



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, October 14, 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 14, 2025 via hybrid meeting.

II. Roll Call

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

Absent 2 - Commissioner Lupe Costilla, and Commissioner Amy Meeks

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 September 23, 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 Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 2 - Commissioner Costilla and Commissioner Meeks

PRESENTATION

2. Receive a staff presentation and hold discussion on the Draft Historic Preservation Plan.

Alison Brake, Historic Preservation Officer, gave a presentation on the Historic Preservation Plan.

There was no action.

3. Receive a staff presentation and hold discussion on proposed amendments to the San Marcos Land Development Code and Design Manual.

David Soto, Planning Manager, gave a presentation on the Land Development Code Update.

There was no action.

PUBLIC HEARINGS

4. CUP-25-52 (Hampton Inn and Suites) Hold a public hearing and consider a request by Shilpa Amin, on behalf of Hampton Inn and Suites, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 106 N IH 35. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-52.

Staff recommended approval of the request with the following conditions:

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

1) Shilpa Amin - 104 Laura Ln. Austin, 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 and the following modification to condition #1.

- **The permit shall be valid for three (3) years, commencing on November 17, 2025, provided standards are met.**

The motion carried by the following vote.

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

Against: 0

Absent: 2 - Commissioner Costilla and Commissioner Meeks

5. CUP-25-54 (Round Table Pizza) Hold a public hearing and consider a request by Jean Michael Bravo Mejia, on behalf of Round Table Pizza, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1430 N IH 35, Suite 120. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-54.

Staff recommended approval of the request with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met;
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

1) Dan Gonzalez - 5231 San Pedro, San Antonio, 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 Spell, Commissioner Case, Commissioner Dunn, Commissioner Van Oudekerke and Commissioner Paselk

Against: 0

Absent: 2 - Commissioner Costilla and Commissioner Meeks

NON-CONSENT AGENDA

6. Consider approval of the 2026 meeting date calendar.

David Soto, Planning Manager, recommended approval of the 2026 Planning and Zoning Meeting Date Calendar as presented.

A motion was made by Commissioner Dunn, seconded by Vice-Chair Spell to approve the 2026 Planning and Zoning meeting date calendar.

The motion carried by the following vote.

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

Against: 0

Absent: 2 - Commissioner Costilla and 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 Vice-Chair Spell, seconded by Commissioner Burleson to adjourn.

The motion carried by the following vote.

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

Against: 0

Absent: 2 - Commissioner Costilla and Commissioner Meeks

The meeting adjourned at 7:12 p.m.