

**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, JUNE 4, 2020
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, June 4, 2020 in the City Council Chambers, 302 E Third Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Announcements
- III. Discussion and possible action regarding approval of the minutes dated March 5, 2020.
- IV. Discussion and possible action regarding application for board appointment to fill vacancy.

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) a request for a Specific Use Permit (SUP) to allow for an *Open Storage, Display, or Work Area for Merchandise or Machinery* in an area zoned Retail "R" Lampasas County, Lampasas, Texas. The property is described as Block 3, L S C First Addition Lots 1, 2 and part of 3, commonly known as 108 South Key Avenue, Lampasas, Texas.

REGULAR SESSION

- VI. Discussion and possible action regarding approval, denial, or approval with modification(s) a request for a Specific Use Permit (SUP) to allow for an *Open Storage, Display, or Work Area for Merchandise or Machinery* in an area zoned Retail "R" Lampasas County, Lampasas, Texas. The property is described as Block 3, L S C First Addition Lots 1, 2 and part of 3, commonly known as 108 South Key Avenue, Lampasas, Texas.
- VII. Adjourn

I, Becky Sims, Assistant 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 29 day of May, 2020 at 11:30A



Becky Sims, Assistant City Secretary

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
405 SOUTH MAIN STREET
THURSDAY MARCH 5, 2020
6:00 P.M.**

The Planning and Zoning Commission of the City of Lampasas met in regular session on the above date with Commission Chairman Jackson presiding:

P&Z Members Present:

Reese Vann
Marisa Canales
James Skinner
Bob McCauley
Jackie Baltrun

City Staff Present:

Becky Sims, Assistant City Secretary/Zoning Administrator
Finley deGraffenried, City Manager
Frank Ellett, Building Official
Rickie Roy, Public Works Director/Interim Assist. City Manager
Jeff Smith, Fire Chief
Ronnie Withers, Fire Marshal

P & Z Members Absent

Henry Fiur

REGULAR SESSION

- I. Call to order-** *Chairman Jackson called the meeting to order at 6:00 p.m.*
- II. Announcements** –*Becky Sims, Zoning Administrator advised the Commission that Henry Fiur will not be in attendance this evening and has resigned his position.*
- III. Discussion and possible action regarding approval of the minutes dated February 6, 2020-** *Board member Canales motioned to approve the minutes, Chairman Jackson seconded the motion and with a unanimous vote the motion carried. (Fiur Absent)*

PUBLIC HEARING

- IV.** Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) the rezone of .27 acres from Retail “R” to Single Residential Family-6 “SF-6”, Lampasas County, Lampasas, Texas. The property is described as Block 39, A H Barnes Lots 5-6, commonly known as 208 E 5th Street, Lampasas, Texas.

Chair Jackson opened the public hearing to receive citizen comments.

Becky Sims, Zoning Administrator advised of the following:

- *The area is characterized as mixed use, the property is surrounded by single family homes, businesses and retail.*
- *The property owner is in the process of a complete remodel and the home will be used as rental property.*
- *All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirty-six (36) notices to property owners within 200 feet of the applicant’s property, and to date have received four (4) in favor of the request.*

There were no citizen comments; Chair Jackson closed the public hearing

- V.** Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) a request for a Specific Use Permit (SUP) to allow for an accessory dwelling (garage apartment) in an area zoned Single Residential Family-6 “SF-6”, Lampasas County, Lampasas, Texas. The property is described as Block 39, A H Barnes Lots 5-6, commonly known as 208 E 5th Street, Lampasas, Texas.

Chair Jackson opened the public hearing to receive citizen comments.

Becky Sims, Zoning Administrator advised of the following:

- *The area is characterized as mixed use, the property is surrounded by single family homes, businesses and retail.*
- *The property owner is asking the Commission to consider a Specific Use Permit to allow for an accessory dwelling (garage apartment) to provide the property with more living space.*
- *All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirty-six (36) notices to property owners within 200 feet of the applicant's property, and to date have received four (4) in favor of the request.*

Commission member McCauley questioned having two dwellings. Becky Sims, Zoning Administrator advised that the accessory dwelling is a subordinate of the primary structure. It cannot stand alone; the square footage does not meet the minimum square footage allotted for Single Family Residential-6.

Chair Jackson questioned Section 38- Accessory Dwellings in the Lampasas Zoning Regulations; specifically Section 38.3 B. The accessory dwelling unit may be constructed only with the issuance of a Building Permit and shall be constructed out of the same material as the main structure. Mrs. Sims advised that that section pertains to Agriculture District "AG", it does not pertain in this scenario. However, most property owners do construct their garages and/or accessory structure to compliment the main structure. Chair Jackson commented that he disagreed, that he doesn't see why the Zoning Regulation would be written that way and it is up to interpretation.

With no additional comments, Chair Jackson closed the public hearing

- VI.** Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) a request for a Specific Use Permit (SUP) to allow for Portable Building Sales (outdoor display) in an area zoned Commercial "C". The property is described as 3.15 acres of the Daniel Stanley Survey, Abstract No. 631; being all of lots 1 & 2 and part of lots 3 & 4, Block 14 and 0.41 acres of School Avenue of the S.J. Harrells Addition; commonly known as 1573 Barnes Street, Lampasas Texas, Lampasas County.

Chair Jackson opened the public hearing

Mrs. Sims advised of the following:

- *Mr. DePalma is asking the Commission to recommend approval of a Specific Use Permit to sell Portable Buildings at his business located on Barnes Street.*
- *The property is zoned Commercial*
- *The area is characterized as mixed use, the property is surrounded by single family homes, businesses, and undeveloped land*
- *All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed ten (10) notices to property owners within 200 feet of the applicant's property, and to date have received one (1) in favor of the request.*

The Commission asked if the portable buildings were going to be built on site, Mr. DePalma stated no that they would be delivered on a flatbed.

Chair Jackson closed the public hearing with no further comments

- VII.** Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) the rezone the following tracts from Light Industrial to Multi-Family Residential-2 District "MF-2" (Apartments)
- *Tract One- .096 acre out of the John Burleson Survey, Abstract No. 42 Lampasas County, Texas and including a part of Seventh Street and Lots 5 & 6 Block 21, Old Town of Lampasas.*

- Tract Two- 0.32 acre out of the John Burleson Survey, Abstract No. 42, Lampasas County, Texas and including part of Seventh Street, Lots 6 & 7 and a part of the alley, Block 21, Old Town of Lampasas.
- Tract Three- 1.61 acres out of the John Burleson Survey, Abstract No. 42, Lampasas County, Texas and including part of Seventh Street, Elm Street, Lots 7 & 8 and a part of the alley, Block 21, Old Town of Lampasas.

Chair Jackson opened the public hearing

With no citizen comments, the public hearing closed.

VIII. Public hearing to receive citizen comments regarding amendment to text of the City of Lampasas

Zoning Regulations:

- Section 31.3 -Planned Development Requirements to allow minimum tract area of 2 acres for a single podium structure
- Section A.3. -Definitions- to define a podium structure as a multi-occupancy, multi-use horizontally separated building typically with more intense land uses on the lower floors and multi-family residential on higher floors. Other combinations of land-uses may be considered as part of a Planned Development
- Section 22.3 MF-2- Multi-Family Residential District (Apartments) to allow structure heights over 35 feet if part of a Planned Development, or no greater than 5 over 2 if a podium building.

Chair Jackson opened the public hearing

Commission member McCauley disagrees with modifying Zoning Regulations based on specific projects. He doesn't believe that the proposed development will fit on 2 acres.

Mrs. Sims advised that there is a need. The Zoning Regulations were adopted in 1999 and there are several areas that are in need of updating to accommodate new development. While researching the prospective development we realized that there is nothing in our Zoning Regulations where this type of mixed-use development would fit. Planned Development is more geared towards multiple structures in a defined area. We want to allow more latitude and flexibility for those potential developments that may not need 3 acres of land; as 2 acres may be more feasible. This is a trend, several multi-story mixed used structures have been or are being built in cities around us. We want to promote new development.

