City of San Marcos
Regular Meeting
Zoning Board of Adjustments
April 18, 2024 6:00 PM
City Hall, Council Chambers
630 E. Hopkins Street

The Board member presiding over the meeting will be present at this location.

This will be a hybrid (in-person/virtual) meeting. For more information on how to observe the virtual meeting, please visit: http://sanmarcostx.gov/1119/Zoning-Board-of-Adjustments

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The Zoning Board of Adjustments may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Zoning Board of Adjustments may also publicly discuss any item listed on this agenda for Executive Session.

I. Call To Order

II. Roll Call

III. Citizen Comment Period: Persons wishing to participate/speak remotely (online) during the Citizen Comment Period must email planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. Written comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Board Members. Written comments received after the deadline will be provided to the Board Members at the meeting. Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name.

IV. Discussion Items

a. Receive a presentation from staff and discuss Codes and Ordinances related to the Zoning Board of Adjustments (ZBOA) and meeting requirements and procedures.

V. Public Hearings Persons wishing to participate/speak remotely (online) during the Public Hearings must email planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. Written comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Board Members. Written comments received after the deadline will be provided to the Board Members at the meeting. Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name and address.

a. VR-24-01 (Valero Gas Station) Hold a public hearing and consider a request by Image Solutions on behalf of Sunoco, LLC for a variance to Section 7.3.4.1.B of the San Marcos Development Code, which states that no Changeable Electronic Variable Message (CEVM) signs are permitted within Character Districts, and Section 7.3.1.6.B, which states that no CEVM signs are permitted within 350 feet of residential districts and other locations specified in the Code, to allow a CEVM wall sign. (L. Clanton)
b. **VR-24-02 (313 and 317 Mill Street)** Hold a public hearing and consider a request by Vance J. Eliot for a variance to Section 9.4.3.3.H.1 and 7.2.6.2.G.1 of the San Marcos Development Code, which states that a fence located within the first layer along a primary frontage shall be 48 inches or less in height and 50% open, to allow a 6 ft. solid fence. (C. Garrison)

**VI. Election of Officers**

a. Election of Chair  
b. Election of Vice Chair

**VII. 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. Comments shall have a time limit of three minutes each and speakers must state their name. The allotted time will commence at the beginning of the speakers remarks and will include time spent in discussion with Commissioners and staff. Any questions which are unable to be addressed in the allotted timeframe, or for which answers are not immediately available can be addressed outside the meeting.*

**VIII. Adjournment**

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 512 393 8074 or sent by e mail to ADArequest@sanmarcostx.gov.*

For more information on the Zoning Board of Adjustments, please contact the Planning and Development Services Department at 512-393-8230 or email planninginfo@sanmarcostx.gov.