



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, May 5, 2026

6:00 PM

City Council Chambers

630 E. Hopkins St.

<http://sanmarcostx.gov/421/City-Council-Videos-Archives> or watch on Grande channel
16 or Spectrum channel 10.

- I. Call To Order
- II. Roll Call
- III. Invocation
- IV. Pledges of Allegiance - United States and Texas
- V. Citizen Comment Period

Citizen Comment Sign-Up Information

Sign-up online form opens at 8:00 AM the Thursday before the meeting. Closes at 5:30 PM on the day of the meeting. Sign-up online form link: <https://sanmarcostx.gov/410/Citizen-Comments-at-Council-Meetings>

To speak during the Citizen Comment portion of the meeting:

- *Remote Participation: Sign up at www.sanmarcostx.gov/citizencomment by 12:00 PM on the day of the meeting to receive a Zoom link.*
- *In-Person Participation: Sign up online at www.sanmarcostx.gov/citizencomment in advance or in person at the City Clerk's office until 5:30 PM.*

CONSENT AGENDA

THE FOLLOWING ORDINANCES, RESOLUTIONS AND OTHER ITEMS MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COUNCIL MEMBER, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

1. Consider approval by motion, of the following meeting minutes:
 - A. March 31, 2026 - Work Session Meeting Minutes
 - B. March 31, 2026 - Regular Meeting Minutes
 - C. April 7, 2026 - Work Session Meeting Minutes
 - D. April 7, 2026 - Regular Meeting Minutes
2. Consider approval of Ordinance 2026-14, on the second of two readings, annexing into the City approximately 38.45 acres of City-owned land, generally located north of the Blanco River and west of the intersection of Post Road and Old Stagecoach Road (Case No.

AN-26-02), in Hays County, Texas, known as Five Mile Dam Park; including procedural provisions; and declaring an effective date.

3. Consider approval of Resolution 2026-12R, approving a Facility Lease Agreement with Community Action, Inc. of Central Texas, a 501(c)(3) nonprofit, by which the city leases the San Marcos Senior Citizens Center, located at 810 Arizona Street, to Community Action, Inc. of Central Texas; authorizing the City Manager, or her designee, to execute said Agreement; and declaring an effective date.
4. Consider approval of Resolution 2026-56R, approving an Emergency Water Supply Agreement for the sale of treated water to the City of Kyle, subject to applicable drought restrictions; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
5. Consider approval of Resolution 2026-57R, approving an agreement providing for the city to sell a portion of the city's groundwater rights on a temporary basis to the City of Kyle, subject to applicable drought restrictions; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
6. Consider approval of Resolution 2026-65R, approving the installation of a large scale mural on the public basketball court at City Park along the San Marcos River in an amount not to exceed \$50,000.00; authorizing the City Manager, or her designee, to execute such documents as necessary to implement the project on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2026-66R, approving the replacement and redesign of the Sundial Compass art piece at Prospect Park in Purgatory Creek Natural Area for an amount not to exceed \$35,000.00; authorizing the City Manager, or her designee, to execute such documents as necessary to implement this project; and declaring an effective date.
8. Consider approval of Resolution 2026-67R, approving an Advanced Funding Agreement with the State of Texas, acting through the Texas Department of Transportation for a Transportation Alternatives Set-Aside Project in the amount \$2,343,000.00 for the Cape Street Reconstruction and Shared Use Path Project; authorizing the City Manager, or her designee, to execute said Agreement on behalf of the city; and declaring an effective date.
9. Consider approval of Resolution 2026-68R, approving a Change in Service to the agreement with Alan Plummer Associates, Inc. to update and recalibrate the City's potable water system model to improve accuracy and support future growth in the City's water system in the amount of \$300,000.00; authorizing the City Manager, or her designee, to execute the Change in Service on behalf of the city; and declaring an effective date.
10. Consider approval of Resolution 2026-69R, approving a release of an Electric Easement within the Municipal Airport subdivision near the intersection of Cottonwood Parkway and Interstate Highway 35, such easement being no longer necessary due to facilities already available within another easement on the property; authorizing the City Manager, or her designee, to execute the release of easement on behalf of the city; and declaring an effective date.

11. Consider approval of Resolution 2026-70R, approving a contract with H.W. Lochner, Inc. to provide On-Call General Engineering Services for various projects in the amount of \$500,000.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
12. Consider approval of Resolution 2026-71R, approving an agreement with Fortress Elevator, LLC, through the Texas Interlocal Purchasing System Cooperative, for materials and installation services to upgrade the elevator located in the City Hall Complex, Building 3 at 630 East Hopkins Street, in the estimated amount of \$124,918.40; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
13. Consider approval of Resolution 2026-72R, approving the purchase of a 2026 Vacuum Truck from Houston Freightliner, through the Houston-Galveston Area Council purchasing cooperative, for the maintenance of the City's water meters in the amount of \$399,320.00; authorizing the City Manager, or her designee, to execute documents necessary to complete the purchase on behalf of the city; and declaring an effective date.
14. Consider approval of Resolution 2026-73R, approving a License Agreement with SA Street LLC., to allow a portion of a covered patio to be located within a Public Utility Easement, located at 411 West San Antonio Street, Building 2; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
15. Consider approval of Resolution 2026-74R, adopting rules of procedure for the Impact Fee Advisory Committee (aka Capital Improvements Advisory Committee) under Section 395.058 of the Texas Local Government Code; and declaring an effective date.

