

June 27, 2026

City of San Marcos
630 E Hopkins St
San Marcos, Texas 78666

RE: Capital Improvements Advisory Committee Impact Fee Recommendations

Dear Mayor and City Council,

The Capital Improvements Advisory Committee (CIAC), which consists of members of the real estate, development, and construction community, have been working with City staff and the consulting firms of Freese and Nichols, Inc. and Plummer and Associates on the review of the water and wastewater impact fee study.

Chapter 395.056 of the Texas Local Government Code requires the CIAC to file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fees before the fifth business day before the date of the public hearing on the amendments. The scheduled public hearing date is August 5, 2026, at 6:00 p.m.

The CIAC met on June 4, 2026, to consider amendments to the land use assumptions, capital improvements plan, and impact fees. Their recommendations are as follows:

- Adoption of the Land Use Assumptions and Capital Improvements Plans as presented in the Water and Wastewater Impact Fee Reports dated March 2026.
- To assess and collect up to the maximum allowable impact fee per service unit, outlined as follows:

Service Area	Maximum Allowable Impact Fee Per Service Unit
Water	\$14,519
Wastewater	\$11,161
Total	\$25,680

Sincerely,



David Case
Capital Improvements Advisory Committee Chair