber Lunsford, in opposition of items #4+5
- 65) Noah Brock, in opposition of items #4+5
- 66) Annie Donovan, in opposition of items #4+5
- 67) Riley Lecourt, in opposition of items #4+5
- 68) Corine Lopersido, in opposition of items #4+5
- 69) Annette Devers, in opposition of items #4+5
- 70) Jerry, in favor of items #4+5
- 71) Ronan Conroy, in favor of items #4+5
- 72) Moira McCulloch, in opposition of items #4+5
- 73) Blake Coe, general comments on items #4+5
- 74) James Bussey, in favor of items #4+5
- 75) Jennifer Corboy, in favor of items #4+5
- 76) Zoe Schwartz, in opposition of items #4+5
- 77) Kira Utter, in opposition of items #4+5
- 78) Brandon Blocker, general comments on items #4+5
- 79) Frank, in favor of items #4+5
- 80) Lazarus Vasquez, in opposition of items #4+5
- 81) Jessica Moreno, in opposition of items #4+5
- 82) Laura Daye, in opposition of items #4+5
- 83) Brenda Hagner, in opposition of items #4+5
- 84) Justin James Bridges, in opposition of items #4+5
- 85) Georgia Parker, in opposition of items #4+5

- 86) Albert Lanam, in favor of items #4+5
- 87) Jess Bowers, in opposition of items #4+5
- 88) Hadie Nichols, in opposition of items #4+5
- 89) Sam Benavides, in opposition of items #4+5
- 90) Patricia Harrington, in opposition of items #4+5
- 91) Daniel Bonestrup, in opposition of items #4+5
- 92) Si Frede, in opposition of items #4+5
- 93) Don Ewalt, in opposition of items #4+5
- 94) Elizabeth Emberson, in opposition of items #4+5

Chair Case closed the Citizen Comment Period.

CONSENT AGENDA

Chair Case asked the Commission if item #6 could be moved before Items #4 and #5.

Item #6 ZC-25-15 was moved before #4 PSA-25-02.

1. Consider approval, by motion of the Regular Meeting Minutes for the Planning and Zoning Commission on December 9, 2025.

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

The motion carried by the following vote.

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

Against: 0

PRESENTATION

2. Receive a Staff presentation on the Vision SMTX Comprehensive Plan Implementation Report.

Andrea Villalobos, Assistant Director of Planning and Development, gave a presentation on the Vision SMTX Comprehensive Plan Implementation Report.

Robert Eby, Comprehensive Plan Committee - Chair, gave a presentation on the Vision SMTX Comprehensive Plan Implementation Report.

There was no action.

PUBLIC HEARINGS

3. CUP-25-68 (Stoner's Pizza Joint) Hold a public hearing and consider a request by Tobbie Lee May, on behalf of Stoner's Pizza Joint, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 748 N LBJ Dr, Ste 102. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-68.

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. No outdoor amplified sound shall be permitted after 10 p.m.; and
3. 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 Vice-Chair Spell, seconded by Commissioner Burleson to approve the request with staff conditions.

The motion carried by the following vote.

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

Against: 0

6. ZC-25-15 (1537 Post Rd SF-6 to CD-4) Hold a public hearing and consider a request by Shelton Eubanks, on behalf of Miguel and Eva Rosales, for a Zoning Change from Single Family-6 (SF-6) to Character District-4 (CD-4) or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.294 acres, comprising Lot 5, Block 1 in the W.N Goforth First Suburban Addition, generally located on the western side of Post Road, approximately 100 ft southwest of the intersection between Post Rd and Uhland Rd (J. Cleary)

Chair Case opened the Public Hearings.

Julia Cleary, Senior Planner, gave a presentation on request ZC-25-15.

Staff recommended approval of the request as presented.

1) Shelton Eubanks - 136 Iron Horse, New Braunfels, in favor

Chair Case closed the Public Hearings.

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

The motion carried by the following vote.

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

Against: 0

A motion was made by Chair Case, seconded by Commissioner Burleson to enter a recess.

The vote carried by the following vote.

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

Against: 0

The meeting entered into a recess at 9:55 p.m.

The meeting reconvened at 10:17 p.m.

