



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final City Council

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Tuesday, April 15, 2025

6:00 PM

City Council Chambers

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630 E. Hopkins St.

This will be an in-person and online meeting. To view the meeting please go to  
<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](http://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](http://www.sanmarcostx.gov/citizencomment) in advance or in person at the City Clerk's office until 5:45 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 OR A CITIZEN, 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 Resolution 2025-70R, authorizing a request for reimbursement from the Texas Department of Transportation ("TxDOT") for 90 percent of the cost of airport taxilanes for the San Marcos Regional Airport in the estimated amount of \$1,800,000.00; authorizing the City Manager, or her designee, to execute all contracts and agreements with TxDOT as necessary to obtain such reimbursement on behalf of the city; and declaring an effective date.

2. Consider approval of Resolution 2025-71R, approving a Memorandum of Understanding with the San Marcos River Foundation (SMRF) to establish roles, responsibilities, and procedures of the city and SMRF in planning and constructing trails as part of the Purgatory Creek Improvements Project using the Recreational Trail Grant funds awarded to SMRF by the Texas Parks and Wildlife Department (TPWD); authorizing the City Manager, or her designee, to execute the memorandum of understanding on behalf of the city; and declaring an effective date.
3. Consider approval of Resolution 2025-72R, approving amendment No. 2 to an Interlocal Cooperation Agreement with Texas State University for Edwards Aquifer Habitat Conservation Plan implementation to increase the amount being paid by the city for river restoration work in the amount of \$142,500.00; authorizing the City Manager, or her designee, to execute the restated and amended agreement; and declaring an effective date.
4. Consider approval of Resolution 2025-73R, approving a contract with Western Specialty Contractors, through the TIPS-USA Cooperative Purchasing Program to repair roofing, façades, and make emergency repairs as needed in the estimated amount of \$49,000.00 for a one-year term with the option of up to four one-year renewals for a total contract amount not to exceed \$245,000.00; authorizing the City Manager, or her designee, to execute the documents necessary to implement the contract and any renewals on behalf of the city; and declaring an effective date.
5. Consider approval of Resolution 2025-74R, granting consent to the creation of the La Cima Municipal Management District for approximately 1,215.533 acres of land generally located near the intersection of Centerpoint Road and Old Ranch Road 12; and declaring an effective date.
6. Consider approval of Resolution 2025-75R, approving a contract amendment with Community Action, Inc., of Central Texas, in the amount of \$30,000.00; and new contracts with Business and Community Lenders of Texas in the amount of \$52,688.00, Communities in Schools in the amount of \$31,875.00, and the Salvation Army in the amount of \$50,437.00, to administer the City's Utility Billing Payment Assistance Program; authorizing an initial contract term through September 30, 2025 and a one-year renewal period; authorizing the City Manager, or her designee, to execute the amendment, contracts and renewals on behalf of the city; and declaring an effective date.
7. Consider approval of an amendment to Resolution 2025-27R, approving an agreement for the provision of services in connection with the proposed owner requested annexation in Case No. AN-25-02 of approximately 63.578 acres of land, generally located between Francis Harris Lane and York Creek Road, approximately 1,200 feet east of the intersection between York Creek Road and Caney Creek Road in Hays County, Texas; authorizing the City Manager, or her designee, to execute said agreement on behalf of the city; setting a date for a public hearing concerning the proposed annexation of said tract of land; and declaring an effective date.

8. Consider approval of an amendment to Resolution 2025-66R, approving an agreement for the provision of services in connection with the proposed owner requested annexation in Case No. AN-25-01 of approximately 18.25 acres of land, generally located along the southbound IH-35 frontage road, 1,500 feet south of Industrial Fork, in Hays County, Texas; authorizing the City Manager, or her designee, to execute said agreement on behalf of the city; setting a date for a public hearing concerning the proposed annexation of said tract of land; 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](http://www.sanmarcostx.gov/citizencommentssignup) before 12:00PM 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 Resolution 2025-76R, approving a request for a Conditional Use Permit in Case No. CUP-25-02, to allow a purpose-built student housing development generally located between West Hutchison Street and Pat Garrison Street and between North Comanche Street and North Fredericksburg Street; authorizing city staff to issue a conditional use permit consistent with this resolution; and declaring an effective date; and consider approval of Resolution 2025-76R.
10. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Resolution 2025-77R, granting a request in Case No. AC-25-02 for Alternative Compliance to the maximum building height requirements in Section 4.4.3.7 of the Development Code to increase the permitted building height from five to seven stories, for a proposed development generally located between West Hutchison Street and Pat Garrison Street between North Comanche Street and North Fredericksburg Street; authorizing city staff to issue permits consistent with this resolution; and declaring an effective date; and consider approval of Resolution 2025-77R.

## NON-CONSENT AGENDA

11. Consider approval of Ordinance 2025-11, on the first of two readings, reducing the speed limit from 30 miles per hour to 25 miles per hour along portions of Tampico Street, Laredo Street, Saltillo Street, Durango Street, Juarez Avenue, Monterrey Street and Luciano Flores Boulevard in the Wallace Addition Neighborhood; authorizing the installation of signs and traffic control devices reflecting the new speed limits; directing that the traffic register maintained under Section 82.067 of the San Marcos City Code be amended to reflect the new speed limits; and including procedural provisions.

12. Consider approval of Ordinance 2025-12, on the first and final reading, authorizing the issuance and sale of an approximate amount of \$37,655,000.00 of Combination Tax and Revenue Certificates of Obligation, Series 2025, 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; cemetery; parks and recreation facilities; streets, alleys, and sidewalks; public safety facilities; stormwater management for flood control and drainage; 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 2025-12, on one reading as authorized by state law.
13. Consider approval of Ordinance 2025-13, on the first and final reading, authorizing the issuance and sale of an approximate amount of \$30,450,000.00 of Waterworks and Wastewater System Revenue Bonds, Series 2025, 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 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 2025-13, on one reading as authorized by state law.
14. Consider approval of Resolution 2025-78R, approving a list of Qualified On-Call General Aviation Engineering firms to provide services to the city on an as-needed basis for a period of five years, in an amount not to exceed \$2,000,000.00 per firm over five years; and declaring an effective date.
15. Discuss and consider an appointment to the Human Services Advisory Board.
16. Hold a discussion regarding a possible resolution calling for the immediate and permanent ceasefire in occupied Palestine, an arms embargo on Israel, recognition of Palestinian sovereignty, and the protection of constitutional rights for all people under national and international law.

## **EXECUTIVE SESSION**

17. The City Council will convene in executive session pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney) to receive legal advice regarding the acquisition of multifamily residential developments in the City by tax exempt housing finance and public facilities corporations.

## **DIRECTION/ACTION FROM EXECUTIVE SESSION**

18. Consider action, by motion, or provide direction to Staff related to the City Council's Executive Session deliberation under Section 551.071 of the Texas Government Code (Consultation with Attorney) during the Work Session and/or Regular Meeting regarding the acquisition of multifamily residential developments in the City by tax exempt housing finance and public facilities corporations.

#### 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](http://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 FRIDAY, APRIL 11, 2025 AT 4:00PM**

**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](mailto:ADArequest@sanmarcostx.gov)