



REGULAR MEETING OF THE SAN MARCOS ZONING BOARD OF ADJUSTMENTS

Thursday, January 20, 2022 5:45 P.M.

City Hall Conference Room, 630 E. Hopkins St.

Due to COVID-19, this will be a hybrid in-person / virtual meeting.

To observe the virtual meeting, please visit:

<http://sanmarcostx.gov/1119/Zoning-Board-of-Adjustments>.

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

**Nicholas Costilla, Vice Chair
Chana Temple, 1st Alternate
Rodney Van Oudekerke, 2nd 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 or requests to speak to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting indicating if they wish to speak virtually or in-person. Please indicate if you would like to speak in person or virtually. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be read aloud during the Citizen Comment portion of the meeting. Written or oral 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. Consent Agenda Items:**

Consider approval of the minutes of the **ZBOA Regular Meeting of November 18, 2021.**

PUBLIC HEARINGS: Interested persons may participate in the Public Hearing items by:

- 1) Sending written comments, to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the hearing, to be read aloud;
- 2) Requesting a link to speak during the public hearing portion of the virtual meeting no later than 12:00 p.m. on the day of the hearing. Email 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; or
- 3) Attend the meeting in person.

6. **VR-22-01** (Mystic Canyon Water Quality and Stormwater Detention Variance □ for an approximately 62 acre tract of land generally located west of the intersection of Craddock Avenue and Old Ranch Road 12, having frontage on Old Ranch Road 12, Stonehaven, and Meadow View Drive, and known as the Mystic Canyon subdivision) Hold a public hearing and consider a request by Bill E. Couch, Carlson Brigrance and Doering, Inc. on behalf of David Tidwell, Kali Kate Service, Inc. for the following variances from the City's Development Code:

- a. a variance to Section 6.2.3.3(A), which states no development or impervious cover is permitted in a water quality zone within the Edwards Aquifer Recharge Zone, to allow construction of water quality and over-sized detention ponds designed to reduce flows and improve drainage conditions within the Castle Forest neighborhood, and
- b. a variance to Section 3.9.1.1(B)(1), which does not allow diversion of stormwater away from a natural watercourse, to permit runoff directed away from a natural watercourse to an oversized detention pond designed to reduce flows and improve drainage conditions within the existing Castle Forest neighborhood.

7. **Questions and Answer with the Press and Public.** *This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely in the Q&A session must email planninginfo@sanmarcostx.gov beginning the day prior to the meeting and before 12:00PM the day of the meeting. A call in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer.*

8. **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