

**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, FEBRUARY 5, 2026
6:00 P.M.**

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Lampasas, Texas will be held at 6:00 p.m. on Thursday, February 5, 2026 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Discussion and possible action regarding approval of minutes dated December 4, 2025.

PUBLIC HEARING

- I. Public hearing to receive citizen comments to consider a request to rezone property being 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park Zone 3 “BPZ3”.

REGULAR SESSION

- I. Discussion and possible action to consider approval, denial or approval to consider a request to rezone property being 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park Zone 3 “BZP3”.
- III. Discussion regarding General Planning and Zoning inquiries, projects, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments
- IV. Adjourn

I, Kayleigh Stanley, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 2nd day of February 2026 at _____.

Kayleigh Stanley, City Secretary

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, DECEMBER 4, 2025
6:00 P.M.**

The Planning and Zoning Commission of the City of Lampasas met in regular session on the above date with Chair Marisa Canales presiding:

P&Z Members Present:

Zach Carnley
John-David Rott
Janet Logan
Bob McCauley
Zachary Taylor
Marisa Canales

City Staff Present:

Kayleigh Stanley, City Secretary

P&Z Members Absent:

REGULAR SESSION

I. Call to order

Chair Canales called the meeting to order at 6:00 p.m.

II. Discussion and possible action regarding approval of minutes November 6, 2025.

Board member Logan moved to approve the minutes as presented, the motion was seconded by Board member Taylor and with a unanimous vote, the motion carried.

PUBLIC HEARING

III. Public hearing to receive citizen comments regarding a request to rezone property described as 1.79 acres, 1514 E Ave A Lampasas, Texas Lampasas County from Single Family Residential-6 “SF-6” to Single Family Residential-6 “SF-6” with a Mobile Home Overlay “MHO”.

Kayleigh Stanley, City Secretary presented the commission with:

Juan Mota, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property described as 1.79 acres, 1514 E Ave A Lampasas, Texas Lampasas County from Single Family Residential-6 “SF-6” to Single Family Residential-6 “SF-6” with a Mobile Home Overlay “MHO”.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed nine (9) notices to property owners within 200 feet of the applicant’s property, as of the date of this report seven (7) letters in favor and none in opposition have been received.

With no additional comment, the public hearing was closed.

REGULAR SESSION

IV. Discussion and possible action to consider a recommendation to request to rezone property described as 1.79 acres, 1514 E Ave A Lampasas, Texas Lampasas County from Single Family Residential-6 “SF-6” to Single Family Residential-6 “SF-6” with a Mobile Home Overlay “MHO”.

Board member Taylor moved to approve the request to rezone property described as 1.79 acres, 1514 E Ave A Lampasas, Texas Lampasas County from Single Family Residential-6 “SF-6” to Single Family Residential-6 “SF-6” with a Mobile Home Overlay “MHO”. The motion was seconded by Board member Rott and with a unanimous vote, the motion carried.

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding a request to rezone property from Retail “R” to Retail “R” with a Planned Development “PD” Overlay. The property is described as lots 4, 7, 8, 9, 10, Block 12 of the LSC 2nd Addition, Lots 7 and 8, Block 13 of the LSC 2nd Addition, Lot 1 of the 183 South Business Plaza and Lot 1, Block 1 of the Finney Commercial Addition, Lampasas Texas Lampasas County.

Kayleigh Stanley, City Secretary presented the commission with:

Deorald Finney, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Retail “R” to Retail “R” with a Planned Development “PD” Overlay. The property is described as lots 4, 7, 8, 9, 10, Block 12 of the LSC 2nd Addition, Lots 7 and 8, Block 13 of the LSC 2nd Addition, Lot 1 of the 183 South Business Plaza and Lot 1, Block 1 of the Finney Commercial Addition, Lampasas Texas Lampasas County.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-one (21) notices to property owners within 200 feet of the applicant’s property, as of the date of this report eight letters in favor and none in opposition have been received.

With no additional comment, the public hearing was closed.

REGULAR SESSION

- VI. Discussion and possible action to consider a recommendation to rezone property from Retail “R” to Retail “R” with a Planned Development “PD” Overlay. The property is described as lots 4, 7, 8, 9, 10, Block 12 of the LSC 2nd Addition, Lots 7 and 8, Block 13 of the LSC 2nd Addition, Lot 1 of the 183 South Business Plaza and Lot 1, Block 1 of the Finney Commercial Addition, Lampasas Texas Lampasas County.

Board member Rott moved to approve the request to rezone property from Retail “R” to Retail “R” with a Planned Development “PD” Overlay. The property is described as lots 4, 7, 8, 9, 10, Block 12 of the LSC 2nd Addition, Lots 7 and 8, Block 13 of the LSC 2nd Addition, Lot 1 of the 183 South Business Plaza and Lot 1, Block 1 of the Finney Commercial Addition, Lampasas Texas Lampasas County. The motion was seconded by Board member Taylor and with a unanimous vote, the motion carried.

- VII. Discussion regarding General Planning and Zoning inquiries, projects, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments

Kayleigh Stanley, City Secretary, provided the Board with updates to ongoing projects around town.

- *Sulphur Creek Urgent Care has broken ground on their new location*
- *A new real estate office is going in on Key Avenue*
- *Northington Estates has sent their preliminary plat for review*
- *Estates of Lampasas has sent Civil plans for review*

- VIII. Adjourn

With all business resolved, the meeting adjourned at 6:07PM.

Passed and approved this _____ day of _____ 2025

Marisa Canales, Commission Chair

ATTEST:

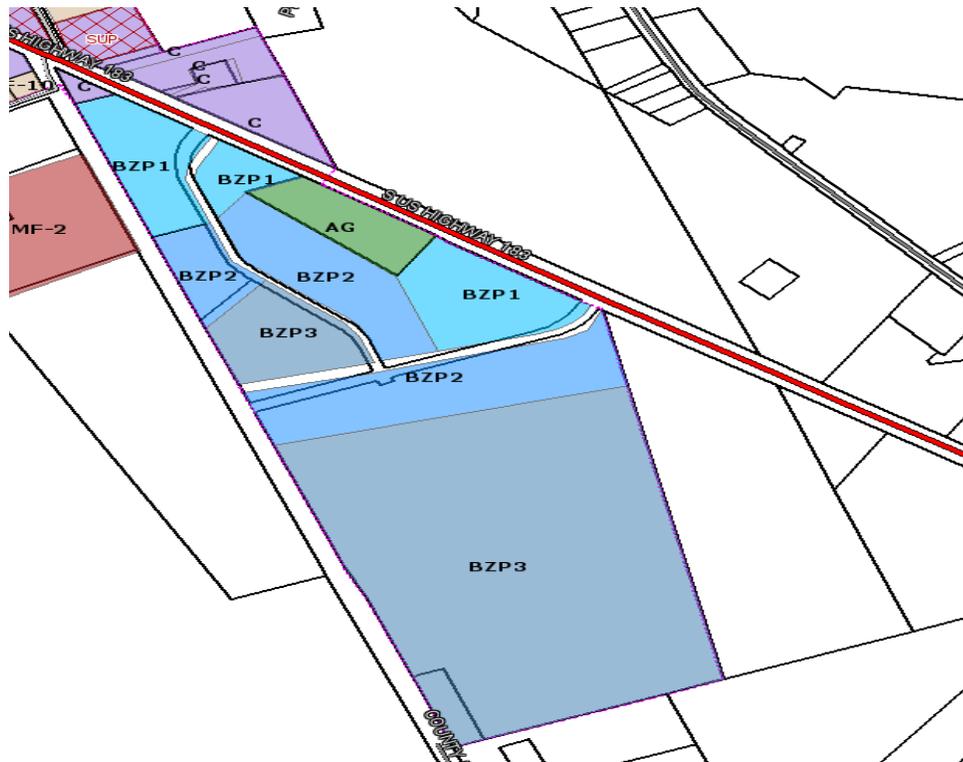
Kayleigh Stanley, City Secretary

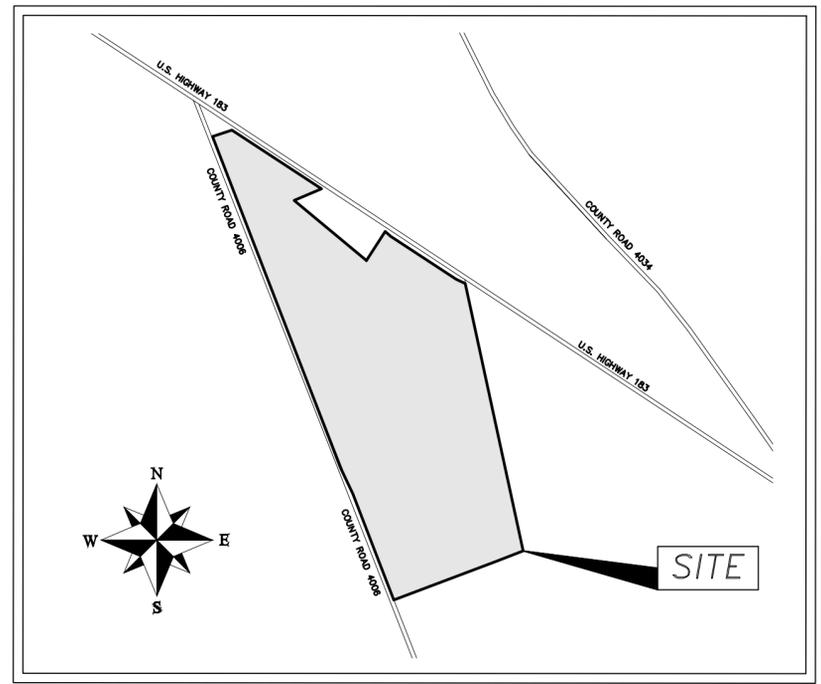
**City of Lampasas
Staff Report (Business Park)
Planning and Zoning Board**

Subject Property The property is described as 144.996 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183, Lampasas Texas Lampasas County.

Summary Lampasas Economic Development Corporation, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Business Park Zone 1 “BPZ1”, Business Park Zone 2 “BPZ2” and Business Park Zone 3 “BPZ3” to Business Park 3 “BPZ3”.

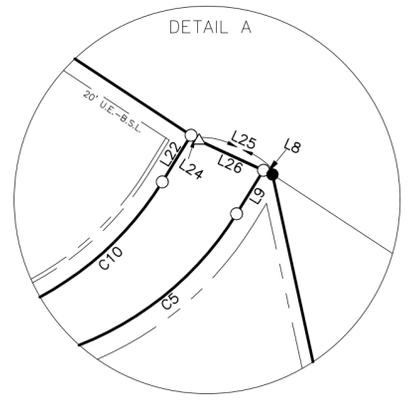
Characteristics The area is characterized as employment mixed use.