Chair Jackson questioned if the Podium Structure definition is adequate and would meet the needs of this project. Staff advised yes, that the definition was published by the American Planning Association (APA)

Commission members Baltrun and Vann both voiced their approval of amending the text as needed. Commission member Baltrun stated that she trusted Staff to make the right decisions and do their due diligence to ensure the new development is compliant with Zoning Regulations.

With no further discussion the public hearing was closed.

REGULAR SESSION

- IX.** Discussion and possible action regarding request from Mr. Eric McKellep to consider approval, denial, or approval with modification(s) the rezone of .27 acres from Retail "R" to Single Residential Family-6 "SF-6", Lampasas County, Lampasas, Texas. The property is described as Block 39, A H Barnes Lots 5-6, commonly known as 208 E 5th Street, Lampasas, Texas.

Commission member Baltrun motioned to approve the request, Vann seconded the motion and with a unanimous vote the motion carried (Fiur absent)

- X.** Discussion and possible action regarding request from Mr. Eric McKellep to consider approval, denial, or approval with modification(s) a request for a Specific Use Permit (SUP) to allow for an accessory dwelling (garage apartment) in an area zoned Single Residential Family-6 "SF-6", Lampasas County, Lampasas, Texas. The property is described as Block 39, A H Barnes Lots 5-6, commonly known as 208 E 5th Street, Lampasas, Texas.

Commission member Baltrun motioned to approve the request, Vann seconded the motion, Skinner and Canales both approved, McCauley and Jackson were opposed and Fiur was absent. The motion carried with 4 in favor of the request.

- XI.** Discussion and possible action regarding request from Mr. Jeff Depalma owner of LJD Sales to consider approval, denial or approval with modification(s) a request for a Specific Use Permit (SUP) to allow for Portable Building Sales (outdoor display) in an area zoned Commercial "C". The property is described as 3.15 acres of the Daniel Stanley Survey, Abstract No. 631; being all of lots 1 & 2 and part of lots 3 & 4, Block 14 and 0.41 acres of School Avenue of the S.J. Harrells Addition; commonly known as 1573 Barnes Street, Lampasas Texas, Lampasas County.

Commission member Skinner motioned to approve the request, Canales seconded the motion and with a unanimous vote the motion carried (Fiur absent)

- XII.** Discussion and possible action regarding request from Mr. Mike Irvin to consider approval, denial, or approval with modification(s) the rezone of the following tracts from Light Industrial to Multi-Family Residential-2 District "MF-2" (Apartments)
- Tract One- .096 acre out of the John Burleson Survey, Abstract No. 42 Lampasas County, Texas and including a part of Seventh Street and Lots 5 & 6 Block 21, Old Town of Lampasas.
 - Tract Two- 0.32 acre out of the John Burleson Survey, Abstract No. 42, Lampasas County, Texas and including part of Seventh Street, Lots 6 & 7 and a part of the alley, Block 21, Old Town of Lampasas.
 - Tract Three- 1.61 acres out of the John Burleson Survey, Abstract No. 42, Lampasas County, Texas and including part of Seventh Street, Elm Street, Lots 7 & 8 and a part of the alley, Block 21, Old Town of Lampasas.

