



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, August 26, 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, August 26, 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 Rodney Van Oudekerke, and Commissioner Josh Paselk

Absent 1 - Commissioner Maraya Dunn

III. Chairperson's Opening Remarks

Chair Case welcomed the audience and gave brief opening remarks detailing the meeting rules and guidelines.

Commissioner Maraya Dunn arrived after Roll Call at 6:00 p.m.

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 August 12, 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: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

PUBLIC HEARINGS

2. CUP-25-36 (Umami Sushi Bar) Hold a public hearing and consider a request by David Lee, on behalf of Umami Sushi Bar, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 700 N LBJ Drive Suite 105. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-36.

Staff recommended approval of the request with the following conditions;

1. The permit shall be valid for three (3) years, commencing on February 22, 2025, provided standards are met; and
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

1) David Lee - 700 N LBJ Dr., 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: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

3. CUP-25-44 (Hangry Joe's Alcohol CUP Renewal) Hold a public hearing and consider a request by Brandon Wilhelm, on behalf of Hangry Joe's, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 301 N Guadalupe Street, Suite 154. (W. Rugeley)

Chair Case opened the Public Hearings

Will Rugeley, Planner, gave a presentation on request CUP-25-44.

Staff recommended approval of the request with the following conditions;

- 1. The permit shall be valid for three (3) years, 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 Commissioner Agnew, seconded by Commissioner Costilla to approve the request with staff conditions and the following modification to condition #1.

- The permit shall be valid for three (3) years, commencing on August 13, 2025, provided standards are met.**

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

4. CUP-25-45 (Highpointe Trace LLC) Hold a public hearing and consider a request by Caren Williams-Murch, on behalf of Highpointe Trace LLC, for a Conditional Use Permit to allow a Convenience Store with Gasoline Sales, located on approximately 2.5 acres at the western corner of Posey Road and Old Bastrop Highway. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-45.

Staff recommended approval of the request with the following conditions;

1. The permit shall not expire

- 1) Caren Williams-Murch - 144 Sage Meadows Dr., in favor**
- 2) Samir Marendia - 1624 Sunset Vista Bend, Leander, in favor**

Chair Case closed the Public Hearings.

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

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

- 5. CUP-25-42 (Rooftop on The Square Alcohol CUP Renewal) Hold a public hearing and consider a request by Robert Espinosa, on behalf of Rooftop on The Square, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 126 S. Guadalupe St. (W. Rugeley)**

Chair Case opened the Public Hearings.

Will Rugeley, Planner, gave a presentation on request CUP-25-42.

Staff recommended approval of the request with the following conditions;

- 1. The permit shall be valid for six (6) months, provided standards are met;**
- 2. No live music and no speakers are permitted in the outdoor patio areas;**
- 3. 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**
- 4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

- 1) Scott Withers - 1265 Guadalupe St., in favor**

Chair Case closed the Public Hearings.

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

After discussion, A motion was made by Chair Case, seconded by Commissioner Paselk to amend condition #1 to the following.

- **The permit shall be valid for three (3) months, provided standards are met.**

The motion carried by the following vote.

For: 9 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

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

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

Against: 1 - Commissioner Meeks

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 Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 1 - Commissioner Case

The meeting adjourned at 7:24 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case