



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, July 28, 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, July 28, 2026 via hybrid meeting.

II. Roll Call

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

Absent 1 - Commissioner David Case

III. Chairperson's Opening Remarks

Vice-Chair Agnew welcomed the audience and gave opening remarks detailing the meeting rules and guidelines.

IV. Citizen Comment Period

Vice-Chair Agnew opened the Citizen Comment Period.

There were no speakers

Vice-Chair Agnew 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 23, 2026

A motion was made Commissioner Dunn, seconded by Commissioner Burleson to approve the consent agenda.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

Absent: 1 - Commissioner Case

PUBLIC HEARINGS

2. CUP-26-09 (Siren's San Marcos) Hold a public hearing and consider a request by Manuel Alfau, on behalf of Siren's San Marcos, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 801 Chestnut St. (K. Buck)

Vice-Chair Agnew opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-26-09.

Staff recommended approval of the request with the following conditions.

- 1. The permit shall be valid for one (1) year, and shall expire July 28, 2027, provided standards are met;**
- 2. No outdoor Amplified, Acoustic, and/or Background Sound shall be permitted after the closing of the business but in no case later than 10 pm Sunday-Thursday;**
- 3. No outdoor Amplified, Acoustic, and/or Background Sound shall be permitted after the closing of the business but in no case later than 11 pm Friday – Saturday;**
- 4. The business shall be responsible for the subject property and the abutting right-of-way, excluding the public street or alley pavement, within 50 feet of any entrance and exist (LDC Section 5.1.5.5.E.2.c);**
- 5. 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**
- 6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Manuel Alfau - 801 Chestnut, in favor

2) Larry Kellie - 801 Chestnut, in favor

Vice-Chair Agnew closed the Public Hearings.

A motion was made by Commissioner Dunn, seconded by Commissioner Costilla to approve the request with staff conditions.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

Absent: 1 - Commissioner Case

3. CUP-26-34 (The Cigar Vault) Hold a public hearing and consider a request by Jeff Beal, on behalf of The Cigar Vault, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 122 N LBJ Drive. (C. Garrison)

Vice-Chair Agnew opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-26-34.

Staff recommended approval of the request with the following conditions:

- 1. This permit shall be valid for three (3) years, and shall expire July 28, 2029, provided standards are met;**
- 2. The business is responsible for the subject property and the abutting right-of-way, excluding the public street or alley pavement, within 50 feet of any entrance and exit, in a clean and sanitary condition, free from litter and refuse at all times. The maintenance responsibilities shall not overlap another alcohol CUP holder's maintenance area. (LDC Section 5.1.5.5.E.2.C);**
- 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. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Laura Shoffner - 122 N LBJ, in favor

Vice-Chair Agnew closed the Public Hearings.

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

***This permit shall be valid for three (3) years, and shall expire June 27, 2029, provided standards are met.**

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

Absent: 1 - Commissioner Case

4. CUP-26-36 (Nelson H. Puett) Hold a public hearing and consider a request by Killen, Griffin and Farrimond, on behalf of Nelson H. Puett, for a Conditional Use Permit to allow the Warehouse/ Office and Storage Use located at 930 Luciano Flores Boulevard. (C.

Vice-Chair Agnew opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-26-36.

Staff recommended approval of the request with the following conditions:

- 1. No tractor-trailer parking permitted on site;**
- 2. The permit shall not expire, provided standards are met.**

- 1) Emilie Weisler - 10101 Reunion Place, San Antonio, in favor**
- 2) Nurridim Kalam - 10101 Reunion Place, San Antonio, in favor**

Vice-Chair Agnew closed the Public Hearings.

A motion was made by Commissioner Costilla, 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 Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

Absent: 1 - Commissioner Case

5. CUP-26-39 (Rise and Shine Tattoos) Hold a public hearing and consider a request by Brandon Smith, on behalf of Rise and Shine Tattos, for a Conditional Use Permit to allow the use of Studio Tattoo, located at 501 W San Antonio St. (K. Buck)

Vice-Chair Agnew opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-26-39.

Staff recommended approval of the request with the following conditions:

- 1. The operating hours shall not exceed 8am-9pm Monday-Sunday; and**
- 2. The permit shall not expire, provided standards are met.**

- 1) Rebecca Basma - 501 W San Antonio, in favor**
- 2) Brandon Smith - 501 W San Antonio, in favor**
- 3) Christopher Murr - 509 W San Antonio, in opposition**
- 4) Becky Smith - 501 W San Antonio, in favor**
- 5) Elizabeth Emberson - 503 Harvey, in favor**

Vice-Chair Agnew closed the Public Hearings.

A motion was made by Commissioner Van Oudekerke, 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 Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

Absent: 1 - Commissioner Case

V. Question and Answer Session with Press and Public.

Vice-Chair Agnew opened the Question and Answer Session.

There were no speakers.

Vice-Chair Agnew 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: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bryan, Commissioner Burleson and Commissioner Hardy

Against: 0

Absent: 1 - Commissioner Case

The meeting adjourned at 7:12 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case