Commission member Skinner motioned to approve the request, McCauley seconded the motion and with a unanimous vote the motion carried (Fiur absent)

- XIII.** Discussion and possible action regarding approval of amendments to text of the Lampasas Zoning Regulations:

- Section 31.3 -Planned Development Requirements to allow minimum tract area of 2 acres for a single podium structure

Commission member Skinner motioned to approve the request, Canales seconded the motion, Vann and Baltrun both approved, McCauley was opposed. The motion carried. (Fiur absent)

- Section A.3. -Definitions- to define a podium structure as a multi-occupancy, multi-use horizontally separated building typically with more intense land uses on the lower floors and multi-family residential on higher floors. Other combinations of land-uses may be considered as part of a Planned Development

Commission member Skinner motioned to approve the request, McCauley seconded the motion and with a unanimous vote the motion carried (Fiur absent)

- Section 22.3 MF-2- Multi-Family Residential District (Apartments) to allow structure heights over 35 feet if part of a Planned Development, or no greater than 5 over 2 if a podium building.
Commission member Canales motioned to approve the request, McCauley seconded the motion and with a unanimous vote the motion carried (Four absent)

XIV. Adjourn- The meeting was adjourned at 7:07 p.m.

PASSED AND APPROVED THIS _____ day of _____, 2020

Jeff Jackson, Chairman

ATTEST:

Becky Sims, Assistant City Secretary/Zoning Administrator



City Secretary's Office
312 East Third Street
Lampasas, Texas 76550
(512) 556-6831
Fax# (512) 556-8083

Email: Becky@cityoflampasas.com
Christina@cityoflampasas.com

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board
- Construction Board of Adjustments and Appeals
- Library Advisory Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustment
- Airport Zoning Board of Adjustment

Name(print): Dorothy A. Person Email: dptriadhr2017@gmail.com

Home Address: 114 Skipcha Trail, Lampasas Home Phone: cell: 512-734-0103

Business Address: _____ Business Phone: _____

Resident of City of Lampasas 1 year Years/Months

Resident of Lampasas County 13 + years Years/Months

Voter Registration Number: _____

Occupation: Retired/ part time HR Consultant

Education: some college

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:
Former City Administrator, Arden Hills, MN; former County Administrator, Chisago County Minnesota.;
former Lampasas County HR Director and Elections Administrator

Other Information (Civic Activities, etc)
Kiwanis Member/Officer, Salvation Army, Methodist Church member

Please attach resume or additional experience to application

I have attended one or more meetings of the board/commission/committee for which I have applied: yes
no

Signature: *Dorothy A. Person* Date: 3-31-20

PLEASE RETURN COMPLETED FORM TO THE CITY SECRETARY'S OFFICE AT CITY HALL



Dorothy Person

Triad HR Consulting

Dorothy@TriadHRConsulting.com

Dorothy Person consults with small and large employers in employment settings of public, private and nonprofit, including a national consulting firm, state and local government, nonprofit organizations, and financial institutions.

TRIAD HR CONSULTING, Lampasas, TX. 512-734-0103 2005 to present

President/Consultant assist employers in employment issues including leadership development and training, pay equity, classification and compensation, market survey and pay plan development, policies and employee related issues. Primary clients are public employers including county, city and school district specializing in compensation and classification in accordance with pay equity and equal opportunity conducting organization wide job classifications, interviews, job description preparation, market surveys, pay plan and implementation costing and ongoing classification updates. Recent projects include Douglas County, Minnesota (360 employee base), Cass County, Minnesota (265 employee base), North St. Paul ISD, Minnesota (650 employee base).

LAMPASAS COUNTY, Lampasas, TX 2007-2017

Human Resources Director, developed pay plan and classification update, established human resources department, policies. Election Administrator, centralized elections for all local entities in a centralized resource and administered voter registration and elections.

MAXIMUS, INC., Oakdale, Minnesota 1998 - 2004

Manager of Human Resources Consulting, North Central Region. Provide consulting services to public employers including public employers - counties, cities and school districts. Supervise staff. Assist and advise governing board and staff of clients in improvements and updates to management systems and policies. Analyze and rate position evaluations and job rankings. Prepare, analyze and recommend implementation of market survey. Analyze and recommend pay plans.

LOCAL GOVERNMENT CONSULTING, Taylors Falls, Minnesota 1995-1998

President/Consultant. Provide consulting to local governments, compensation and classification services, ensure pay equity compliance, position evaluation and market surveys, pay plan development and updates, general management consulting.

CITY OF ARDEN HILLS, MN, Arden Hills, Minnesota 1992-1994.

