



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Wednesday, November 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
- 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 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 October 28, 2025.

PUBLIC HEARINGS

Interested persons may participate in the Public Hearings items #2-6:

- 1) *To participate/speak remotely (online) during the Public Hearings, email 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-25-55 (Bayle's) Hold a public hearing and consider a request by Andrew Ray, on

behalf of Bayle's, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 130 E San Antonio St, Unit C. (K. Buck)

3. CUP-25-60 (Eden) Hold a public hearing and consider a request by David Foglia, on behalf of Eden, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 206 W San Antonio Street. (C. Garrison)
4. CUP-25-62 (Patos The Taco Shop) Hold a public hearing and consider a request by Monica Ruiz, on behalf of Patos The Taco Shop, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 700 N LBJ Dr Suite 102B. (C. Garrison)
5. ZC-25-11 (1620 SH 123 McCoy FD to CD-5) Hold a public hearing and consider a request by SEC Planning, LLC, on behalf of CCMcCoy LLC and Remme-McCoy Property Solutions, LLC, for a Zoning Change from Future Development (FD) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district classification, for approximately 26.798 acres, more or less, out of the Barnett O. Kane Survey, Abstract No. 281, generally located southwest of the intersection Wonder World Drive and State Highway 123 in Hays County, Texas. (J.Cleary)
6. AC-25-07 (4334 Transportation Way, Tapestry Centerpoint Sign) Hold a public hearing and consider a request by Nyasha Magocha, Dodd Creative Group, on behalf of Streamline Advisory Partners LLC, for an Alternative Compliance to the CD-5 monument sign standards in Section 7.3.4.9 of the San Marcos Land Development Code, generally located on the east side of IH 35, and south from the railroad at Centerpoint Rd. (J. Ruth)

Please note that the following item originally scheduled for the November 12, 2025 Planning and Zoning Commission meeting has been postponed: CUP-25-58 (Retail Store with Drive Thru Service) Hold a public hearing and consider a request by Lique Engineers, on behalf of Malek Al Sayyed Inc, for a Conditional Use Permit to allow the use of Retail Store with Drive Thru Service, located at 1311 Craddock Ave. (K. Buck)

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

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 _____

_____ Title: