



Public Comment: Please complete a "Request to Speak" form located at the entrance of the Council Chambers in order to address the Planning Commission on any agenda item. Comments are limited to three minutes, unless you have registered your organization with the City Clerk. If you wish to speak on an item not on the agenda, you may do so under "Oral Communications." Any member of the public may address the Commission on items on the Consent Calendar. Please complete a "Request to Speak" form as noted above and indicate which item number you wish to address.

Meeting Schedule: Regular Planning Commission meetings are generally held on the first and third Mondays of each month at 6:30pm in the Council Chambers. The Agenda's are posted on the City website at: www.sanmarcos.net. Please note, meetings may be added or cancelled as necessary and will be posted on the City's website calendar.

Agendas: Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the Counter I Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Any agenda-related writings or documents provided to a majority of the Planning Commission after distribution of the agenda packet are available for public inspection at the same time at the Counter I Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours.

Oral and Written Communications: Persons wishing to submit comments on a matter not on the agenda may be heard by the Commission at this time; however, no action will be taken until placed on a future agenda. Please submit your comments via email to gjackson@san-marcos.net.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ORAL COMMUNICATIONS

CONSENT CALENDAR

1. [26-2900](#) DRAFT MAY 18, 2026 PLANNING COMMISSION MINUTES

Recommendation: STAFF RECOMMENDS APPROVAL OF DRAFT MAY 18, 2026 PLANNING COMMISSION MINUTES

Attachments: [Draft 5/18/2026 Planning Commission Minutes](#)

PUBLIC HEARINGS

2. [TMP-2467](#) SENATE BILL 79 (SB 79) IMPLEMENTATION ORDINANCE FOR TRANSIT-ORIENTED DEVELOPMENT STANDARDS, SITE EXEMPTIONS, PHASED IMPLEMENTATION AREAS, AND ZONING MAP AMENDMENTS.

LOCATION/APN:

CITYWIDE

CASE NUMBER:

TEXT AMENDMENT (TA) 26-0001

Recommendation: Recommend to the City Council ADOPTION and APPROVAL of the following, in the order set forth below:

1. ADOPT Notice of Exemption (EX26-041); and
2. APPROVE Resolution PC 26-5216 (Text Amendment TA 26-0001) Recommending approval of an ordinance implementing SB 79.

Attachments: [Resolution No. PC 26-5216](#)

[> Exhibit A – Tier 2 Transit-Oriented Development Stops](#)

[> Exhibit B – Exempted Areas](#)

[> Exhibit C – Excluded Sites](#)

[> Exhibit D – Exempted Areas and Excluded Sites](#)

[> Exhibit E San Marcos Municipal Code \(SMMC\) Chapter 20.800: Transit-Oriented](#)

PLANNING DIRECTOR COMMENTS**PLANNING COMMISSIONER COMMENTS****ADJOURNMENT**

I, SONG LEBARON, COMMISSION SECRETARY OF THE CITY OF SAN MARCOS PLANNING COMMISSION, HEREBY CERTIFY THAT I CAUSED THE POSTING OF THIS AGENDA IN THE GLASS DISPLAY CASE AT THE NORTH ENTRANCE OF CITY HALL AND ON THE CITY'S WEBSITE ON JUNE, 8, 2026, 5:30 P.M.

DATE: JUNE, 8, 2026

SONG LEBARON, PLANNING COMMISSION SECRETARY