



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final City Council

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Tuesday, August 19, 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, 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 2025-25, on the second of two readings, amending Chapter 39 of the San Marcos City Code, Article 2, Division 3, Standards for Flood Hazard Reduction, Section 39.043, Specific Standards for AE, AH, and AO Zones, and Section 39.044, Additional Provisions for Manufactured Homes and Recreational Vehicles, primarily to remove or replace AH Flood Zone references to coincide with the adopted Flood Insurance Rate Maps and to change the allowable increase in flood elevation for improvements; providing for the repeal of conflicting provisions; providing a savings clause; and declaring an effective date.
2. Consider approval of Ordinance 2025-26, on the second of two readings, approving the 2025 Annual Service Plan Update for the Trace Public Improvement District; authorizing the City Manager, or her designee, to execute said document on behalf of the city; and declaring an effective date.

3. Consider approval of Ordinance 2025-27, on the second of two readings, approving the 2025 Annual Service Plan Update for the Whisper Public Improvement District; authorizing the City Manager, or her designee, to execute said document on behalf of the city; and declaring an effective date.
4. Consider approval of Ordinance 2025-28, on the second of two readings, approving the 2025 Annual Service Plan Update for the Whisper South Public Improvement District; authorizing the City Manager, or her designee, to execute said document on behalf of the city; and declaring an effective date.
5. Consider approval of Resolution 2025-144R, approving a restated employment agreement and a severance agreement with the City Manager; authorizing the Mayor to execute the agreements on behalf of the city; and declaring an effective date.
6. Consider approval of Resolution 2025-145R, approving a restated employment agreement and a severance agreement with the City Attorney; authorizing the Mayor to execute the agreements on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2025-146R, approving a restated employment agreement and a severance agreement with the City Clerk; authorizing the Mayor to execute the agreements on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2025-147R, approving an Interlocal Agreement with Hays County providing the cost sharing in the amount of \$6,150.00 each for professional services to prepare an Operation and Maintenance Plan for Five Mile Dam as part of the transfer of ownership from Hays County to the City; authorizing the City Manager, or her designee, to execute the agreement on behalf of the City; and declaring an effective date.
9. Consider approval, by motion, of an Out-Of-City Utility Connection request for water service on behalf of Pablo Garcia, Nature's Symphony RV Resort, LLC, for approximately 12.22 acres of land located at 2404 Ranch Road 12.

## **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 12:00 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.*

10. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-30, annexing into the city approximately 18.25 acres of land, generally located at the 6000 block of IH-35 South, along the southbound IH-35 frontage road, 1,500 feet south of Industrial Fork in Hays County, Texas (Case No. AN-25-01); including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-30 on the first of two readings.
11. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-31, amending the Official Zoning Map of the city in Case No. ZC-25-01, by rezoning approximately 15.48 acres of land, generally located at the

6000 block of IH-35 south, along the southbound IH-35 frontage road, 1,500 feet south of Industrial Fork, in Hays County, Texas, from Future Development ("FD") District to Heavy Industrial ("HI") District, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-31 on the first of two readings.

12. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-32, annexing into the city approximately 7.30 acres of land, generally located at the 5900 block of IH-35 south, along the southbound IH-35 frontage road, 1,000 feet south of Industrial Fork in Hays County, Texas (Case No. AN-25-05); including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-32 on the first of two readings.
13. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-33, amending the Official Zoning Map of the city in Case No. ZC-25-08, by rezoning approximately 7.30 acres of land, generally located at the 5900 block of IH-35 south, along the southbound IH-35 frontage road, 1,000 feet south of Industrial Fork, in Hays County, Texas, from Future Development ("FD") District to Heavy Industrial ("HI") District, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-33 on the first of two reading.
14. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-34, annexing into the city approximately 63.578 acres of land (including adjacent right-of-way) in Hays County, Texas, generally located at the 900 block of Francis Harris Lane northeast of York Creek Road and south of Old Bastrop Highway (Case No. AN-25-02); including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-34 on the first of two readings.
15. Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-19, amending the Preferred Scenario Map of the city's comprehensive plan from "Conservation/Cluster" to "Commercial/Employment Low" for approximately 199.49 acres of land at 904 Francis Harris Lane; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-19 on the first of two readings.
16. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2025-35, amending the Official Zoning Map of the city in Case No. ZC-25-02, by rezoning approximately 199.49 acres of land, generally located at the 900 block of Francis Harris Lane, south of the intersection between Grant Harris Road and Francis Harris Lane in Hays County, Texas, from Future Development ("FD") District and Character District 2.5 ("CD-2.5") to Light Industrial ("LI") District, or, subject to consent of the owner, another less intense zoning district classification, and subject to the recording of a restrictive covenant agreement prohibiting certain uses on the property; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2025-35 on the first of two readings.

## NON-CONSENT AGENDA

17. Consider approval of Resolution 2025-148R, approving a one year contract with EPSI, as certified through Workquest, for mowing and litter cleanup services in the amount of \$1,432,702.54; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
18. Consider approval of Resolution 2025-149R, setting the dates of September 2, 2025 and September 16, 2025, as the dates to hold public hearings on the FY 2025-2026 Proposed Budget; and declaring an effective date.
19. Consider approval of Resolution 2025-150R, setting a maximum proposed tax rate of 64.96 cents per \$100.00 of taxable value; setting the dates of September 2, 2025 and September 16, 2025, as the dates to hold public hearings on the tax rate; and declaring an effective date.
20. Receive a Staff presentation and consider approval, by motion, of an initial authorization of text amendments to the San Marcos Development Code and Design Manual to, among other things, address changes made in the 2025 Legislative Session, implement the Vision SMTX Comprehensive Plan, improve development processes, incorporate City Council and Council Committee direction, add clarity, correct discrepancies, and incorporate other changes as identified.
21. Appoint a council member to serve as the delegate at the Texas Municipal League Annual Conference business meeting in October.

## 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.*

22. The City Council will convene in executive session pursuant to Section 551.074 of the Texas Government Code (Personnel Matters) to discuss and provide annual appointee evaluations to:
  1. the City Manager;
  2. the Municipal Court Judge;
  3. the City Attorney; and
  4. the City Clerk.

## DIRECTION/ACTION FROM EXECUTIVE SESSION

23. Consider action, by motion, or provide direction to Staff related to the City Council's Executive Session deliberation under Section 551.074 of the Texas Government Code (Personnel Matters) during the Work Session and/or Regular Meeting regarding annual appointee evaluations to:
  1. the City Manager;
  2. the Municipal Court Judge;
  3. the City Attorney; and
  4. the City Clerk.

## 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, AUGUST 15, 2025 AT 2:30 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](mailto:ADArequest@sanmarcostx.gov)