- 4. PSA-25-02 (Francis Harris Lane Maberry Data Center 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 PSA-25-02.

Staff recommended approval of the request as presented.

- 1) Michael Whellan - 100 Congress Ave, Austin, in favor**
- 2) David Swank - Dallas, in favor**
- 3) John Maberry - 2505 Austin Lane, Austin, in favor**
- 4) Mary Littlefield Devine - Hays County, in opposition**
- 5) Jose Lozano - 1125 Blue Oak Blvd., in favor**
- 6) Torrie Martin - 1301 York Creek Rd., in opposition**
- 7) Matt Gonzales - 17917 Basket Flower Bend., Elgin, in favor**
- 8) Manuel Gadoy- 4906 Screaming Eagle Cir., in favor**
- 9) Bobby Levinsky - 248 Camaro Way, in opposition**
- 10) Virginia Parker - P.O. Box 1393, in opposition**
- 11) Carl Betancourt - Hays County, in opposition**
- 12) Zachary Tyndall - 614 MLK. Dr., in opposition**
- 13) Lisa Prewitt - San Marcos, in opposition**
- 14) Michael Hernandez -722 Thousand Oaks Loop, general comments**
- 15) Saunders Drukker - San Marcos, general comments**
- 16) Justin James Bridges - 1318 Hazelton St., in opposition**
- 17) Maxfield Baker - 314 Shady Ln., in opposition**
- 18) Moira McCulloch - 84 Holt Dr., in opposition**
- 19) Kevin Ivy - Guadalupe County, in opposition**
- 20) Luke Kraft- 306 Craddock Ave., in opposition**
- 21) Crispy Polanco - 669 Bandera St., general comments**
- 22) Kira Utter - 121 Craddock, in opposition**
- 23) Gena Fleming - 1013 Dartmouth, in opposition**
- 24) Si Frede, in opposition**

Chair Case closed the Public Hearings.

A motion was made by Chair Case, seconded by Commissioner Burleson to recommend approval of the request.

The motion carried by the following vote.

For: 6 - Commissioner Costilla, Commissioner Burleson, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 2 - Commissioner Agnew and Commissioner Meeks

5. ZC-25-13 (Francis Harris Lane Maberry Data Center FD/ CD 2.5 to LI) 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 ZC-25-13.

Staff recommended partial approval of ZC-25-13 with the following condition:

1. With 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).

- 1) Michael Whellan - 100 Congress Ave, Austin, in favor
- 2) Jose Lozano - 1125 Blue Oak Blvd., in favor
- 3) Mary Littlefield Devine - Hays County, in opposition
- 4) Matt Gonzales - 17917 Basket Flower Bend, Elgin, in favor
- 5) Bobby Levinsky - 248 Camaro Way, in opposition
- 6) Carl Betancourt - Hays County, in opposition
- 7) Zachary Tyndall - 614 MLK. Dr., general comments on P&Z requirements
- 8) Maxfield Baker - 314 Shady Ln., general comments on quorum etiquette
- 9) Saunders Drukker - San Marcos, in opposition
- 10) Crispy Polanco - 669 Bandera St., general comments
- 11) Gena Fleming - 1013 Dartmouth, in opposition
- 12) Sy Friede, general comments
- 13) Danielle Kemp - 1318 Hazelton St., general comments

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to recommend approval of the request with staff conditions.

The motion carried by the following vote.

For: 6 - Commissioner Costilla, Commissioner Burleson, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 2 - Commissioner Agnew and Commissioner Meeks

V. Question and Answer Session with Press and Public.

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

- 1) Zachary Tyndall, general questions on data centers.
- 2) Saunders Drukker, general questions on data centers
- 3) Maxfield Baker, general questions on items #4 + #5
- 4) Mary Littlefield Devine, general questions on items #4 + #5
- 5) Gena Flemming, general questions on items #4 + #5

Chair Case closed the Question and Answer Session.

VI. Adjournment

A motion was made by Vice-Chair Spell, seconded by Chair Case to adjourn.

The motion carried by the following vote.

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

Against: 0

The meeting adjourned at 2:03 a.m.

Recording Secretary, Enrique Velasquez

Chair, David Case