City Administrator/Human Resources Director. Oversee administration of city programs, human resources department, pay equity compliance, pay plan updates, policy review and updates, implementation of Council resolutions and ordinances. Manage departments and staff.

CHISAGO COUNTY, Center City, Minnesota 1985-1992.

County Administrator/ Human Resources Director. Create and implement first county wide human resource department, hiring and recruiting policies and procedures, address risk management issues, job evaluation, pay plan updates. Coordinate county budget and budget committee.

TCF, INC., Minneapolis, Minnesota 1982-1985

Compensation Administrator. Administer compensation program and budget for 1500 employees, train management, coordinate job evaluation committee, research and recommend policy, advise department heads of policy.

HAZELDEN FOUNDATION, Center City, Minnesota 1979-1982

Compensation and Benefits Specialist. Administer benefits and direct compensation in a non-profit organization. Coordinate and research requests for job analysis and evaluation. Prepare reports, review and process performance appraisals and recommendations for pay adjustments.

EDUCATION

Masters of Public Administration certificate, University of St. Thomas, Minneapolis, MN
University of Minnesota, business administration, Minneapolis, MN

PROFESSIONAL AFFILIATIONS

Society for Human Resource Management (SHRM); NAPW National Association of Professional Women; City/County Management Association; County Administrators Association



Certified Facilitator

EVERYTHING 
WORKPLACE

Ronnie Vineyard

REC#: 01207494 4/21/2020 9:53 AM
OPER: PT1 TERM: 069
REF#: 25446

ZONING APPLICATION

TRAN: 210.0000 PERMITS & LICENSES
SUP 6/4/2020
PLANNING & ZONING F 250.00CR

June 4, 2020 City Council: June 8, 2020
NCE WITH CITY REPS & PLANNER (required):

TENDERED: 250.00 CHECK
APPLIED: 250.00-
CHANGE: 0.00

(Party)
Zoning Ordinance for special requirements and procedures
~~Zoning Ordinance for special requirements and procedures~~

Location of property: 108 South Key Ave Lampasas, TX
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): Lot 1 and 2 FR 3 BIK: 3 Add
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block] LSC 125

Acreage: 2.523 Existing Zoning: retail Proposed Zoning:

Applicant / Owner's Name: W. R. Hanson
Contact Person: Ronnie Vineyard Title: Broker
Company Name: Vineyard Real Estate
Street/Mailing Address: P.O. Box 1836 City: Lampasas State: TX Zip: 76550
Phone: 512 556-2277 Fax: Email Address: vineyardrealestate3@gmail.com

Engineer / Representative's Name:
Contact Person: Title:
Company Name:
Street/Mailing Address: City: State: Zip:
Phone: Fax: Email Address:

