



City of San Marcos

TIRZ # 5 Board
September 18, 2025 2:00 p.m.
City Hall Conference Room
630 E. Hopkins St.
San Marcos, TX
Meeting ID: 245 297 995 056
Passcode: DA6YU675

The presiding officer for this meeting will be present at the meeting location described above.

I. Call to Order

II. Roll Call

III. Citizen Comment Period

MINUTES

1. Consider approval, by motion, of the March 21, 2025, meeting minutes. Pg. 3-5

PRESENTATIONS

2. Receive Downtown Area Plan presentation from Assistant Director of Planning, Andrea Villalobos. Pg. 8-40

PUBLIC HEARINGS

None

ACTION ITEMS

3. Review and consider Main Street FY 2026 funding request. Pg. 43-48
4. Review and consider additional funding request for expanded photometric study. Pg. 51
5. Review and consider amending the Project Plan Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone No. 5. Pg. 54-67

DISCUSSION ITEMS

6. Discuss consideration of Five-Year Strategic Funding Plan that aligns with the term of the TIRZ. Pg. 70
7. Discuss accommodating future restrooms through Downtown Mobility Hub and provide direction. Pg. 73
8. Consider potential economic incentive programs which could be funded through TIRZ 5. Pg. 76

9. Discuss a process for adding future agenda items. Pg. 79-90

10. Discuss holding a Q3 meeting or wait until Q4. Pg. 91-92

REPORTS

11. Discuss building vacancies, including recent research from Texas State University students Pg. 95-97

12. Report on downtown incentives distributed FY 2023 – FY 2025. Pg. 100

13. FY 2025 Finance Summary and Expenditure Detail. Pg. 103-107

FUTURE AGENDA ITEMS

14. Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.*

IV. Question and Answer Session with Press and Public.

V. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. 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.

For more information on the TIRZ #5 Board, please contact Jon Locke at 512-393-8170.

AGENDA ITEM #5

Downtown TIRZ #5 Agenda Review Form

AGENDA CAPTION:

Review and consider amending the Project Plan Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone No. 5

Meeting date: 9/18/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):
Finance

Sponsor Department (External Funding Request):
Finance

Project Contact:
Jon Locke

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☐ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☐ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding:

Funds Required: \$175,000

Funds Available: \$

Fiscal Note:

Prior Board Action:

Background Information:

Project Plan and Investment Zone Financing Plan for City of San Marcos, Texas Tax Increment Reinvestment Zone No.5 proposed amendment to the estimated projects costs by \$175,000 to cover the additional costs of the Main Street FY 2026 funding request and expanding the photometric study funding request.

Council Action:

Alternatives:

Recommendation:

Approval of this request to increase the Project Plan and Investment Zone Financing Plan for City of San Marcos, Texas Tax Increment Reinvestment Zone No.5.