

**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, MARCH 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, March 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 February 5, 2026.

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as mid 1/3 of Lot 7, Block 11 of the Old Town Addition, more specifically known as 511 East Third Street, Lampasas Texas Lampasas County to allow for an indoor commercial amusement facility.

REGULAR SESSION

- IV. Discussion and possible action to consider a request for a Specific Use Permit for property described as mid 1/3 of Lot 7, Block 11 of the Old Town Addition, more specifically known as 511 East Third Street, Lampasas Texas Lampasas County to allow for an indoor commercial amusement facility.

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as .712 acres, Lot 1A of the Edwards Addition, more specifically known as 1415 E 4th Street, Lampasas Texas Lampasas County to allow for a daycare.

REGULAR SESSION

- VI. Discussion and possible action to consider a request for a Specific Use Permit for property described as .712 acres, Lot 1A of the Edwards Addition, more specifically known as 1415 E 4th Street Lampasas Texas Lampasas County to allow for a daycare.

PUBLIC HEARING

- VII. 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 Lot 7 and 8, Block 7 of the LSC 2nd Addition, lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 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.

REGULAR SESSION

- VIII. 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 Lot 7 and 8, Block 7 of the LSC 2nd Addition, lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 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.

- IX. 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

- X. 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 25th day of March 2026 at 3:00pm.

Kayleigh Stanley

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, FEBRUARY 5, 2026
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
Michael Sibberson

City Staff Present:

Kayleigh Stanley, City Secretary
Johnna Vessey, Permit Technician

P&Z Members Absent:

Zachary Taylor

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 December 4, 2025.

Board member Sibberson moved to approve the minutes as presented, the motion was seconded by Board member Carnley and with a unanimous vote, the motion carried. (Taylor absent)

PUBLIC HEARING

III. 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”.

Kayleigh Stanley, City Secretary presented the commission with:

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”.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed eighteen (18) notices to property owners within 200 feet of the applicant’s property, as of the date of this report no letters in favor or in opposition have been received.

Chair Canales questioned why the amount of acreage was different on the adopted plat. Stanley mentioned the last rezone of the business park had inconsistencies. The plat includes acreage for existing roadways. However, the size of the lots equals 144.996 acres.

Board member Logan questioned whether there were substantial utilities on site to be suitable for this request. Stanley explained that the City put in all new infrastructure a few years ago with unused lines.

With no additional comment, the public hearing was closed.

REGULAR SESSION

IV. 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”.

Board member Canaled moved to approve the 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. The motion was seconded by Chair Canales and with a unanimous vote, the motion carried. (Taylor absent)

- V. 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 an update that City staff is now requiring all new commercial development to participate in a pre-development meeting prior to permits being approved.

A conversation regarding some extensive work on Naruna Road ensued. Stanley notified that there was an approved permit for a demo. However, at a later time, Stanley confirmed there is a retaining wall being installed.

VI. Adjourn

With all business resolved, the meeting adjourned at 6:16PM.

Passed and approved this _____ day of _____ 2026

Marisa Canales, Commission Chair

ATTEST:

Kayleigh Stanley, City Secretary



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: March 5, 2026 City Council March 9, 2026

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Little Play Patch

Physical Location of Property: 511 E 3rd Street

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds)

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: _____ Existing Zoning: CBD Proposed Zoning: CBD w/ SUP

Applicant / Owner's Name: Myra Berlin

Contact Person: _____ Title: _____

Company Name: Dassclans LLC

Street/Mailing Address: 2309 Spring Creek Dr City: Austin State: Tx Zip: 78704

Phone: 512-657-8116 Email Address: _____

Engineer / Representative's Name: Khaloe Dalton

Contact Person: _____ Title: _____

Company Name: Little Play Patch, LLC

Street/Mailing Address: 450 CR 4700 City: Kempner State: Tx Zip: 76539

Phone: 254-422-5152 Email Address: khaloe.dalton98@gmail.com

Nature of Request/Proposed Use of the Property: [redacted] Indoor Commercial Amusement Facility

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).