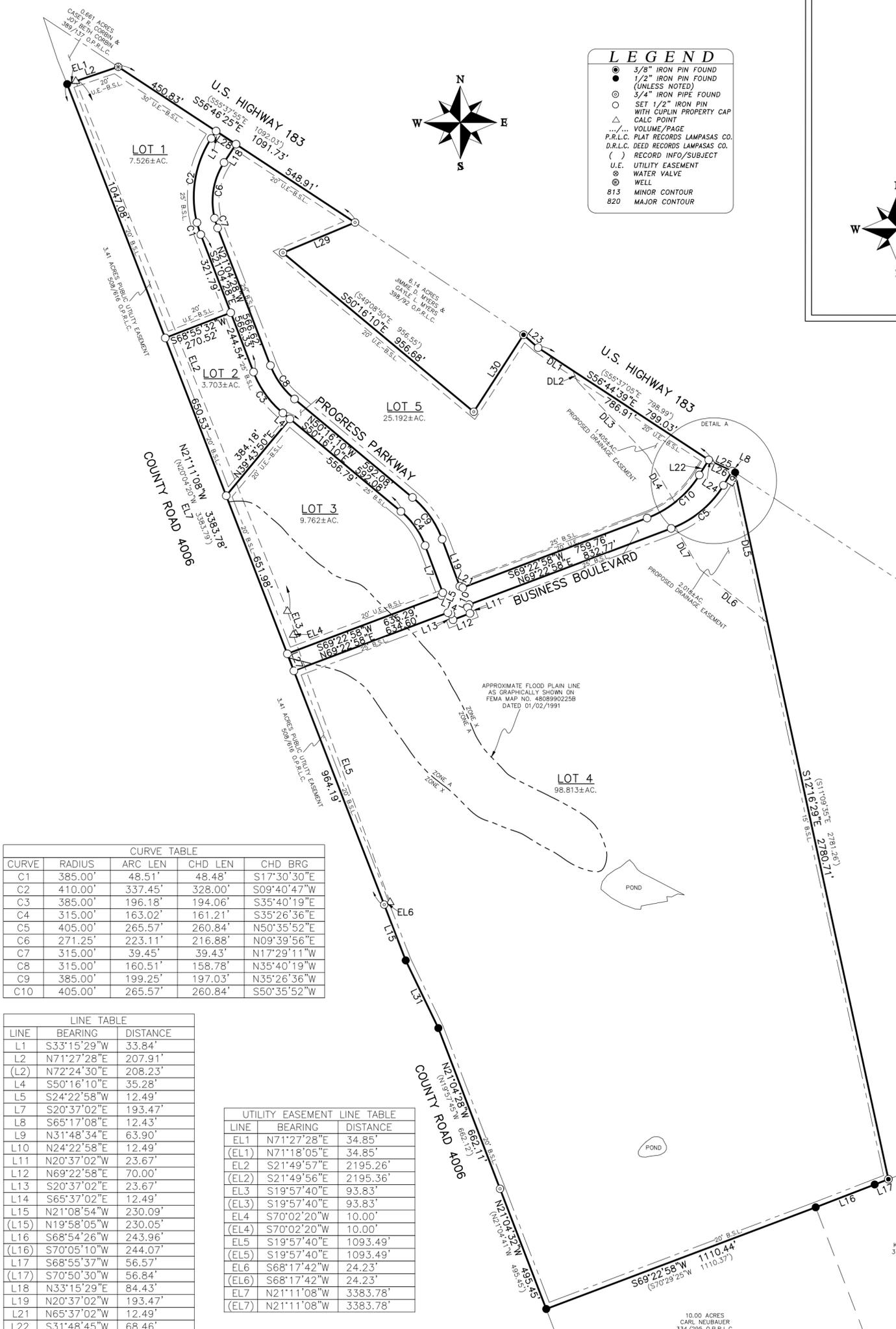


LOCATION MAP
NOT TO SCALE

- NOTES:**
- 1) PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4808990225B, EFFECTIVE 01/02/1991.
 - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
 - 4) TOTAL ACREAGE: 151.638 ACRES
 - 5) NO. OF LOTS: 5 (COMMERCIAL AND RETAIL)
 - 6) OWNER/DEVELOPER: LAMPASAS ECONOMIC DEVELOPMENT CORPORATION
312 EAST THIRD STREET
LAMPASAS, TEXAS 76550
 - 7) ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS.
 - 8) WATER PROVIDED BY THE CITY OF LAMPASAS.
 - 9) SEWER SERVICES PROVIDED BY THE CITY OF LAMPASAS.
 - 10) ALL LOTS LIE WITHIN THE FULL PURPOSE CITY LIMITS OF LAMPASAS.
 - 11) THIS TRACT IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCE IN PLACE AT THE TIME OF THE PLAT (SEPTEMBER, 2022).
 - 12) ZONING: AGRICULTURAL
 - 13) LOT 2 IS TO BE RESERVED FOR THE CONSTRUCTION OF A DETENTION POND



