



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, April 21, 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

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 of Ordinance 2026-09, on the second of two readings, annexing into the City approximately 11.548 acres of land, generally located on the south side of Highway 21 and 900 feet north of the Highway 21 and Highway 80 intersection, commonly known as 1710 Highway 21 in Hays County, Texas (Case No. AN-25-07); approving an amended service agreement for the provision of services to said property; including procedural provisions; and declaring an effective date.
2. Consider approval of Resolution 2026-55R, approving a Second Amendment to Lease Agreement providing for a five year extension of the commercial lease term for the space at 550 North Highway 123 Bypass, Seguin, Texas for the operation of a WIC Program Satellite Office, authorizing the City Manager, or her designee, to execute said lease; and declaring an effective date.

3. Consider approval of Resolution 2026-56R, approving an Emergency Water Supply Agreement for the sale of treated water to the City of Kyle; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
4. Consider approval of Resolution 2026-57R, approving an agreement providing for the city to sell water on a temporary basis to the City of Kyle; 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 2026-58R, approving a release of an Electric Easement within the Hunters Crossing subdivision near the intersection of Wonder World Drive and Dutton Drive, 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.
6. Consider approval of Resolution 2026-59R, approving a Mediated Settlement Agreement with Two Rivers Interests, LP, providing for the city to purchase a 0.311 acre, a 0.025 acre, and a 1.165 acre wastewater easement, and an approximate 0.07 acre temporary construction easement located along Staples Road, between Broadway Street and Old Bastrop Highway, for the Staples Road Wastewater Improvements, for a price of \$168,900.00 plus associated closing costs; authorizing the City Manager, or her designee, to execute said agreement and associated closing documents on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2026-60R, approving amendments to the funding agreements with Operation Triage and Mission Able to provide an additional \$100,000.00 each, for a total allocation in the amount of \$500,000.00 to each from American Rescue Plan funds, for the purpose of continuing a Home Repair and Rehabilitation Program to support community recovery; authorizing the City Manager, or her designee, to execute said amendments on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2026-61R, approving a Change in Service to the agreement with Booth Management Consulting, LLC, for the provision of consulting services for oversight and compliance in connection with the American Rescue Plan Act of 2021 to extend the agreement for one additional year in the amount of \$120,000.00; authorizing the City Manager, or her designee, to execute the Change in Service; 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.

9. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2026-14, 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, in Hays County, Texas, known as Five Mile Dam Park; including

procedural provisions; and declaring an effective date; and consider approval of Ordinance 2026-14 on the first of two readings.

10. Receive a Staff presentation and hold a public hearing to receive comments for or against proposed Resolution 2026-62R, regarding the North of Campus Neighborhood Area Plan, and provide direction to staff.
11. Receive a Staff presentation for or against Ordinance 2026-08, 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; and consider approval of Ordinance 2026-08 on the first of two readings.

NON-CONSENT AGENDA

12. Consider approval of Ordinance 2026-15, on the first and final reading, authorizing the issuance and sale of an amount not to exceed \$15,255,000.00 of Combination Tax and Revenue Certificates of Obligation, Series 2026, levying an ad valorem tax and pledging certain surplus revenues in support of the certificates; approving an official statement, a paying agent/registrar agreement for improving, constructing, equipping, acquiring, or designing the city's: airport; parks and recreation facilities; streets, alleys, and sidewalks; public safety facilities; stormwater management for flood control and drainage; technology infrastructure and facilities; electric utility system; and the payment of professional services in connection therewith including legal, fiscal and engineering fees and the costs of issuing the certificates of obligation and other matters related thereto; and providing for the approval of this Ordinance 2026-15, on one reading as authorized by state law.
13. Consider approval of Ordinance 2026-16, on the first and final reading, authorizing the issuance and sale of an amount not to exceed \$93,060,000.00 of Waterworks and Wastewater System Revenue Bonds, Series 2026A, pledging the revenues of the water and wastewater system in support of the bonds; approving an official statement, a paying agent/registrar agreement for improving, constructing, equipping, acquiring, or designing the water and wastewater utility system and the payment of professional services in connection therewith including legal, fiscal and engineering fees and the costs of issuing the revenue bonds and other matters related thereto; and providing for the approval of this Ordinance 2026-16, on one reading as authorized by state law.
14. Consider approval of Ordinance 2026-17, on the first and final reading, authorizing the issuance and sale of an amount not to exceed \$8,310,000.00 of Waterworks and Wastewater System Revenue Bonds, Series 2026B, for improving, constructing, and equipping the water and wastewater utility system in connection therewith including loan origination fees or costs of issuing the revenue bonds and other matters related thereto; and providing for the approval of this Ordinance 2026-17, on one reading as authorized by

state law.

15. Consider approval of Resolution 2026-63R, approving a principal forgiveness agreement with the Texas Water Development Board in the amount of \$5,389,120.00; and declaring an effective date.
16. Consider approval of Ordinance 2026-18, on the first and final reading, authorizing the issuance and sale of City of San Marcos, Texas General Obligation Refunding Bonds in an amount not to exceed \$61,135,000.00 in one or more series; approving an official statement, a paying agent/registrars agreement, a bond purchase agreement, and an escrow agreement; establishing the procedures for selling and delivering one or more series of the bonds and other matters related thereto; and providing for the approval of this Ordinance 2026-18, on one reading as authorized by state law.
17. Consider approval of Resolution 2026-64R, approving the purchase of radios and associated equipment from the Lower Colorado River Authority for use by the Police and Fire Departments in the amount of \$1,499,971.00; authorizing the City Manager, or her designee, to execute any documents necessary to complete the purchase; and declaring an effective date.
18. Discuss and consider the appointment to fill a vacancy on the Human Services Advisory Board.

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.

19. The San Marcos City Council will convene in executive session pursuant to the following sections of the Texas Government Code:
 - A. Section 551.074 (Personnel Matters) and Section 551.071 (Consultation with Attorney): To deliberate and receive legal advice regarding the appointment of a new Municipal Court Judge.
 - B. Section 551.071 (Consultation with Attorney): To receive legal advice regarding the arrest of two individuals near Aquarena Springs Drive and Charles Austin Drive on March 14, 2026.
 - C. Section 551.072 (Real Property) and Section 551.071 (Consultation with Attorney): To deliberate and receive legal advice regarding the lease of City-owned real property located at 201 South LBJ Drive.
 - D. Section 551.072 (Real Property): To deliberate regarding a request by the San Marcos Greenbelt Alliance to lease city-owned property for location of an office and facilities related to parks maintenance performed by the Alliance.

DIRECTION/ACTION FROM EXECUTIVE SESSION

20. Consider action, by motion, or provide direction to staff related to the City Council's Executive Session deliberation under the following sections of the Texas Government Code:

A. Section 551.074 (Personnel Matters) and Section 551.071 (Consultation with Attorney): To deliberate and receive legal advice regarding the appointment of a new Municipal Court Judge.

B. Section 551.071 (Consultation with Attorney): To receive legal advice regarding the arrest of two individuals near Aquarena Springs Drive and Charles Austin Drive on March 14, 2026.

C. Section 551.072 (Real Property) and Section 551.071 (Consultation with Attorney): To deliberate and receive legal advice regarding the lease of City-owned real property located at 201 South LBJ Drive.

D. Section 551.072 (Real Property): To deliberate regarding a request by the San Marcos Greenbelt Alliance to lease city-owned property for location of an office and facilities related to parks maintenance performed by the Alliance.

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 15, 2026 AT 4:30 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