



## REGULAR MEETING OF THE SAN MARCOS ZONING BOARD OF ADJUSTMENTS

Thursday, July 15, 2021 5:45 P.M.

Due to COVID-19, this will be a virtual meeting. For more information on how to observe the virtual meeting, please visit: <http://sanmarcostx.gov/1119/Zoning-Board-of-Adjustments>.

Michael Nolen, Chair  
Gloria Fortin, Vice Chair  
Gary Pack, Member  
Floyd Akers, Member

Nicholas Costilla, Member  
Chana Temple, 1<sup>st</sup> Alternate  
Rodney Van Oudekerke, 2<sup>nd</sup> Alternate

### AGENDA

1. Call to order.
2. Roll call.
3. Chairperson's Opening Remarks.
4. Citizen Comment Period. Persons wishing to comment during the citizen comment period must submit their written comments to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 pm on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory, or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.
5. Discussion Item: Receive a presentation from staff and discuss the Zoning Board of Adjustments (ZBOA) authorizing Codes and Ordinances, and related meeting requirements and procedures.
6. Consent Agenda Items:
  - a. Consider approval of the minutes of the ZBOA Regular Meeting of July 16, 2020.
  - b. Consider approval of the minutes of the ZBOA Special Meeting of October 29, 2020.
  - c. Consider approval of the minutes of the ZBOA Special Meeting of December 17, 2020.

PUBLIC HEARINGS: Interested persons may participate in the Public Hearing item (6) by:

- 1) Sending written comments, to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the hearing, to be read aloud; or
- 2) Requesting a link to speak during the public hearing portion of the virtual meeting. Email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) or call 512-393-8230 to request a link or phone number to participate in the public hearing by computer, mobile device, or phone

7. VR-21-02 (Dutton Setback Variance) Hold a public hearing and consider a request by John David Carson, on behalf of LVLN, LLC for a variance to Section 4.4.3.5 of the San Marcos Development Code requiring a 12-foot primary street setback, in order to construct a principle building with a 15-foot setback along Dutton Drive, located at 1909-1911 Dutton Drive. (W. Rugeley)
8. Election of Officers:
  - a. Election of Chair
  - b. Election of Vice Chair
9. Update Item: Continuation of Virtual Meetings for City of San Marcos Boards & Commissions.
10. Adjourn.

NOTE: The Zoning Board of Adjustments 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 Zoning Board of Adjustments may also publicly discuss an item listed on the agenda for Executive Session.

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 512-393-8074 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)