



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, January 27, 2026

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, January 27, 2026 via hybrid meeting.

II. Roll Call

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

Absent 1 - Commissioner Lupe Costilla

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.

Chair Case announced items #4 CUP-25-71 and #5 AC-25-09 had been withdrawn by the applicant.

PRESENTATION

1. Receive a staff presentation and hold discussion on the North of Campus Neighborhood Area Plan.

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

There was no action.

PUBLIC HEARINGS

2. CUP-25-69 (Siplt Margaritas and Daiquiris) Hold a public hearing and consider a request by Matthew Mahan, on behalf of Siplt Margaritas and Daiquiris, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1515 Aquarena Springs Drive, Suite 104. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-69.

Staff recommended approval of the request with the following conditions:

1. The permit shall be valid for three (3) years, effective on March 6, 2026 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 Dunn, seconded by Commissioner Agnew to approve the request with staff conditions.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Costilla

3. CUP-26-01 (Chipotle Mexican Grill) Hold a public hearing and consider a request by Jose Alcantar, on behalf of Chipotle Mexican Grill, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1506 N IH 35, Ste 108. (K. Buck)

Chair Case opened the Public Hearings.

Kaitlyn Buck, Planner, gave a presentation on request CUP-26-01.

Staff recommended approval of the request with the following conditions:

- 1. The permit shall be valid for three (3) years, commencing January 14, 2026, provided standards are met; and**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

1) Catherine Chamblee - 511 W 7th St., Austin, 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: 7 - Commissioner Agnew, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

Absent: 1 - Commissioner Costilla

4. CUP-25-71 (325 N. Comanche St. Student Housing) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of 202 Hutch, LLC, for a Conditional Use Permit to allow a purpose built student housing development, for the property located at 325 N. Comanche St. (L. Clanton)

This item was withdrawn by the applicant.

5. AC-25-09 (325 N. Comanche St. 7-Story Building Height) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of 202 Hutch, LLC, for an Alternative Compliance to the maximum building height requirements in Section 4.4.3.7 of the Land Development Code, increasing the permitted building height from five (5) to seven (7) stories, for the property located at 325 N. Comanche St. (L. Clanton)

This item was withdrawn by the applicant.

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 Vice-Chair Spell, seconded by Commissioner Burleson to adjourn.

The motion carried by the following vote.

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

Against: 0

Absent: 1 - Commissioner Costilla

The meeting adjourned at 6:24 p.m.

Recording Secretary, Enrique Velasquez

Chair, David Case