



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, April 14, 2026

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 Tuesday, April 14, 2026 via hybrid meeting.

II. Roll Call

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

Absent 1 - Commissioner Randy Bryan

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 Public Hearings.

1) Lucas Behr, general comments on item #4

Chair Case closed the Public Hearings.

CONSENT AGENDA

1. Consider approval, by motion of the Regular Meeting Minutes for the Planning and Zoning Commission on March 24, 2026

A motion was made by 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 Case, Commissioner Dunn, Commissioner Van Oudekerke, Commissioner Johnson, Commissioner Bureson and Commissioner Hardy

Against: 0

Absent: 1 - Commissioner Bryan

PUBLIC HEARINGS

2. Receive a staff presentation, hold a Public Hearing and discuss the 2027 Capital Improvement Program (CIP)

Chair Case opened the Public Hearings.

Shaun Condor, Director of Engineering and Capital Improvements, gave a presentation on the FY 2027 Capital Improvements Program.

Commissioner Bryan joined the meeting via zoom at 6:03 p.m.

There were no speakers.

Chair Case closed the Public Hearings.

No action was taken.

3. CUP-26-07 (North Street Curry Shop) Hold a public hearing and consider a request by Chase Katz, on behalf of North Street Curry Shop, for a renewal for a Conditional Use Permit to allow on premise consumption of Beer and Wine, located at 216 North Street. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-26-07.

Staff recommended approval of the request with the following conditions:

1. **The permit shall be valid for three (3) years, and shall expire on April 14, 2026, provided that standards are met;**
2. **No outdoor Amplified Sound, Background Sound, and/or Acoustic music shall be permitted after the closing of the business but in no case later than 10:00 pm Sunday-Thursday, and 11:00pm Friday and Saturday.**
3. **The Occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels;**

4. The business is responsible with cleaning the area within 100 feet of an exit (LDC Section 5.1.5.5.2.D)

5. The permit shall be posted in the same manner as the Certificate of Occupancy.

1) Chase Katz - 225 North Comanche, in favor

Chair Case closed the Public Hearings.

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

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-26-10 (Chepos) Hold a public hearing and consider a request by Mary Cruz Alvarado, on behalf of Chepos, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1400 Old Ranch Road 12. (K. Buck)**

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-26-10.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for one (1) year, and shall expire on April 14, 2027, provided standards are met;**
- 2. No outdoor Amplified Sound, Background Sound, and/or Acoustic Sound shall be permitted.**
- 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 business shall not pursue or hold a TABC Late Hours permit.**
- 5. The occupancy 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) Willie Garza, 1400 Old RR 12, in favor

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.

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

- 5. CUP-26-12 (Sylvia Pizza) Hold a public hearing and consider a request by Greg Zepada, on behalf of Sylvia Pizza, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 316 N Edward Gary Street Suite D. (C. Garrison)**

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-26-12.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for three (3) years, shall expire May 27, 2029, provided standards are met; and**
- 2. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d); and**
- 3. The Occupancy 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.**

There were no speakers.

Chair Case closed the Public Hearings.

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

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

- **No outdoor Amplified Sound, Background Sound, and/or Acoustic Sound shall be permitted.**

The motion to amend carried by the following vote.

For: 5 - Commissioner Agnew, Commissioner Costilla, Commissioner Van Oudekerke, Commissioner Johnson and Commissioner Burleson

Against: 4 - Commissioner Case, Commissioner Dunn, Commissioner Bryan and Commissioner Hardy

The vote on the main 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

6. Receive a staff presentation and hold public hearing to receive comments for or against the North of Campus Neighborhood Area Plan.

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on The North of Campus Area Plan.

Staff recommended approval of the request as presented.

There were no speakers

Chair Case closed the Public Hearings.

A motion was made by Chair Case, seconded by Commissioner Dunn to recommend approval of the request.

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

- 7. ZC-26-01 (1005 & 1007 Columbia Ave & 1401 Marlton St / SF-6 to SF-4.5) Hold a public hearing and consider a request by Lindsey Oskoui, on behalf of Samuel Saldana and Araceli Saldana, for a Zoning Change from Single Family - 6 (SF-6) to Single Family - 4.5 (SF-4.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.60 acres located at 1005 and 1007 Columbia Ave and 1401 Marlton St.
(W. Rugeley)

Chair Case opened the Public Hearings.

Will Rugeley, Planner, gave a presentation on request ZC-26-01.

Staff recommended approval of the request as presented.

1) Lindsey Oskoui - 7401 S Hwy 71, in favor

A motion was made by Chair Case, seconded by Commissioner Johnson to approve the request.

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

- 8. ZC-26-02 (Crestwood Center / FD to CM) Hold a public hearing and consider a request by Hugo Elizondo Jr., Cuatro Consultants Ltd., on behalf of James Umstattd, UC2 Ltd., for a Zoning Change from Future Development (FD) to Commercial (CM), or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.45 acres out of the Thomas W. Forsyth Survey No. 2, Abstract No. 173, located at 1904 Old Ranch Road 12. (L. Clanton)

Chair Case opened the Public Hearings.

Lauren Clanton, Chief Planner, gave a presentation on request ZC-26-02.

Staff recommended approval of the request as presented.

1) Christian Umstattd - Franklin Dr., in favor

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Agnew, seconded by Commissioner Burleson to approve the request.

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

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 Chair Case, 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 7:58 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case