PUBLIC HEARINGS

NOTE: Public Hearing sign up procedures have changed:

Persons wishing to participate remotely (speak) during the Public Hearing portion must sign up at www.sanmarcostx.gov/citizencommentssignup before 12:00 PM the day of the meeting. A link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

16. Receive a Staff presentation and hold a public hearing to receive comments for or against Resolution 2026-62R, approving the North of Campus Neighborhood Area Plan, including a focus on historic and cultural character, public amenities, streetscape and connectivity enhancements, and housing; and declaring an effective date; and consider approval of Resolution 2026-62R.
17. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2026-19, annexing into the city approximately 1.45 acres of land located at 1904 Old Ranch Road 12 (Case No. AN-26-01), in Hays County, Texas; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2026-19, on the first of two readings.
18. Receive a Staff presentation and hold a public hearing to receive comments for or against

Ordinance 2026-20, amending the Official Zoning Map of the City in Case No. ZC-26-02, by rezoning approximately 1.45 acres of land, located at 1904 Old Ranch Road 12, from Future Development District (FD) to Commercial District (CM) or, subject to the consent of the owner, another less intense zoning district classification, including procedural provisions; and declaring an effective date, and consider approval of Ordinance 2026-20 on the first of two readings.

19. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2026-21, amending the Official Zoning Map of the City in Case No. ZC-26-01, by rezoning approximately 0.60 acres of land located at 1005 and 1007 Columbia Avenue and 1401 Marlton Street from Single Family-6 (SF-6) District to Single Family-4.5 (SF-4.5) District, or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date; and consider approval of Ordinance 2026-21 on the first of two readings.

NON-CONSENT AGENDA

20. Consider approval of Ordinance 2026-22, on the first of two readings, amending the City's 2025-2026 Fiscal Year Budget to adjust revenue and expenditure accounts in multiple operating, special revenue, and enterprise funds; including procedural provisions; and declaring an effective date.
21. Consider approval of Ordinance 2026-23, on the first of two readings, designating four parking spaces for San Marcos Police parking only and designating such spaces as no parking tow-away zones, as authorized in Section 82.161 of the San Marcos City Code, to improve police accessibility and response times, and to enhance downtown security operations during peak activity hours from 5:00 P.M. to 3:00 A.M. daily; including procedural provisions; and declaring an effective date.
22. Consider approval of Ordinance 2026-08, on the first of two readings, amending the City's Development Code and associated design manual to, among other things, update applicability and processes for certain development permits; update provisions concerning parkland dedication requirements; establish an optional Development Overlay Regulating Plan to accompany zoning change requests; provide standards for new and emerging development types within the Land Use Matrix such as Data Centers; update and clarify landscaping and tree mitigation requirements for new development; correct typos and inconsistencies, and update the code to reflect recent changes to state law; providing a savings clause; providing for the repeal of any conflicting provisions; and declaring an effective date.
23. Consider approval of Resolution 2026-75R, approving a settlement agreement with Pecos Housing Finance Corporation under which the corporation's multifamily apartments in San Marcos, Kyle and Hays County will to be subject to ad valorem property taxes; authorizing the City Manager, or her designee, to execute the settlement agreement on behalf of the city; and declaring an effective date.
24. Consider approval of Resolution 2026-76R, amending the City's adopted Schedule of Fees by adding new fees for temporary vendors in public parking spaces and for variances

from the distance requirements for conditional use permits related to the sale of alcohol for on premises consumption near a school; and declaring an effective date.

25. Consider approval of Resolution 2026-77R, supporting the application of Hays County, Comal County, the Texas Department of Transportation, and the Great Springs Project for funding assistance to the Federal Lands Access Program for the Hunter Road Trail from Wonder World Drive towards the City of New Braunfels and along East McCarty Lane from Hunter Road to South Interstate Highway 35; authorizing the City Manager, or her designee, to support the application on behalf of the city; and declaring an effective date.

EXECUTIVE SESSION

NOTE: The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The City Council may also publicly discuss any item listed on the agenda for Executive Session.

26. The San Marcos City Council will convene in executive session pursuant to Section 551.071 (Consultation with Attorney) and Section 551.072 (Real Property) to receive legal advice and deliberate regarding the lease of City-owned real property located at 201 South LBJ Drive.

DIRECTION/ACTION FROM EXECUTIVE SESSION

27. Consider action, by motion, or provide direction to Staff regarding the Executive Session items under Section 551.071 (Consultation with Attorney) and Section 551.072 (Real Property) to receive legal advice and deliberate regarding the lease of City-owned real property located at 201 South LBJ Drive.

VI. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

To speak during the Question and Answer portion of the meeting:

- *Remote Participation: Sign up at www.sanmarcostx.gov/citizencomment by 12:00 PM on the day of the meeting to receive a Zoom link.*
- *In-Person Participation: If attending in person, no sign up is required.*

NOTICE: In accordance with Section 2.045 of the City Code, speakers must state their name, and must limit their remarks to three minutes. The allotted time will commence from the beginning of the speaker's remarks and will include any time spent in discussion between the speaker and council or board or commission members. Issues taking longer to communicate can be addressed outside the meeting to the city staff or to individual members of the council or board or commission, or submitted in writing.

VII. Adjournment.

POSTED ON WEDNESDAY, APRIL 29, 2026 AT 5:00 PM

ELIZABETH TREVINO, CITY CLERK

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov