



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final 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

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 Wednesday, November 12, 2025 via hybrid meeting.

II. Roll Call

Present 8 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner David Case, Commissioner Maraya Dunn, and Commissioner Rodney Van Oudekerke

Absent 1 - Commissioner Josh Paselk

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.

There were no speakers.

Chair Case closed the Citizen Comment Period.

CONSENT AGENDA

1. Consider approval, by motion, the Regular Meeting Minutes for the Planning and Zoning Commission on October 28, 2025.

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

The motion carried by the following.

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

Against: 0

Absent: 1 - Commissioner Paselk

PUBLIC HEARINGS

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)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-25-55.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for three (3) years, commencing on December 9, 2025, provided standards are met; and**
- 2. No speakers or live amplified music shall be permitted in the outdoor areas; and**
- 3. Indoor amplified music shall not be permitted before 5pm; and**
- 4. Hours of operation shall be no later than 2 am; and**
- 5. The business shall be responsible for maintaining all areas within 50 feet of an exit, and all areas within the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and**
- 6. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5(4)(b), Eating Establishments - Downtown CBA Boundary; and**
- 7. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Andrew Ray - 213 Palio Place, Georgetown, in favor

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

Absent: 1 - Commissioner Paselk

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)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-60.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for one (1) year, commencing on October 8, 2025, provided standards are met;**
- 2. Outdoor amplified music shall be limited to the hours between 10 a.m. and 10:30 p.m. on Saturday and Sunday, and 2 p.m. and 10:30 p.m. on weekdays;**
- 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy;**

1) Francis Foglia - 206 W. San Antonio St., in favor

Chair Case closed the Public Hearings.

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

A motion was made by Chair Case, seconded by Commissioner Van Oudekerke to amend condition #1 to the following.

*** The permit shall be valid for six (6) months, commencing on October 8, 2025, provided standards are met;**

The motion to amend 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

Absent: 1 - Commissioner Paselk

A motion was made by Commissioner Burleson, seconded by Vice-Chair Spell to amend the conditions to add the following.

- **The business shall be responsible for maintaining all areas within 50 feet of an exit, and all areas within the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and**

After discussion, the motion was withdrawn.

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to amend the conditions to add the following.

- **The business shall be responsible for maintaining all areas within 100 feet of an exit, and all areas within the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and**

The motion to amend 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

Absent: 1 - Commissioner Paselk

The vote on the main 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

Absent: 1 - Commissioner Paselk

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)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-62.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for three (3) years, commencing on January 14, 2026, provided standards are met;**
- 2. 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 Meeks to approve the request with staff conditions.

A motion was made by Commissioner Burleson, seconded by Vice-Chair Spell to amend the conditions to add the following.

- The business shall be responsible for maintaining all areas within 100 feet of an exit, and all areas within the permitted property in a clean and sanitary condition, free from litter and refuse at all times.**

The motion to amend 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

Absent: 1 - Commissioner Paselk

The vote on the main 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

Absent: 1 - Commissioner Paselk

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)

Chair Case opened the Public Hearings.

Julia Cleary, Senior Planner, gave a presentation on request ZC-25-11.

Staff recommended approval of the request as presented.

1) Elizabeth Espinoza - 3600 W. Parmer Lane Suite 210, Austin, 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

Absent: 1 - Commissioner Paselk

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)

Chair Case opened the Public Hearings.

Jack Ruth, Planning Technician, gave a presentation on request AC-25-07.

Staff recommended approval of the request with the following conditions:

1. Signage design and construction will adhere to all other Development Code and Design Manual Standards.

2. This Alternative Compliance shall not expire.

1) Nyasha Magocha - 7263 Envoy Court, Dallas, in favor

2) Gary Robinson - 7263 Envoy Court, Dallas, in favor

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, 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 Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

Absent: 1 - Commissioner Paselk

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 Vice-Chair Spell, seconded by Commissioner Burleson 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

Absent: 1 - Commissioner Paselk

The meeting adjourned at 7:18 p.m.

Recording Secretary, Enrique Velasquez

Chair David Case