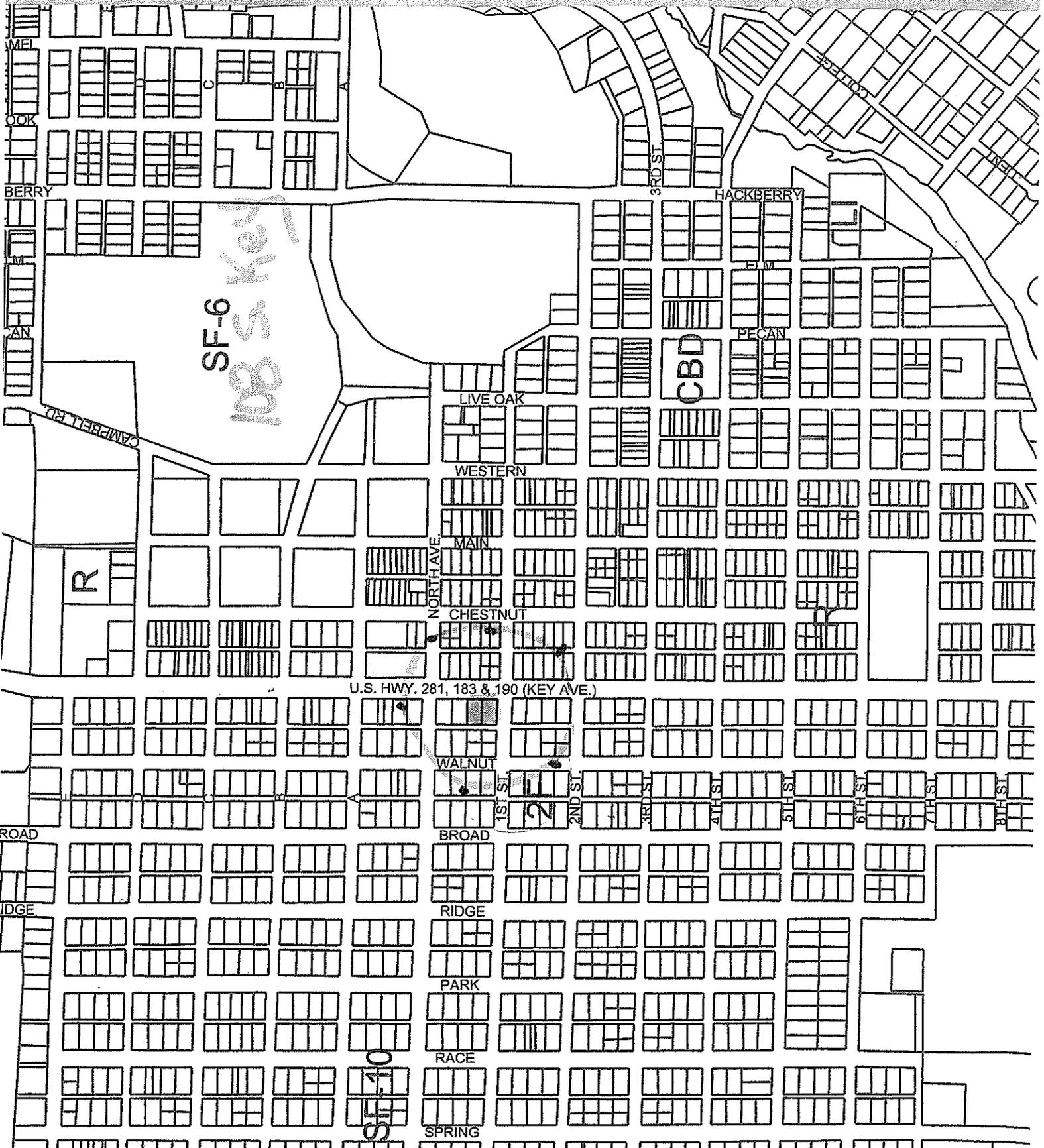
Nature of Request/Proposed Use of the Property: Parking new cars and tractors for Advertising sales.

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)
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. Please contact City staff in advance for submittal requirements.
All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred 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 that the general public may view and/or reproduce (i.e., copy) such documents.

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: W R Hanson Title: Owner Date: April 21, 2020

Office Use Only: Date Rec'd Fees Paid:\$ Check #: Accepted By:



SF-6
108 S Key

CBD

R

U.S. HWY. 281, 183 & 190 (KEY AVE.)

MFI

COOK

BERRY

LAN

CAMPBELL RD

ROAD

IDGE

SF-6

LIVE OAK

WESTERN

MAIN

CHESTNUT

WALNUT

BROAD

RIDGE

PARK

RACE

SPRING

3RD ST

HACKBERRY

PECAN

COLLEGE

ROAD

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:
PLANNING AND ZONING COMMISSION: June 4, 2020 – 6:00 p.m.

CITY COUNCIL: June 8, 2020 - 6:00 P.M.

**HEARING(S) LOCATION: CITY COUNCIL CHAMBERS
302 E THIRD STREET, LAMPASAS, TEXAS**

The Planning and Zoning Commission of the City of Lampasas, Texas will hold public hearings on the following item:

Mr. W.R. Hanson owner, Ronnie Vineyard (Vineyard Real Estate) representative is asking the City of Lampasas Planning and Zoning Commission and City Council to consider approval, denial, or approval with modification(s) a request for a Specific Use Permit (SUP) to allow for an *Open Storage, Display, or Work Area for Merchandise or Machinery* in an area zoned Retail "R" Lampasas County, Lampasas, Texas. The property is described as Block 3, L S C First Addition Lots 1, 2 and part of 3, commonly known as 108 South Key Avenue, Lampasas, Texas.

The purpose of the public hearing noted herein is to allow members of the public who may be affected by these items to voice their views to the Planning and Zoning Commission. The first public hearing will be held on June 4, 2020 at 6:00 P.M. in the City Council Chambers located at 302 E Third Street, Lampasas, Texas, before a recommendation is made to the City Council on the items listed above.

The City Council will hold a public hearing on the above-referenced items on June 8, 2020 at 6:00 P.M. in the City Council Chambers located at 302 E Third Street, Lampasas, Texas.

All persons interested in the above referenced items and potential actions are invited to attend the public hearings and to provide their comments at the times and places referenced above. Comments may also be submitted *in writing* to the Assistant City Secretary's office, no later than 12 Noon on the date of either public hearing referenced in this public notice, at the following address: 312 East Third Street, Lampasas, Texas 76550. For additional information, please contact Becky Sims, Assistant City Secretary/Zoning Administrator at (512) 556-6831 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

I, Becky Sims, Assistant City Secretary/Zoning Administrator of the City of Lampasas, Texas, do hereby certify this Notice of Public Hearings/Meetings was posted on the bulletin board of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 4 day of May 2020 at 11:05AM



Becky Sims, Assistant City Secretary/Zoning Administrator

City of Lampasas
Planning and Zoning Board
Staff Report
(108 South Key Avenue)

Subject Property	The property is described as Block 3, L S C First Addition Lots 1, 2 and part of 3, commonly known as 108 South Key Avenue, Lampasas, Texas.
Request	The property owner is requesting a Specific Use Permit to allow tractors and mowers to be parked in the parking lot for advertising. The building will remain vacant.
Current Zoning	The Property is currently zoned Retail
Character	The area is characterized as mixed use, the property is surrounded by retail and residential use.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty five (25) notices to property owners within 200 feet of the applicant's property, and to date have received one (1) letter in favor of the request and none in protest.
Consideration	In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors outlined in Section 10, City of Lampasas Zoning Regulations.
Recommendation	<p>If the Planning and Zoning Board and the City Council find the request in compliance with Section 10, City of Lampasas Zoning Regulations and, that there will be no adverse impact to the neighborhood; the zoning of the tract is currently unsuitable; the zoning change is reasonable and would have not have a negative impact on the surrounding neighborhood and that the change of zoning bears a relationship to public health, safety, morals or general welfare of the community, then a motion to approve the zoning request may be made.</p> <p>If the Planning and Zoning Board and the City Council find that the request is not in compliance with Section 10, City of Lampasas Zoning Regulations, then a motion to deny the request may be made.</p>



WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Hanson/Vineyard Specific Use Permit Request)

I own 2025 Key Ave, [address] in Lampasas, Texas.

At this time, I (do) or (do not) plan to attend the Public Hearing noted above.

Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.

As a property owner who may be affected by the requested change, I want the Board to know that I, (protest) or (approve) the requested zoning change(s) that the Applicant has asked the Board to grant.

Please place a check mark beside your choice above and/or note any reasons or concerns you want the Board to consider in the spaces below.

My support objection to the request is because:

- (1) I hate to see empty buildings on Key Ave.
- (2) A business helps to tax base of the city
- (3) Hopefully will draw people to town.

(Further information may be written on back of this sheet, if additional space is needed.)

Signed Ralph Dawson Date 5-8, 2020

Written Form Received by City Staff on: 5-11-20, 2020 by B. S. N. O.