



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, June 23, 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, June 23, 2026 via hybrid meeting.

II. Roll Call

Present 8 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner David Case, Commissioner Rodney Van Oudekerke, Commissioner Lucy Johnson, Commissioner Randy Bryan, Commissioner Michele Burleson, and Commissioner Allison Hardy

Absent 1 - Commissioner Maraya Dunn

III. Chairperson's Opening Remarks

Chair Case welcomed the audience and gave opening remarks detailing the meeting rules and guidelines

IV. Citizen Comment Period

Chair Case opened the Citizen Comment Period.

1) Duane Bradley, in favor of item #3

2) Jean Baggett, in favor of item #3

Commissioner Dunn arrived at 6:03 p.m.

Chair Case closed the Citizen Comment Period.

CONSENT AGENDA

1. Consider approval, by motion of the Regular Meeting Minutes for the Planning and Zoning Commission on June 9, 2026
2. PC-04-10_01R Consider a request by Southwest Engineers, on behalf of Cottonwood Creek JDR, Ltd., for a renewal of a Master Plan for approximately 471.94 acres, more or less, out of the Farnham Frye, Rebecca Brown, and John F Geister Surveys, located at the intersection of Rattler Road and Highway 123. (K. Buck)

A motion was made by Commissioner Johnson, seconded by Commissioner Bryan to approve the consent agenda.

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

PUBLIC HEARINGS

3. CUP-26-31 (Bluebonnet Copacking) Hold a public hearing and consider a request by Brian Smittle, on behalf of Bluebonnet Copacking, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 110 E MLK Drive Suite 130. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-26-31.

Staff recommended approval of the request with the following conditions:

1. This permit shall be valid for three (3) years, and shall expire June 23, 2029, provided standards are met;
2. No outdoor Amplified Sound shall be permitted after the closing of the business but in no case later than 12am.
3. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.D);
4. The number of people occupying the building is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and
5. This permit shall be posted in the same area and manner as the Certificate of Occupancy.

1) Brian Smittle, 12601 Bee Cave Parkway, Austin, in favor

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Agnew, seconded by Commissioner Burleson to approve the request with staff conditions and the following modification to condition #1.

- This permit shall be valid for three (3) years, and shall expire April 22, 2029, provided standards are met.**

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

- 4. CUP-26-32 (Valentino's) Hold a public hearing and consider a request by Cody Taylor, on behalf of Valentino's, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 110 North LBJ Drive. (C. Garrison)**

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-26-32.

Staff recommended approval of the request with the following conditions:

- 1. This permit shall be valid for three (3) years, and shall expire October 10, 2029, provided standards are met;**
- 2. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.D);**
- 3. The number of people occupying the building is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and**
- 4. This 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 Agnew, seconded by Commissioner Costilla to approve the request with staff conditions and the following additions.

- **The business must have a kitchen and food storage facilities of sufficient size to enable food preparation. The kitchen must be equipped with, and must utilize, a commercial grill, griddle, fryer, oven, or similar heavy food preparation equipment.**
- **The business must serve meals to customers during at least two meal periods each day the business is open. A meal must consist of at least one entree, such as a meat serving, a pasta dish, pizza, a sandwich or similar food in a serving that serves as a main course for a meal. At least three entrees must be available during each meal period. A meal period means a period of at least four hours.**
- **The business must be used, maintained, advertised and held out to the public as a place where meals are prepared and served.**

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

EXECUTIVE SESSION

5. The Planning and Zoning Commission will convene in executive session in accordance with Sections 551.071 of the Texas Government Code to consult with the City Attorney to receive legal advice regarding Conditional Use Permits.

A motion was made by Chair Case, seconded by Commissioner Burleson to convene in Executive Session pursuant to Section 551.071 (Consultation with Attorney) of the Texas Government Code to receive legal advice and deliberate regarding Conditional Use Permits.

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

The Commission convened in Executive Session at 6:17 p.m.

The Commission returned from Executive Session at 7:13 p.m.

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 Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

The meeting adjourned at 7:14 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case