SCALE 1" = 150'



CURVE TABLE

CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	385.00'	48.51'	48.48'	S17°30'30"E
C2	410.00'	337.45'	328.00'	S09°40'47"W
C3	385.00'	196.18'	194.06'	S35°40'19"E
C4	315.00'	163.02'	161.21'	S35°26'36"E
C5	405.00'	265.57'	260.84'	N50°35'52"E
C6	271.25'	223.11'	216.88'	N09°39'56"E
C7	315.00'	39.45'	39.43'	N17°29'11"W
C8	315.00'	160.51'	158.78'	N35°40'19"W
C9	385.00'	199.25'	197.03'	N35°26'36"W
C10	405.00'	265.57'	260.84'	S50°35'52"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S33°15'29"W	33.84'
L2	N71°27'28"E	207.91'
(L2)	N72°24'30"E	208.23'
L4	S50°16'10"E	35.28'
L5	S24°22'58"W	12.49'
L7	S20°37'02"E	193.47'
L8	S65°17'08"E	12.43'
L9	N31°48'34"E	63.90'
L10	N24°22'58"E	12.49'
L11	N20°37'02"W	23.67'
L12	N69°22'58"E	70.00'
L13	S20°37'02"E	23.67'
L14	S65°37'02"E	12.49'
L15	N21°08'54"W	230.09'
(L15)	N19°58'05"W	230.05'
L16	S68°54'26"W	243.96'
(L16)	S70°05'10"W	244.07'
L17	S68°55'37"W	56.57'
(L17)	S70°50'30"W	56.84'
L18	N33°15'29"E	84.43'
L19	N20°37'02"W	193.47'
L21	N65°37'02"W	12.49'
L22	S31°48'45"W	68.46'
L23	S48°39'32"E	74.85'
(L23)	S47°01'10"E	75.33'
L24	S56°44'39"E	12.12'
L25	S65°17'08"E	100.99'
(L25)	S64°04'10"E	101.08'
L26	S65°17'08"E	88.56'
L27	N21°11'08"W	70.00'
L28	S55°37'55"E	92.00'
L29	S67°15'47"W	301.29'
(L29)	S68°23'00"W	301.29'
L30	N32°58'12"E	352.86'
(L30)	N34°07'10"E	353.95'
L31	N25°46'42"W	289.07'
(L31)	N24°39'30"W	289.13'

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N71°27'28"E	34.85'
(EL1)	N71°18'05"E	34.85'
EL2	S21°49'57"E	2195.26'
(EL2)	S21°49'56"E	2195.36'
EL3	S19°57'40"E	93.83'
(EL3)	S19°57'40"E	93.83'
EL4	S70°02'20"W	10.00'
(EL4)	S70°02'20"W	10.00'
EL5	S19°57'40"E	1093.49'
(EL5)	S19°57'40"E	1093.49'
EL6	S68°17'42"W	24.23'
(EL6)	S68°17'42"W	24.23'
EL7	N21°11'08"W	3383.78'
(EL7)	N21°11'08"W	3383.78'

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
DL1	S56°44'39"E	160.07'
DL2	S22°16'13"E	45.62'
DL3	S43°34'16"E	389.48'
DL4	S30°37'33"E	212.26'
DL5	S12°16'29"E	591.73'
DL6	N51°50'19"W	333.34'
DL7	N30°00'34"W	189.17'

LAMPASAS BUSINESS PARK

BEING A SUBDIVISION OF 151.64 ACRES OF LAND OUT OF THE DANIEL STANLEY SURVEY, ABSTRACT NO. 631, IN LAMPASAS COUNTY, TEXAS.

PROJ. NO. 22366
PREPARED FOR: LAMPASAS ECONOMIC DEVELOPMENT CORPORATION
TECH: P. LANGDON
APPROVED: DANNY J. STARK
FIELDWORK PERFORMED ON: 04/11/2022
COPYRIGHT: 2022 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 300'

2		
1		
DATE	NO.	DESCRIPTION
REVISIONS		