



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda Planning and Zoning Commission

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Tuesday, June 10, 2025

6:00 PM

City Council Chambers

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**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
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. Citizen Comment Period

*Persons wishing to participate/speak remotely (online) during the Citizen Comment Period must email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting. Written comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners. Written comments received after the deadline will be provided to the Commissioners at the meeting. Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name.*

### CONSENT AGENDA

*THE FOLLOWING ITEMS NUMBERED #1 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.*

1. Consider approval, by motion, the Regular Meeting Minutes for the Planning and Zoning Commission on May 27, 2025.

### PUBLIC HEARINGS

*Interested persons may participate in the Public Hearings items #2-5:*

- 1) *To participate/speak remotely (online) during the Public Hearings, email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting, or*
- 2) *Email written comments. Comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners and comments received after the deadline will be provided to the Commissioners at the meeting, or*
- 3) *Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name and address.*

2. CUP-25-24 (First Watch Daytime Café) Hold a public hearing and consider a request by

Holly Stolarsky, on behalf of First Watch Daytime Café, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1506 N IH 35, Ste 101. (K. Buck)

3. CUP-25-25 (Courtyard by Marriot) Hold a public hearing and consider a request by San Marcos Investment One LLC, on behalf of Courtyard by Marriot, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 625 Commercial Loop. (C. Garrison)
4. CUP-25-26 (Axis) Hold a public hearing and consider a request by Henry Hogensen, on behalf of Axis, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 202 N LBJ Dr, Ste A. (K. Buck)
5. ZC-25-07 (1550 Clovis Barker Rd. / FD to HC) Hold a public hearing and consider a request by Kevin Carlton, Noveon Magnetics, on behalf of Eric Dunn, Urban Mining LLC, for a Zoning Change from Future Development (FD) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 10.03 acres known as UMC Subdivision Lot 1, generally located 1,300 feet southeast of the intersection of Clovis Barker Road and Leah Avenue. (L. Clanton)

#### V. Question and Answer Session with Press and Public.

*This is an opportunity for the Press and Public to ask questions related to items on this agenda. Comments shall have a time limit of three minutes each and speakers must state their name. The allotted time will commence at the beginning of the speakers remarks and will include time spent in discussion with Commissioners and staff. Any questions which are unable to be addressed in the allotted time frame, or for which answers are not immediately available can be addressed outside the meeting.*

#### VI. Adjournment

##### Notice of Assistance at the Public Meetings

*The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)*

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_

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\_\_\_\_\_  
Title: