



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Meeting Minutes - Final Planning and Zoning Commission

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Tuesday, June 9, 2026

6:00 PM

City Council Chambers

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**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 9, 2026 via hybrid meeting.**

### II. Roll Call

**Present** 5 - Commissioner William Agnew, Commissioner David Case, Commissioner Maraya Dunn, Commissioner Rodney Van Oudekerke, and Commissioner Michele Burleson

**Absent** 4 - Commissioner Lupe Costilla, Commissioner Lucy Johnson, Commissioner Randy Bryan, and Commissioner Allison Hardy

### 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.**

**There were no speakers.**

**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 May 26, 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:** 5 - Commissioner Agnew, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Burleson

**Against:** 0

**Absent:** 4 - Commissioner Costilla, Commissioner Johnson, Commissioner Bryan and Commissioner Hardy

## **PUBLIC HEARINGS**

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)

**Chair Case opened the Public Hearings.**

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

**Staff recommended approval of the request with the following conditions:**

1. **This permit shall be valid for three (3) years, and shall expire June 11, 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 maximum 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 Burleson to approve the request with staff conditions and the following modification to condition #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**

**The motion carried by the following vote.**

**For:** 5 - Commissioner Agnew, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Burleson

**Against:** 0

**Absent:** 4 - Commissioner Costilla, Commissioner Johnson, Commissioner Bryan and Commissioner Hardy

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)

**Chair Case opened the Public Hearings.**

**Craig Garrison, Planner, gave a presentation on request CUP-26-27.**

**Staff recommended approval of the request with the following conditions:**

1. **This permit shall be valid for three (3) years, and shall expire June 13, 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. **No outdoor Amplified, Background, and/or Acoustic Sound shall be permitted;**
4. **The maximum 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.**

**There were no speakers.**

**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 #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.**

**The motion carried by the following vote.**

**For:** 5 - Commissioner Agnew, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Burleson

**Against:** 0

**Absent:** 4 - Commissioner Costilla, Commissioner Johnson, Commissioner Bryan and Commissioner Hardy

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)

**Chair Case opened the Public Hearings.**

**Kaitlyn Buck, Planner, gave a presentation on request CUP-26-28.**

**Staff recommended approval of the request with the following conditions:**

1. **The permit shall be valid for one (1) year, and shall expire on June 9, 2027, 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. **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 Agnew, seconded by Commissioner Dunn to approve the request with staff conditions.**

**The motion carried by the following vote.**

**For:** 5 - Commissioner Agnew, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Burleson

**Against:** 0

**Absent:** 4 - Commissioner Costilla, Commissioner Johnson, Commissioner Bryan and Commissioner Hardy

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)

**Chair Case opened the Public Hearings.**

**Kaitlyn Buck, Planner, gave a presentation on request CUP-26-29.**

**Staff recommended approval of the request with the following conditions:**

- 1. The permit shall be valid for one (1) year, and shall expire on June 9, 2027, 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. 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 Van Oudekerke to approve the request with staff conditions.**

**The motion carried by the following vote.**

**For:** 5 - Commissioner Agnew, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Burleson

**Against:** 0

**Absent:** 4 - Commissioner Costilla, Commissioner Johnson, Commissioner Bryan and Commissioner Hardy

- 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)**

**Chair Case opened the Public Hearings.**

**Craig Garrison, Planner, gave a presentation on request CUP-26-30.**

**Staff recommended approval of the request with the following conditions:**

- 1. This permit shall be valid for three (3) years, and shall expire June 9, 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 maximum 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 Burleson to approve the request with staff conditions and the following modification to conditions #1 & #3**

- 1. This permit shall be valid for three (3) years, and shall expire April 13, 2030, provided standards are met.**
- 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.**

**The motion carried by the following vote.**

**For:** 5 - Commissioner Agnew, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Burleson

**Against:** 0

**Absent:** 4 - Commissioner Costilla, Commissioner Johnson, Commissioner Bryan and Commissioner Hardy

- 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)**

## Chair Case open the Public Hearings

**Kaitlyn Buck, Planner, gave a presentation on request CUP-26-33.**

**Staff recommended approval of the request with the following conditions:**

- 1. The permit shall be valid for one (1) year, and shall expire on June 9, 2027, provided standards are met;**
- 2. No outdoor amplified, acoustic, and/or background 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 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) Brian Baker - 312 University Dr., in favor**
- 2) Ryan Persinger - 312 University Dr., in favor**

**A motion was made by Chair Case, seconded by Commissioner Van Oudekerke to approve the request with staff conditions, excluding condition #4.**

**The motion carried by the following vote.**

**For:** 5 - Commissioner Agnew, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Burleson

**Against:** 0

**Absent:** 4 - Commissioner Costilla, Commissioner Johnson, Commissioner Bryan and Commissioner Hardy

## 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, Brigance & 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)**

**Julia Cleary, Senior Planner, gave a presentation on request PDA-22-03.**

**There was no action.**

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 Burleson, seconded by Commissioner Dunn to adjourn.**

**The motion carried by the following vote.**

**For:** 5 - Commissioner Agnew, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Burleson

**Against:** 0

**Absent:** 4 - Commissioner Costilla, Commissioner Johnson, Commissioner Bryan and Commissioner Hardy

**The meeting adjourned at 6:46 p.m.**

**Recording Secretary, Enrique Velasquez**

**Chair, David Case**