



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final City Council

Tuesday, June 16, 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

Citizen Comment Sign-Up Information

Sign-up online form opens at 12:00 PM the Thursday before the meeting.

Closes at 5:30 PM on the day of the meeting.

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.*

PRESENTATIONS

1. Receive a Staff presentation on the FM 1978 Regional Wastewater Treatment Plant Progressive Design-Build Project located southeast of the city and facility naming methodology.
2. Receive a Staff presentation on the Financial Report for the quarter ending March 31, 2026, and provide direction to the City Manager.
3. Receive a Staff presentation on the Investment Report for the quarter ending March 31, 2026, and provide direction to the City Manager.

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.

4. Consider approval by motion, of the following meeting minutes:
 - A. May 5, 2026 - Regular Meeting Minutes
 - B. May 5, 2026 - Work Session Meeting Minutes
 - C. May 19, 2026 - Regular Meeting Minutes
 - D. May 19, 2026 - Work Session Meeting Minutes
 - E. May 27, 2026 - Special Meeting Minutes - Appointee Evaluations
 - F. May 28, 2026 - Special Meeting Minutes - Appointee Evaluation
5. Consider approval of Ordinance 2026-24, on the second of two readings, in Case No. PDD-07-02(b), modifying standards for signage within the McCarty Commons planned development district, generally located southeast of the intersection between Interstate Highway 35 and East McCarty Lane, to allow for an approximately 60 foot tall freestanding sign in connection with a new HEB store; including procedural provisions; and declaring an effective date.
6. Consider approval of Resolution 2026-88R, approving an agreement with Metro Fire Apparatus Specialists for the outfitting of a 2000 Pierce Ladder Truck to be used as a blocker truck by the Fire Department in the amount of \$115,550.00; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; and declaring an effective date.
7. Consider approval of Resolution 2026-89R, approving a Change in Service to the agreement with Halff Associates, Inc. to provide engineering services for stormwater management planning related to the Stormwater Master Plan Update in the amount of \$195,050.00; authorizing the City Manager, or her designee, to execute the Change in Service on behalf of the city; and declaring an effective date.
8. Consider approval of Resolution 2026-90R, approving a Change in Service to the agreement with BGE, Inc. to improve conveyance and reduce flooding within the Wallace Addition, including drainage infrastructure along Staples Road, Cape Road, and within the Fish Hatchery, in the amount of \$750,986.00; authorizing the City Manager, or her designee, to execute the Change in Service on behalf of the city; and declaring an effective date.
9. Consider approval of Resolution 2026-91R, approving a Change in Service to the agreement with Plummer Associates, Inc., to provide on-call engineering services relating to the Sunset Acres Subdivision Improvements project in the amount of \$793,998.00; authorizing the City Manager, or her designee, to execute the appropriate documents to implement the Change in Service on behalf of the city; and declaring an effective date.
10. Consider approval of Resolution 2026-92R, approving an amendment to the funding agreement with Operation Triage, or another non-profit entity as designated by City Council, to provide an additional \$100,000.00, for a total allocation in the amount of \$600,000.00 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 amendment on behalf of the city; and declaring an effective date.

11. Consider approval of Resolution 2026-93R, approving a contract with Freeit Data Solutions Inc., through the Texas Department of Information Resources, for the purchase of licensing and maintenance services for an email security software solution with an initial one-year term in the amount of \$53,056.31 and up to four additional one-year renewals with price increases each year for a total amount of \$394,823.83; authorizing the City Manager, or her designee, to execute the contract and any renewals on behalf of the city; and declaring an effective date.
12. Consider adoption of an order establishing a public hearing date of August 5, 2026 regarding an update and amendment of the City's Water and Wastewater Impact fees and associated Land Use Assumptions and Capital Improvement Plan.

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.

13. Receive a Staff presentation and hold a public hearing to receive comments for or against Resolution 2026-94R, approving a request for a Conditional Use Permit in Case No. CUP-25-71, to allow a purpose-built student housing development for the property located at 325 North Comanche Street; authorizing city staff to issue a conditional use permit consistent with this resolution; and declaring an effective date; and consider approval of Resolution 2026-94R.
14. Receive a Staff presentation and hold a public hearing to receive comments for or against Resolution 2026-95R, approving a request in Case No. AC-25-09 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 located at 325 North Comanche Street; authorizing city staff to issue permits consistent with this resolution; and declaring an effective date; and consider approval of Resolution 2026-95R.
15. Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2026-25, amending Chapter 2, Article 3, Boards, Committees and Commissions, of the San Marcos City Code to add a new Division 23, establishing a Historic Preservation Plan Oversight Committee and amending Section 2.067 of the Code to allow persons to serve on the committee and another city board or commission; providing for the repeal of any conflicting provisions; providing a savings clause; and declaring an effective date; and consider approval of Ordinance 2026-25 on the first of two readings.
16. Hold a public hearing in accordance with Section 394.9025(a) of the Texas Local Government Code, regarding a proposal by the Capital Area Housing Finance Corporation to issue one or more series of tax-exempt obligations in an amount not to

exceed \$49,000,000.00, for the benefit of LDG Redwood, LP, in connection with the conversion from the construction phase of financing to the permanent phase of financing for the existing multifamily rental housing development located at 129 Pavonia Court, San Marcos, Hays County, Texas, 78666, known as Redwood Apartments.

NON-CONSENT AGENDA

17. Consider approval of Ordinance 2026-08, on the second of two readings, 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.
18. Consider approval of Resolution 2026-96R, awarding a contract to Greystone Construction to remodel and expand Fire Station No. 3, located at 2420 Hunter Road, including the addition of an apparatus bay, workout/fitness room, storage areas, new driveways, and interior renovation in the amount of \$5,635,343.00; authorizing the City Manager, or her designee, to execute the contract on behalf of the city; and declaring an effective date.
19. Consider approval of Resolution 2026-97R, expressing support for the Nomination of Census Tracts to be designated as Qualified Opportunity Zones to promote economic growth, and enhance redevelopment opportunities; and authorizing the Mayor to sign letters of support; and declaring an effective date.
20. Discuss and consider an appointment to fill a vacancy on the Parks and Recreation Board; and provide direction to Staff.
21. Discuss and consider an appointment to fill a vacancy and confirm the Downtown Association representative to the Hopkins City Center/New City Hall Steering Committee; and provide direction to Staff.
22. Hold a discussion regarding renaming the new section of El Camino Way on a temporary basis until such time that this roadway connects to the existing El Camino Way.

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.

23. The City Council will convene in executive session pursuant to the following sections of the Texas Government Code:
 - A. Section 551.086 (Public Power Utility Competitive Matters): To deliberate regarding

the possible sale of electric substation assets.

B. Section 551.074 (Personnel Matters) and Section 551.071 (Consultation with Attorney): To deliberate regarding the hiring of personnel for the provision of emergency medical services.

C. Section 551.087 (Economic Development): To deliberate regarding possible development incentives related to the River Bridge Ranch Public Improvement District.

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

DIRECTION/ACTION FROM EXECUTIVE SESSION

- 24.** Consider action, by motion, or provide direction to Staff regarding the Executive Session deliberation under the following sections of the Texas Government Code:

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A. Section 551.086 (Public Power Utility Competitive Matters): To deliberate regarding the possible sale of electric substation assets.

B. Section 551.074 (Personnel Matters) and Section 551.071 (Consultation with Attorney): To deliberate regarding the hiring of personnel for the provision of emergency medical services.

C. Section 551.087 (Economic Development): To deliberate regarding possible development incentives related to the River Bridge Ranch Public Improvement District.

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

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, JUNE 10, 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