All applications must be COMPLETE before they will be scheduled for P&Z agenda (It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements in the Zoning, Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City Staff including the number of plans to be submitted, application fees, etc).

All application materials (one copy) must be delivered to the Planning Department. The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees for City review of this project.

Notice of Public Records- The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: [Signature] Title: _____ Date: 2-3-26

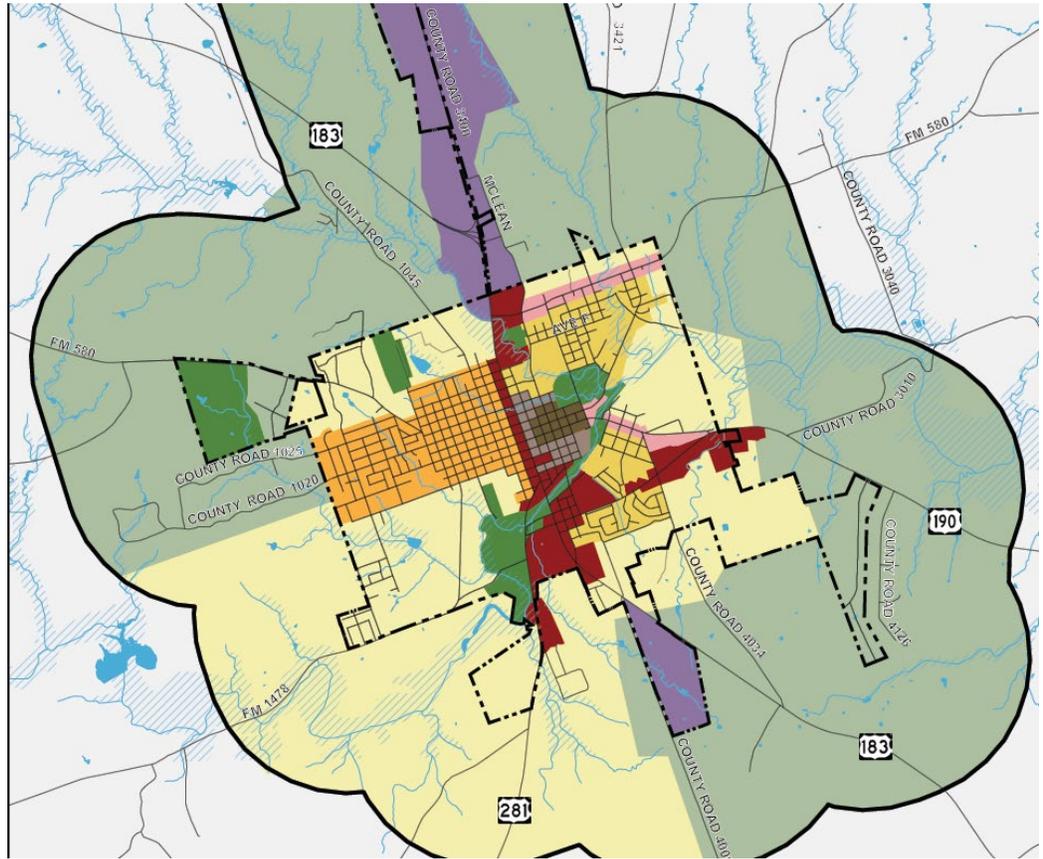
**City of Lampasas
Staff Report (Dalton)
Planning and Zoning Board**

Subject Property The property is described as mid 1/3 of Lot 7, Block 11 of the Old Town Addition, more specifically known as 511 East Third Street, Lampasas Texas Lampasas County.

Summary Khloe Dalton, property owner, is asking the Commission to consider a request for a Specific Use Permit for property described as mid 1/3 of Lot 7, Block 11 of the Old Town Addition, more specifically known as 511 East Third Street, Lampasas Texas Lampasas County to allow for an indoor commercial amusement facility.

Characteristics The area is characterized as Downtown Traditional. The property is surrounded by Central Business District.





LEGEND



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Notification

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirteen (13) notices to property owners within 200 feet of the applicant’s property, as of the date of this report two letters in favor and none in opposition have been received.

