



**POSTED**

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BY

**REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, August 10, 2010, 6:00 p.m.  
Council Chambers, City Hall  
630 E. Hopkins Street

*Sherwood Bishop, Chair  
Bill Taylor, Vice-Chair  
Randy Bryan, Commissioner  
Bucky Couch, Commissioner  
Jude Prather, Commissioner  
Curtis O. Seebeck, Commissioner  
Jim Stark, Commissioner  
Chris Wood, Commissioner  
Travis Kelsey, Commissioner*

**AGENDA**

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. ***NOTE: The Planning & Zoning Commission 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 Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;***
5. **Citizen Comment Period.**
6. **Hold a public hearing and consider a request by Carma Paso Robles, LLC for the following:**
  - a. **PDA-08-03.** A petition for development agreement for the entire site that addresses annexation, utility services, transportation, development standards, parkland and other project amenities accompanied with duties and responsibilities of the Developer, City and Property Owners Association over the term of the Development Agreement.
  - b. **LUA-08-12.** Future Land Use Map Amendment from High Density Residential (HDR), OS (Open Space), I (Industrial) to C (Commercial). The subject area includes 60.3 acres and is located east of Hunter Road and south of Centerpoint Road.
  - c. **PDD-08-05.** Zoning Change from FD (Future Development and UZ (Unzoned) to a PDD (Planned Development District) with the underlying base zoning for the PDD to be Mixed Use and General Commercial. Subject area includes 1338.5 acres, Area 1 located at the terminus of Centerpoint Road and Hunter Road, Area 2 located east of Hunter Road and south of Centerpoint Road.

- d. **ZC-08-20.** Zoning Change from Future Development (FD)/ Unzoned (UZ) to a base zoning category with the PDD zoning classification of MU (Mixed Use) for 1278.29 acres located at the terminus of Centerpoint Road and Hunter Road.
- e. **ZC-08-21.** Zoning Change from Future Development (FD)/ Unsowed (UZ) to a base zoning category with the PDD zoning classification of General Commercial (GC) for 60.3 acres located east of Hunter Road and south of Center point Road.
7. **LUA-10-09.** Hold a public hearing and consider possible action on a request by The Plaza At San Marcos, agent for 90 San Marcos, LTD and DRFM Investments, for a Future Land Use Map Amendment from Industrial (I) to Medium Density Residential (MDR) on a 8.67 acre tract, being Lot 1, Block 3, Old Mill Park Subd, located at 1653 Mill Street.
8. **ZC-10-12.** Hold a public hearing and consider possible action on a request by The Plaza At San Marcos, agent for 90 San Marcos, LTD and DRFM Investments, for a Zoning Change from Heavy Industrial (HI) to Multi-Family Residential (MF-12) on a 8.67 acre tract, being Lot 1, Block 3, Old Mill Park Subd, located at 1653 Mill Street.
9. Hold a public hearing and consider possible action on amending the land use matrix to add a classification for charitable gaming facilities and to define this use in Chapter 8 of the Land Development Code.
10. Hold a public hearing and consider possible action on the proposed City of San Marcos Parks and Open Space Master Plan.
11. Discuss the SmartCode Communications Plan.

**12. Discussion Items.**

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

**Planning Report**

**Commissioners' Report.**

13. Questions from the Press and Public.

14. Adjourn.

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