



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, October 28, 2025

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, October 28, 2025 via hybrid meeting.

II. Roll Call

Present 7 - Commissioner William Agnew, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner David Case, Commissioner Rodney Van Oudekerke, and Commissioner Josh Paselk

Absent 2 - Commissioner Lupe Costilla, and Commissioner Maraya Dunn

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 14, 2025.

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

The motion carried by the following vote.

For: 7 - Commissioner Agnew, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 2 - Commissioner Costilla and Commissioner Dunn

PUBLIC HEARINGS

2. CUP-25-57 (The Stump - Kissing Tree Golf Course) Hold a public hearing and consider a request by Kissing Tree Golf Club, LLC, on behalf of The Stump - Kissing Tree Golf Course, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 201 Kissing Tree Lane. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-57.

Commissioner Maraya Dunn arrived at 6:03 p.m.

Staff recommended approval of the request with the following conditions:

1. The permit shall be valid for three (3) years commencing on December 13, 2025, provided standards are met;
2. The sale of alcohol for on-premise consumption is prohibited outside the limits of the service area boundary as shown on Exhibit A; and
3. The permit shall be posted in the same area and manner as the Certificate of Occupancy for both the Golf Clubhouse and the Social Building.

1) Brooke Roseland - 201 Kissing Tree lane, in favor

Chair Case closed the Public Hearings.

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

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Costilla

3. VR-25-12 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for a variance to Section 5.1.5.5. of the San Marcos Development Code, regarding the Sale and On-Premise Consumption of Alcohol within 300 ft. of a public or private school, located at 2550 Hunter Road, Suite 1106. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request VR-25-12.

Staff recommended approval of the request with the following conditions:

- 1. The Variance shall be valid for one (1) year (concurrent with the associated Conditional Use Permit), provided standards are met; and**
- 2. The following statement shall be included on all restaurant menus: "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, any individual that needs transportation after consuming alcoholic beverages"; and**
- 3. The restaurant shall operate such that gross revenue from alcohol sales will be less than 25% of total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met.**

1) Ana Del Toro - 2550 Hunter Road, 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 Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 1 - Commissioner Costilla

4. CUP-25-59 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2550 Hunter Road, Suite 1106. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-59.

Staff recommended approval of the request with the following conditions:

- 1. This permit approval is subject to the Commission's approval of the Distance Variance VR-25-12**
- 2. The permit shall be valid for one (1) year, commencing October 25, 2025, provided standards are met;**
- 3. The following statement shall be included on all restaurant menus: "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, any individual that needs transportation after consuming alcoholic beverages;"**
- 4. The restaurant shall operate such that gross revenue from alcohol sales will be less than 25% of the total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met;**
- 5. 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 Burleson to approve the request with staff conditions.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Costilla

5. ZC-25-10 (112 Smith Ln SF-6 to ND-3) Hold a public hearing and consider a request by Sword Engineering, on behalf of MKT 360 LLC, for a Zoning Change from Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 2 acres out of the Juan M Veramendi Survey, located at 112 Smith Lane. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request ZC-25-10.

Staff recommended approval of the request as presented.

1) Andres Siller - 4242 Eisenhower Rd, San Antonio, in favor

A motion was made by Chair Case, seconded by Vice-Chair Spell to approve the request.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Costilla

6. AC-25-06 (Palace Way North Block perimeter Alternative Compliance) Hold a public hearing and consider a request by David Joyner, on behalf of Palace Way Partners, for an Alternative Compliance to the requirements in Section 3.6.2.1. (Block Perimeter) of the Land Development Code to allow the use of a private street in lieu of dedicated Right-of-Way to meet the block perimeter requirements within an MH (Manufactured Home) zoned development, generally located on the southeastern side of FM-110, approximately 4,600 ft south of the intersection between Yarrington Rd and FM-110 in Hays County, Texas. (J. Cleary)

Chair Case opened the Public Hearings.

Julia Cleary, Senior Planner, gave a presentation on request AC-25-06.

Staff recommended approval of the request with the following conditions.

- 1. The applicant shall construct a publicly accessible, privately maintained street between the future Coventry Lane and the northeastern property line with the following criteria:**

a. A minimum 30' wide Internal Street per Sections 7.6.1.3.D and E, to be privately maintained by the property owner. Additional width shall be required if on-street parking is proposed.

b. A minimum 5' sidewalk shall be installed along at least one side of the street.

c. A minimum 7' landscape strip, between the curb and the sidewalk, with street trees every 40' on the same side of the street as the sidewalk shall be installed.

d. A minimum 42' wide Public Access and Utility Easement (wider if on-street parking is proposed) shall be dedicated as part of the plat to accommodate the street.

2. The developer shall install a city wastewater main, within a dedicated Utility Easement, between the future Coventry Lane and the northeastern property line at time of platting.

1) David Joyner - 838 Meyer Road, Kingsbury, in favor

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, seconded by Commissioner Dunn to approve the request with staff conditions.

After discussion, a motion was made by Vice-Chair Spell, seconded by Commissioner Agnew to amend condition 1(a) to the following.

- A minimum 30' wide Internal Street per Sections 7.6.1.3.D and E, to be privately maintained by the property owner, and safely navigable by emergency vehicles. Additional width shall be required if on street parking is proposed.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Costilla

The vote on the main motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Costilla

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 Dunn, seconded by Commissioner Burleson to adjourn.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Costilla

The meeting adjourned at 7:07 p.m.

Recording Secretary, Enrique Velasquez

Chair David Case