Attachments

Rezoning Application, Plat, Map and Pictures



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: March 5, 2026 City Council March 9, 2026

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Daycare

Physical Location of Property: 1415 E 4th Street Lampasas 76550

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds _____)

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: .71 Existing Zoning: SF 6 Proposed Zoning: SF-6 w/ SUP

Applicant / Owner's Name: LAMPASAS COMMUNITY CHURCH

Contact Person: ROLAND SCHAUB Title: ELDER / CONTRACTOR

Company Name: LAMPASAS COMMUNITY CHURCH

Street/Mailing Address: P.O. BOX 20 City: LAMPASAS State: TX Zip: 76550

Phone: 512) 556-2595 Email Address: LAMPASAS COMMUNITY CHURCH @ YAHOO . COM

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: DAY CARE

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).

All applications must be COMPLETE before they will be scheduled for P&Z agenda (It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements in the Zoning, Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City Staff including the number of plans to be submitted, application fees, etc).

All application materials (one copy) must be delivered to the Planning Department. The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees for City review of this project.

Notice of Public Records- The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

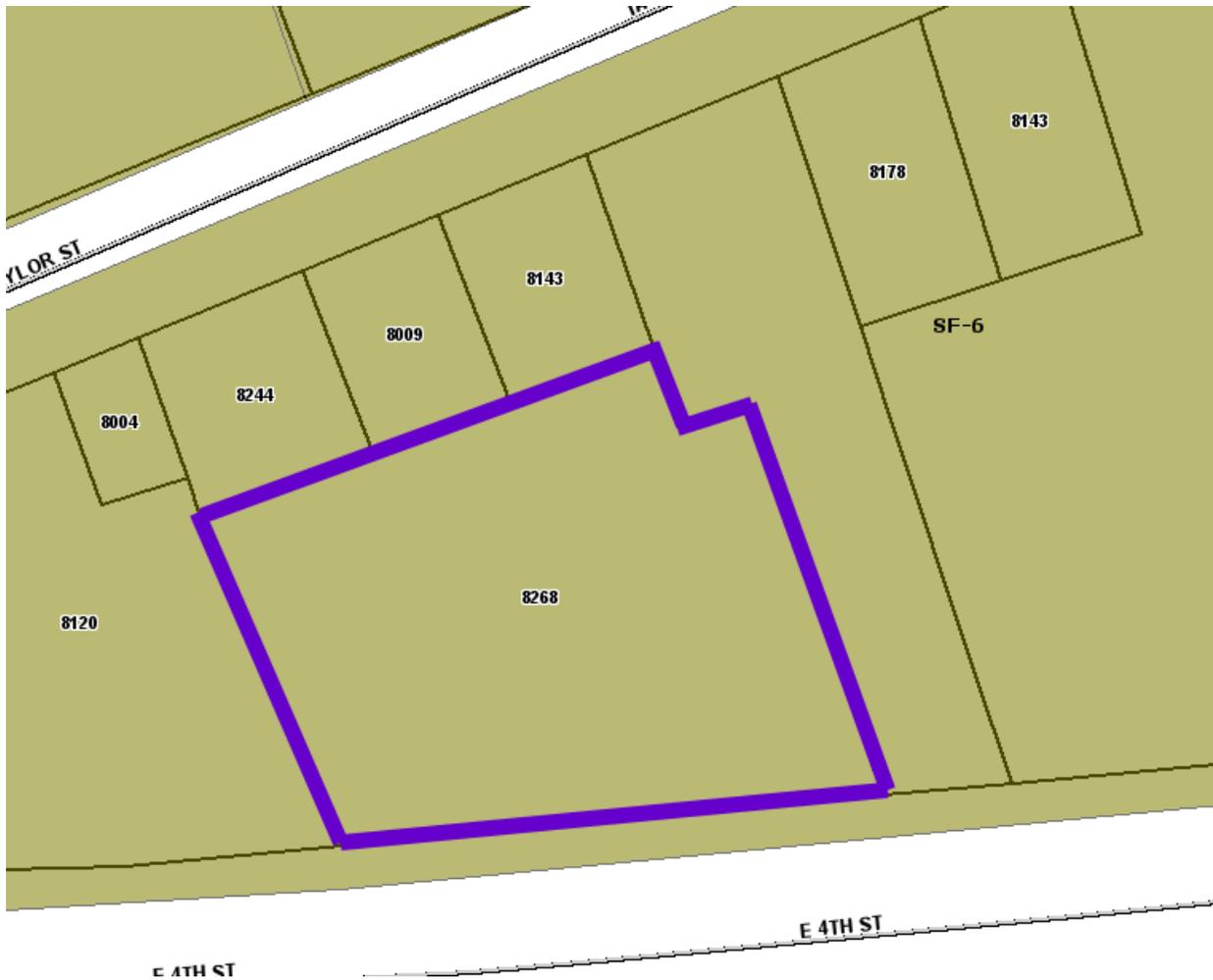
Signed: RB Schaub Title: ELDER Date: 1/12/26

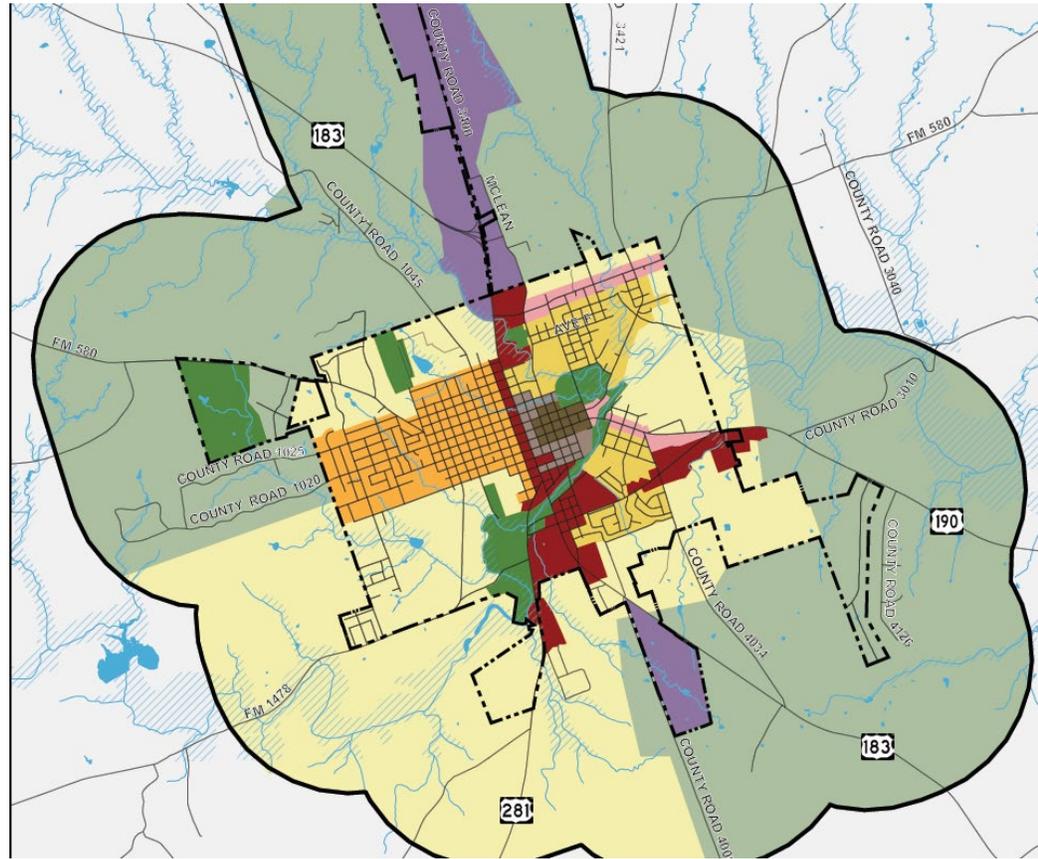
**City of Lampasas
Staff Report (Community Church)
Planning and Zoning Board**

Subject Property The property is described as .712 acres, Lot 1A of the Edwards Addition, more specifically known as 1415 E 4th Street Lampasas Texas Lampasas County

Summary Lampasas Community Church, property owner, is asking the Commission to consider a request for a Specific Use Permit for property described as .712 acres, Lot 1A of the Edwards Addition, more specifically known as 1415 E 4th Street Lampasas Texas Lampasas County to allow for a daycare.

Characteristics The area is characterized as Suburban Mixed Use. The property is surrounded by Single Family Residential – 6,000.





LEGEND

Parks and Open Space	Suburban Mixed-Use	Watercourses	Lampasas ETJ
Rural Estate	Corridor Commercial	Water Bodies	Roads
Suburban Residential	Employment Mixed-Use	Floodzone	Non-Lampasas Areas
Traditional Residential	Downtown Transitional	Lampasas City Limits	
Urban Residential	Downtown Core		



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Notification

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed sixteen (16) notices to property owners within 200 feet of the applicant's property, as of the date of this report no letters in favor or in opposition have been received.

Attachments

Rezone Application, Plat, Map and Pictures



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: _____ City Council _____

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: _____

Physical Location of Property: _____

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds _____)

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: _____ Existing Zoning: _____ Proposed Zoning: _____

Applicant / Owner's Name: DEORALO FINNEY

Contact Person: DEORALO FINNEY Title: OWNER

Company Name: _____

Street/Mailing Address: Box 988 City: LAMPASAS State: TX Zip: 76550

Phone: 512 913 0604 Email Address: DLFINNEY@HOTMAIL.COM

Engineer / Representative's Name: QUINTERO ENGINEERING / BRUCE MARTIN

Contact Person: BRUCE MARTIN Title: PROFESSIONAL ENGINEER

Company Name: _____

Street/Mailing Address: 1501 W. STANLEY City: KILLEDEE State: TX Zip: 76549

Phone: 254 493 9962 Email Address: BMARTIN@QUINTEROENR.COM

Nature of Request/Proposed Use of the Property: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).

All applications must be COMPLETE before they will be scheduled for P&Z agenda (It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements in the Zoning, Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City Staff including the number of plans to be submitted, application fees, etc).

All application materials (one copy) must be delivered to the Planning Department. The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees for City review of this project.

Notice of Public Records- The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: _____ Title: Owner Date: 10-20-25

City of Lampasas Staff Report (Finney) Planning and Zoning Board

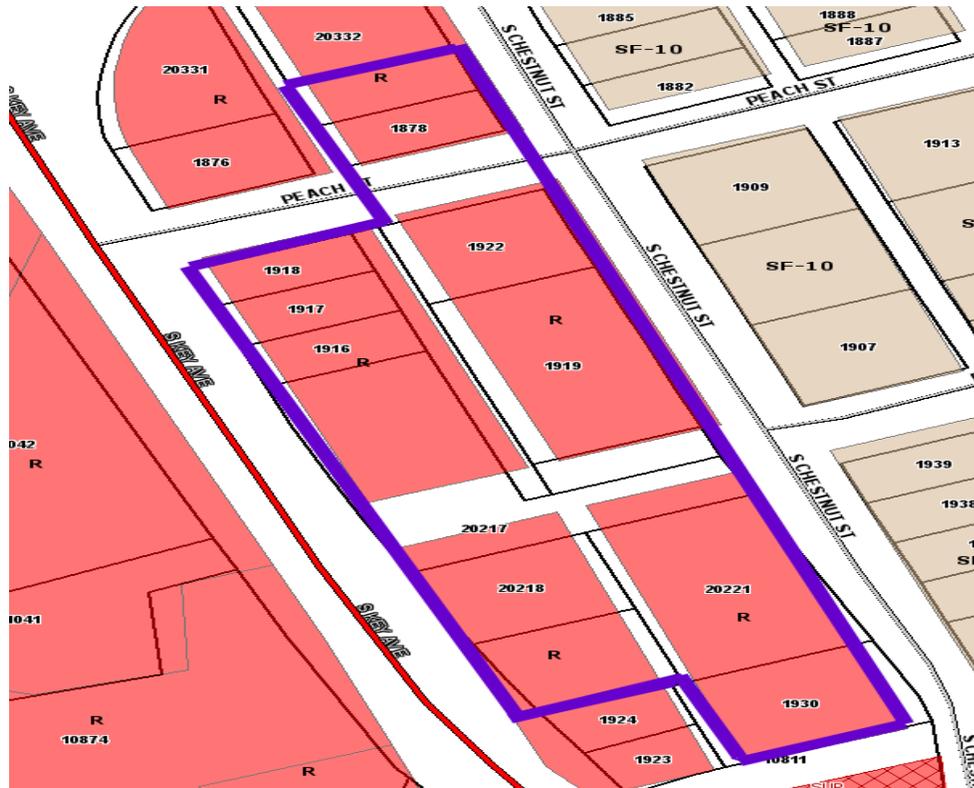
Subject Property The property is described as Lot 7 and 8, Block 7 of the LSC 2nd Addition, lots 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 12 of the LSC 2nd Addition, Lots 7 and 8, Block 13 of the LSC 2nd Addition, Lot 1 of the 183 South Business Plaza and Lot 1, Block 1 of the Finney Commercial Addition, Lampasas Texas Lampasas County.

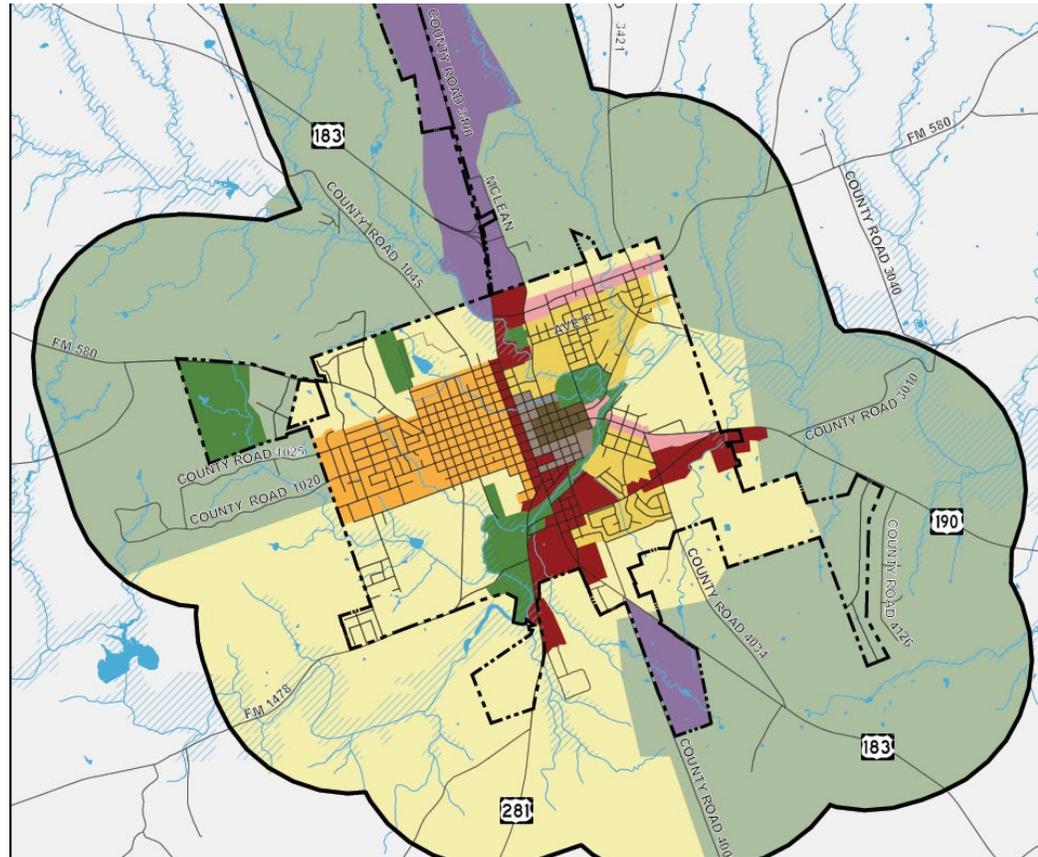
Summary Deorald Finney, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Retail “R” to Retail “R” with a Planned Development “PD” Overlay to allow for a four-story hotel, restaurant and retail shops.

The applicant is also requesting the following deviations from standard City requirements:

1. Allow the parking lot to encroach into the City of Lampasas easement right-of-way.
2. Allow a minimum of 68 parking spaces.
3. Waive City of Lampasas landscaping requirements.
4. Eliminate setback requirements along Peach Street and Chestnut Street.

Characteristics The area is characterized as retail. The property is surrounded by single family homes and retail properties.





LEGEND

Parks and Open Space	Suburban Mixed-Use	Watercourses	Lampasas ETJ
Rural Estate	Corridor Commercial	Water Bodies	Roads
Suburban Residential	Employment Mixed-Use	Floodzone	Non-Lampasas Areas
Traditional Residential	Downtown Transitional	Lampasas City Limits	
Urban Residential	Downtown Core		

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Notification

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-one (48) notices to property owners within 200 feet of the applicant’s property, as of the date of this report nine (9) letters in favor and none in opposition have been received.

Attachments

Rezone Application, Plat, Map and Pictures



NO.	DATE	REVISIONS	REMARKS	BY
1				
1				

For Interim Review Only
 These documents are released for the purpose of review and comment under the authority of: Bryce Martin, P.E., P.E. No. 147432 on January 7, 2026. They are not to be used for construction purposes.

ISSUED FOR REVIEW, COMMENT AND APPROVAL
 PROJECT NO.: 053-25
 OCTOBER 2025

QUINTERO ENGINEERING, LLC
 1501 W. STAN SCHLUETER LP.
 KILLEEN, TEXAS 76549
 PHONE: (254) 493-9982
 FAX: (254) 432-7070
 T.B.P.E. FIRM NO.: 14709
 T.B.P.L.S. FIRM NO.: 10194110



LA QUINTA
 LAMPASAS, LAMPASAS COUNTY, TEXAS
 CONCEPT PLAN
 SHEET TITLE:
 DRAWING NO.:
 CP5



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REVISIONS

1	02-12-2026
2	02-16-2026
3	
4	



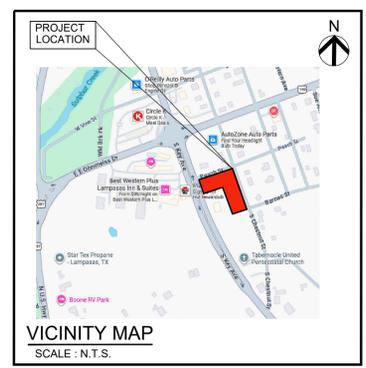
LAQUINTA
BY WYNDHAM

US HIGHWAY 183 & PEACH ST
LAMPASAS, TX 76650

PRELIMINARY SITE PLAN
WADHWA AND ASSOCIATES, INC.
architects, planners
and construction administration

1200 MARKER CYPRESS ROAD, SUITE 600-200
CYPRESS, TEXAS 77429
Ph: (713) 465-0099
Email: plan@wai-designs.com

ISSUE	
DRW: JP	CHKD:
DATE: JAN 2026	
JOB NO. 26-01-001	
SHEET NO. SP1	



PARKING PROVIDED

CARS 9' X 20'	75
CARS 9' X 18'	6
H.C. CAR 9'X20'	3
H.C. VAN 11'X20'	1
TOTAL	85

BUILDING GROSS AREA

FIRST FLOOR AREA	11,530 SQ.FT. (APPROX.)
SECOND FLOOR AREA	11,402 SQ.FT. (APPROX.)
THIRD FLOOR AREA	11,336 SQ.FT. (APPROX.)
FOURTH FLOOR AREA	11,336 SQ.FT. (APPROX.)
TOTAL FLOOR AREA	45,604 SQ.FT. (APPROX.)

