



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda Planning and Zoning Commission

Tuesday, June 9, 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
- 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 of the Regular Meeting Minutes for the Planning and Zoning Commission on May 26, 2026

PUBLIC HEARINGS

Interested persons may participate in the Public Hearings items #2-7:

- 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-26-26 (Tumble 22) Hold a public hearing and consider a request by Amber Gibson, on behalf of Tumble 22, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1104 Thorpe Lane Suite D. (C. Garrison)
3. CUP-26-27 (Toro Ramen and Poke Bar) Hold a public hearing and consider a request by Anton Hartono, on behalf of Toro Ramen and Poke Bar, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 700 N LBJ Drive Suite 114. (C.Garrison)
4. CUP-26-28 (Stripes) Hold a public hearing and consider a request by Tim Llaoa, on behalf of Stripes, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 3936 S IH 35. (K. Buck)
5. CUP-26-29 (7-Eleven) Hold a public hearing and consider a request by Tim Llaoa, on behalf of 7-Eleven, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1550 N IH 35. (K. Buck)
6. CUP-26-30 (Crafthouse Kitchen and Tap) Hold a public hearing and consider a request by Sean Neal, on behalf of Crafthouse Kitchen and Tap, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 242 N LBJ Drive. (C. Garrison)
7. CUP-26-33 (The Kickback) Hold a public hearing and consider a request by Brian Baker, on behalf of The Kickback, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 312 University Dr, Ste D. (K. Buck)

NON-CONSENT AGENDA

8. PDA-22-03 (Sedona South Development Agreement) Receive a staff presentation, and discuss a proposed development agreement requested by the City of San Marcos, and Carlson, Brigrance & Doering, Inc, on behalf of JLBC 710 Investments, LLC, for approximately 643 acres out of the Charles Henderson, Andrew Mitchell, and S.A & M.G.R.R Co Surveys in Hays and Guadalupe Counties, generally located on SH 123 northeast of the intersection of SH 123 and FM 1978.(J. Cleary)

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: