

**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, SEPTEMBER 3, 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, September 3, 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 July 2, 2020.
- IV. Discussion regarding amending zoning regulations regarding permanent cosmetics.

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) for a Manufactured Home Overlay "MHO" to an existing Single Family-6 "SF-6" Zoning District. The property is described as Lots 9-11, Block 24, 0.2380 acres of the G.C. & SF Addition; commonly known as 1306 E Avenue H, Lampasas, Texas, Lampasas County.

REGULAR SESSION

- VI. Discussion and possible action regarding approval, denial, or approval with modification(s) for a Manufactured Home Overlay "MHO" to an existing Single Family-6 "SF-6" Zoning District. The property is described as Lots 9-11, Block 24, 0.2380 acres of the G.C. & SF Addition; commonly known as 1306 E Avenue H, Lampasas, Texas, Lampasas County.

PUBLIC HEARING

- VII. Public hearing to receive citizen comments to consider approval, denial, or approval with modification a request for a Specific Use Permit in an area zoned Commercial "C" to allow for Two-Family Residential (Duplexes) "SF-2". The property is described as Block 3, Part of Lot 3, Lots 4-7, East Lampasas Addition; portion of Mill Street between College and Briggs Street.

REGULAR SESSION

- VIII. Discussion and possible action regarding approval, denial, or approval with modification a request for a Specific Use Permit in an area zoned Commercial "C" to allow for Two-Family Residential (Duplexes) "SF-2". The property is described as Block 3, Part of Lot 3, Lots 4-7, East Lampasas Addition; portion of Mill Street between College and Briggs Street.

PUBLIC HEARING

- IX. Public hearing to receive citizen comments to consider approval, denial or approval with modifications a request for a Specific Use Permit in an area zoned Commercial "C" to allow for Micro-Blading (Cosmetic Tattooing) Services. The property is described as Block 2, Lot 8, East Lampasas Addition; commonly known as 1002 E 4th Street, Lampasas, Texas, Lampasas County

REGULAR SESSION

- X. Discussion and possible action to consider approval, denial or approval with modifications a request for a Specific Use Permit in an area zoned Commercial "C" to allow for Micro-Blading (Cosmetic Tattooing) Services. The property is described as Block 2, Lot 8, East Lampasas Addition; commonly known as 1002 E 4th Street, Lampasas, Texas, Lampasas County

PUBLIC HEARING

- XI. Public hearing to receive citizen comments regarding a request to consider approval, denial, or approval with modification(s) of a Minor Plat of Portwood described as 3.01 acres out of the John Burleson Survey. Abstract No. 42, City and County of Lampasas, Texas; generally located at 1316 Central Texas Expressway.

REGULAR SESSION

- XII. Discussion and possible action to consider approval, denial, or approval with modification(s) of a Minor Plat of Portwood described as 3.01 acres out of the John Burleson Survey. Abstract No. 42, City and County of Lampasas, Texas; generally located at 1316 Central Texas Expressway.
- XIII. 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 28th day of August, 2020 at 12:30pm

Becky Sims

Becky Sims, Zoning Administrator/Assistant City Secretary

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY JULY 2, 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
Bob McCauley
Jackie Baltrun
Dorothy Person

City Staff Present:
Becky Sims, Assistant City Secretary/Zoning Administrator

P & Z Members Absent
Marisa Canales
James Skinner

REGULAR SESSION

- I. **Call to order-** *Chairman Jackson called the meeting to order at 6:00 p.m.*
- II. **Announcements –** *Becky Sims, Zoning Administrator welcomed Dorothy Person to the Commission.*
- III. **Discussion and possible action regarding approval of the minutes dated June 4, 2020.**
Commission member Vann motioned to approve the minutes, Commission member Baltrun seconded the motion and with a unanimous vote the motion carried. (Canales and Skinner absent)

PUBLIC HEARING

- IV. Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) a request to rezone property from Single Family Residential -20 “SF-20” to Single Family Residential-8 “SF-8”. The property is described as 1 acre, ABST. 0419 of the LHW Johnson Survey; commonly known as 1205 S. Willis Street, Lampasas, Texas Lampasas County.

Chair Jackson opened the public hearing to receive citizen comments.

Mrs. Sims advised of the following:

- *The property is currently zoned Single Family Residential-20 “SF-20”*
- *The Cummings’ are asking the Commission to consider a request to rezone the property from Single Family Residential-20 “SF-20” to Single Family Residential-8 “SF-8”.*
- *The property owners have future plans of subdividing and building a smaller home.*
- *Staff mailed eight (8) notices to property owners within a 200-foot radius; one letter was returned in favor of the request and none in protest.*

*The Cummings’ were not present at the meeting. Mrs. Sims acted on their behalf.
The Commission discussed the size of lot and the subdivision request that would take place at a later date.*

With no additional comments the he public hearing was closed

REGULAR SESSION

- V. Discussion and possible action regarding approval, denial, or approval with modification(s) a request to rezone property from Single Family Residential -20 "SF-20" to Single Family Residential-8 "SF-8". The property is described as 1 acre, ABST. 0419 of the LHW Johnson Survey; commonly known as 1205 S. Willis Street, Lampasas, Texas Lampasas County.

Commission member Baltrun motioned to approve the request, Commission member McCauley seconded the request and with a unanimous vote the motion carried. (Canales and Skinner Absent)

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 *permanent makeup tattooing* in an area zoned Commercial "C", the property is described as 1.89 acres, ABST. 0419 LHW Johnson Survey; commonly known as 301 S Highway 281 Suite D (Lotus Beauty Spa & Salon), Lampasas, Texas, Lampasas County.

Chair Jackson opened the public hearing to receive citizen comments.

Mrs. Sims advised of the following:

- *The property owner, Sandy Irvin and applicant, Marla Wimp Nier is asking the Commission to consider granting a request for a Specific Use Permit to allow for **Permanent Makeup Tattooing** inside Lotus Beauty Spa and Salon; located at 301 S Highway 281 Suite D, Lampasas, Texas.*
- *The property is zoned Commercial. The business is located within a strip center where there are multiple businesses that service the community.*
- *The City of Lampasas Zoning Regulations allow for tattooing within Commercial Districts with a Specific Use Permit. This type of tattooing is not as deep and is specific to cosmetic application.*
- *Staff mailed four (4) notices to property owners within a 200-foot radius; two (2) letters were returned in favor of the request and none in protest.*
- *In granting a Specific Use Permit conditions can be stipulated for specific permanent makeup tattooing only at this location; which is how the language is written in the Ordinance.*

Ms. Nier was in attendance to address any questions from the Commission

Chair Jackson closed the public hearing due to no additional discussion or questions regarding the request.

REGULAR SESSION

VII. Discussion and possible action regarding approval, denial, or approval with modification(s) a request for a Specific Use Permit (SUP) to allow for *permanent makeup tattooing* in an area zoned Commercial "C", the property is described as 1.89 acres, ABST. 0419 LHW Johnson Survey; commonly known as 301 S Highway 281 Suite D (Lotus Beauty Spa & Salon), Lampasas, Texas, Lampasas County.

Commission member Baltrun motioned to approve the request, Commission member McCauley seconded the request and with a unanimous vote the motion carried. (Canales and Skinner Absent)

VIII. Adjourn- *the meeting was adjourned at 6:17 p.m.*

PASSED AND APPROVED THIS _____ day of _____, 2020

Jeff Jackson, Chairman

ATTEST:

Becky Sims, Assistant City Secretary/Zoning Administrator



Texas Department of State Health Services

BUSINESS FILING AND VERIFICATION SECTION TATTOO STUDIO

TATTOO 2505

Initial / Renewal License Application

(Health and Safety Code, Chapter 146 Return both the completed application, and non-refundable check or money order made payable to: Texas Department of State Health Services, Food & Drug Licensing, PO Box 12008, Austin, Texas 78711 For assistance in completing this application call (512) 834-6727

BUDGET: ZZ105 FUND: 088 LICENSE #

Please note: Additional documentation on page 2 must be submitted with this application

Name Business is Conducted Under (DBA):

Physical Address to be Licensed:

City, County, State, Zip Code:

Telephone # at address: ()

Type of Operation (Check all that apply): Tattooing Micro-blading Scarification Permanent cosmetics

If you are a tattoo studio that also provides body piercing services, a separate application and fee are required for body piercing.

\$927.00 - Tattoo Studio initial/renewal license or change of ownership fee

\$464.00 - Temporary event Only

Date of event (Beginning) (Ending) mon/day/yr mon/day/yr

(License is valid for a maximum of seven consecutive days)

Late Fee - A person who files a renewal application after the expiration date must pay an additional \$100.00. Any returned checks received after renewal date will be assessed an additional \$100.00 late fee.

REQUIRED DOCUMENTATION ----ZONING CODE COMPLIANCE VERIFICATION:

According to Texas Health and Safety Code, Chapter 146, Sec 146.003, you must submit evidence from the appropriate zoning officials in the municipality or county in which the studio is proposed to be located that confirms that the studio is in compliance with existing zoning codes applicable to the studio. A license will not be issued until this documentation has been received by the Department.

What this means – you are required to submit a written document from your local city/county Health Department, Zoning Section, which states the address of your business, and that the operation you are performing is allowed at the location. A Certificate of Occupancy will not be accepted.

- I have attached evidence (written document) that confirms that the studio is in compliance with existing zoning codes applicable to the studio.

VERIFICATION: I swear or affirm that all information in this application is true and correct. Further certify by signature hereon, that I am authorized to execute this document on behalf of the corporation and am eligible to receive a license. If signing this as owner of a sole proprietorship, I am not delinquent in the payment of any child support owed under chapter 232, Family Code. If signing as a sole proprietor, I certify I have filed the assumed name certificate in appropriate counties pursuant to Business and Commerce Code, Chapter 36. I hereby certify that the studio at the address listed above is located in an area in which the location is permissible under local zoning codes. I further certify that I have read and understand Chapter 146 of the Health & Safety Code, the applicable provisions of 25 Texas Administrative Code, Chapter 229, and agree to abide by them.

Print Name:	Title: <input type="checkbox"/> Owner <input type="checkbox"/> President <input type="checkbox"/> Partner <input type="checkbox"/> Corporate Designee / Agent
sign here ►	Date:

PRIVACY NOTIFICATION: With few exceptions, you have the right to request and be informed about information that the State of Texas collects about you. You are entitled to receive and review the information upon request. You also have the right to ask the state agency to correct any information that is determined to be incorrect. You may visit our website listed below for more information on the Privacy Notification (Reference: Government Code, Section 552.021, 552.023 and 559.004).

ALL SIX PAGES OF THE APPLICATION FORM MUST BE COMPLETED BEFORE A LICENSE WILL BE ISSUED. Please allow 4-6 weeks for processing.

Visit our website at: **www.dshs.texas.gov**
Please address **correspondence only** to:
Texas Department of State Health Services
Food and Drug Licensing Group, MC 2835
PO Box 149347
Austin, Texas 78714-9347

PURPOSE OF THIS APPLICATION: Mark appropriate box to indicate purpose of application, and/or any changes in status of firm. Initial licenses will expire two years from the date of payment receipt by the Department.

New Start date of regulated activity: _____

Change of ownership: If change affects multiple licensed locations, contact us at 512-834-6727. **Note** – if ownership name, EIN, DBA, & location are remaining the same, and the only change is the actual owner(s), please call our office prior to submitting this application. If this is a change in parent company only and the licensed information is not changing, call our office prior to submitting the application.

Previous owner: _____ Effective date: _____

Previous dba name: _____

Previous license number: _____

Amended: If change affects multiple licensed locations contact us at 512-834-6727 prior to submitting application. The current expiration date remains in effect for amendment only.

Location change (previous location): _____

DBA Name Change (previous): _____

Other: _____

Current license number: _____

Effective date of change: _____

Renewal: Renewals are valid from the anniversary date. Failure to submit the renewal fee before the expiration date will result in a delinquency fee for each location and must be remitted before the license will be issued. **Note** – if you are submitting an amendment with the renewal, call our office prior to submitting the application. The renewal and amendment carry separate fees that will be due.

Notice that this firm is out of business. Date: _____

Not required to license – reason: _____

Sign & date page 1 and return.

RESPONSIBLE INDIVIDUAL IN CHARGE AT PHYSICAL ADDRESS

A license cannot be issued for manufacturing or holding of foods for distribution in any room used as living or sleeping quarters; or for the manufacturing, assembling, testing, processing, packing, holding or labeling of drugs and/or devices from any personal residence.

Please note: Only drug, device, and/or certificate of authority applicants are required to fill in residence address, driver's license number, and date of birth.

Name & title

Date of birth

Residence address

Driver's license number

BUSINESS HOURS OF OPERATION _____ **to** _____

WEBSITE/INTERNET ADDRESS: _____

MAILING ADDRESS INFORMATION (The license and/or courtesy renewal notice will be sent to the address below).

Mailing name: _____

Mailing address: _____

City, State, Zip code: _____

Name of application preparer (**contact person**): _____

Telephone number of contact person: _____

Email address of contact person: _____

Fax number for contact person: _____

LICENSE HOLDER INFORMATION: Please enter the 11-digit State Tax Payer's Identification number on file with the Texas Comptroller of Public Accounts. Enter the 9-digit Federal Employee Identification Number (**EIN**).

Taxpayer number

EIN number

Please note: Only for Drug, Device, and/or Certificate of Authority applications:

Has the applicant, licensee, and/or managing officer(s) been convicted of a felony or misdemeanor? Yes No

If yes, please attach a statement explaining the conviction and include a copy of the driver's license with the application.

For the information below, complete the **box** that applies to the ownership of the license. **In addition, where stated below, residence address, driver's license number, and date of birth are required.**

Sole Owner / Proprietorship

Name of sole owner: _____

Residence address _____ DLN _____ DOB _____

Association **State Agency**

Name of Association / State Agency: _____

Address: _____

Contact person: _____

Residence address _____ DLN _____ DOB _____

Contact person: _____

Residence address _____ DLN _____ DOB _____

Partnership **LP** **LLP** **LTD**

Name of partnership: _____

Address of partnership: _____

Effective date of partnership: _____

(partnership information continued on next page)

Partner name: _____

Residence address _____ DLN _____ DOB _____

Partner name: _____

Residence address _____ DLN _____ DOB _____

Partner name: _____

Residence address _____ DLN _____ DOB _____

Corporation **LLC**

Effective date of Incorporation: _____

Corporation Name: _____

Corporation Address: _____

President: _____

Residence address _____ DLN _____ DOB _____

Officer: _____

Residence address _____ DLN _____ DOB _____

Officer: _____

Residence address _____ DLN _____ DOB _____

Registered Agent: _____

Residence address _____ DLN _____ DOB _____

What is microblading exactly?

Manual microblading is a form of semi-permanent tattooing that involves using tiny, fine-point needles (instead of a tattoo gun) that make up a small disposable blade and handle (think: a very small rat-tail comb-looking tool) that helps scratch and deposit pigment simultaneously under your skin.

Intradermal Cosmetics

Intradermal cosmetic studios (sometimes referred to as permanent makeup studios) are becoming more and more common in Texas. The permanent makeup is generally applied to the eyebrows, eyelids, and lips. Some studios use traditional tattoo equipment, while others use devices that work on the same principle, but are smaller and look like pens. Generally, the components of the pen-type machine come pre-sterilized from the manufacturer and are disposable (one time use) items

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: September 3, 2020- 6:00 p.m.

CITY COUNCIL: September 14, 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 items:

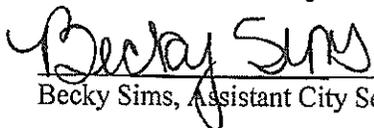
1. Regarding a request to consider approval, denial, or approval with modification(s) for a Manufactured Home Overlay "MHO" to an existing Single Family-6 "SF-6" Zoning District. The property is described as Lots 9-11, Block 24, 0.2380 acres of the G.C. & SF Addition; commonly known as 1306 E Avenue H, Lampasas, Texas, Lampasas County.
2. Regarding a request to consider approval, denial, or approval with modification a request for a Specific Use Permit in an area zoned Commercial "C" to allow for Two-Family Residential (Duplexes) "SF-2". The property is described as Block 3, Part of Lot 3, Lots 4-7, East Lampasas Addition; portion of Mill Street between College and Briggs Street.
3. Regarding a request to consider approval, denial or approval with modifications a request for a Specific Use Permit in an area zoned Commercial "C" to allow for Micro-Blading (Cosmetic Tattooing) Services. The property is described as Block 2, Lot 8, East Lampasas Addition; commonly known as 1002 E 4th Street, Lampasas, Texas, Lampasas County

The purpose of the public hearings 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 September 3, 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 September 14, 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 14th day of August 2020 at 12:30pm



Becky Sims, Assistant City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: September 3, 2020- 6:00 p.m.

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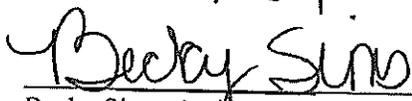
Regarding a request to consider approval, denial, or approval with modification(s) of a Minor Plat of Portwood described as 3.01 acres out of the John Burlison Survey. Abstract No. 42, City and County of Lampasas, Texas; generally located at 1316 Central Texas Expressway.

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Becky Sims, Assistant City Secretary/Zoning Administrator



CITY OF LAMPASAS
***** REPRINT RECEIPT *****

REC#: 01220266 7/22/2020 11:45 AM
OPER: MG1 TERM: 069
REF#: 6347

TRAN: 210.0000 PERMITS & LICENSES
EFREN CISNEROS
PLANNING & ZONING F 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-
CHANGE: 0.00

ANTICIPATED MEETING DATES: P&Z: September 3 City ()
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER ()

Application Type:

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

Name of Subdivision or Project: _____

Physical Location of Property: 1306 E AVE H Lampasas,
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): _____
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: _____ Existing Zoning: _____ Proposed Zoning: _____

Applicant / Owner's Name: Efren Cisneros Rachael Cisneros

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: 2025 CR 2200 City: Lampasas State: TX Zip: 76550

Phone: 512-734-1011 Fax: _____ Email Address: _____

512-734-9168

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: want to put a mobile Home on Lot
70 x 30

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: Efren Cisneros Title: _____ Date: 7-22-20

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

LAMPASAS CENTRAL APPR DISTRICT Appraisal Year: 2020

ACCT: 10100-024-009-00

PARCELTYPE: 6617R
 OWNER/SEQ: R8615/1
 DISABLED VET: 1.000000
 OWNER INT: 1.000000
 HS CODE:
 CEILING YEAR:
 CEILING TAX:

LOC CODE: 94
 JUR CODE: CAD
 LAM
 LTR
 R&B
 SLA
 CLA

LEGAL 1 LOT: LOTS 9-11
 LEGAL 2 BLK: 24
 LEGAL 3 ADDN: G C & S F
 LEGAL 4
 Prop Addr: 1306 E AVE H
 LAMPASAS TX 76550

CAT CODE: C1
 UTIL TYPE:
 ZONING:
 NEIGHBOR:
 RD TYPE:
 ROUTE CODE/ORDER: /0
 MITG:
 SEC ACCT:

AGENT:
 MAP: M15/
 GPS:
 APPR YEAR: 2019
 APPR DATE: 02/10/2020
 APPR NAME: CS SJ

REAL										AG															
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA ADJ	EXTRA VALUE	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA ADJ	EXTRA VALUE	VALUE	CAT	
1	0.2380	10350.00	90.00	90.00	90.00	115.00	1.00	SF025	0.85	0.00	1.00	1.00	1.00	0	8,800	/	0.00	0		1.00	1.00	0	0	0	C
ACRES: 0.2380										TOTAL MKT: 8,800															
LARGER TRACT: 0.0000										TOTAL TAXABLE: 8,800															
SIC CODE:										OWNER INT: 1.000000															
IRR WELLS: 0.00										OWNER VALUE: 8,800															
IRR ACRES: 0.00																									
CAPACITY: 0.00																									
USE INCOME VALUE: N																									
LAND HS: 8,800																									
LAND NHS: 0																									
PROD MKT: 0																									
TOTAL LAND MKT: 8,800																									
IS VALUE OVERRIDDEN: N																									

PREVIOUS OWNER

SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #
1	MARQUEZ ANTONIO	10/27/2016	524	412	165314

NOTES
 NO CHG 2008/ NIC 2012-FC 2019 2020 NEW IMP; NC 2020

City of Lampasas
Staff Report (Cisneros- Rezone)
Planning and Zoning Board

Subject Property	The property is described as Lot 9-11, Block 24, .0.238 acres of the G.C. & SF Addition of Lampasas, Texas, located within the City Limits of the City of Lampasas.
Summary	Efren and Rachael Cisneros are asking the Commission to consider approval, denial, or approval with modification(s) to a Manufactured Home Overlay “MHO” to an existing Single Family-6 “SF-6” Zoning District. The property is commonly known as 1306 E Avenue H, Lampasas, Texas, Lampasas County. The Building and Planning Department will ensure all zoning requirements and regulations are met upon approval of the Manufactured Home Overlay “MHO” rezone.
Characteristics	The location is zoned Single Family Residential-6 “SF-6”. The area around this property is zoned Single Family Residential-6 “SF-6.
Definition	Single Family Residential-6 “SF 6” district is designed to provide for development of primarily detached single-family residences on smaller and more compact lots or parcels of land not less than six thousand (6,000) square feet. The minimum floor area is one thousand (1,000) square feet. The MHO, Manufactured Home Overlay, district is intended to be applied in conjunction with a residential base zoning district to encourage HUD-code manufactured homes in certain areas that are already platted or partially developed.
Attachments	Rezone Application, Plat, Map and Pictures
Staff Recommendation	
	Motion to recommend to City Council to approve Manufactured Home Overlay “MHO to Single Family Residential -6 “SF 6”.

SECTION 32 MHO -- MANUFACTURED HOME OVERLAY DISTRICT

32.1 GENERAL PURPOSE AND DESCRIPTION:

The MHO, Manufactured Home Overlay, district is intended to be applied in conjunction with a residential base zoning district to encourage HUD-code manufactured homes in certain areas that are already platted or partially developed.

32.2 PERMITTED USES:

- A. Those uses allowed in the base zoning district as prescribed in Section 35 (Use Charts) of this Ordinance.

32.3 AREA REGULATIONS:

- A. All development standards as stated for the base zoning district shall apply, except as follows:
 1. No minimum dwelling size is required
 2. All units shall be at least twenty-five feet (25') wide (e.g., "double-wide")
 3. A pitched roof is required
 4. At least one (1) covered parking space is required for each unit, to be placed behind the front building line and to be upon the same lot as the dwelling unit (i.e., on-site).
 5. All parking surfaces and driveways shall be an approved all-weather surface.
 6. All manufactured home units shall provide skirting from the top of the unit's frame to grade on all sides of the unit. Skirting shall totally enclose under portions of the unit, including all required anchors, footings, and piers. All required skirting shall be masonry or factory designed material (or other material approved by the Building Official, but not corrugated metal), and shall be of a color similar to the materials used in the construction of the manufactured/mobile home unit such that it blends with the overall appearance of the unit.
 7. Porches, patios and decks shall be constructed on-site, and shall not encroach into front, side or rear yard setbacks.
 8. Axles and tongues shall be removed, such that the manufactured housing unit becomes permanently placed upon the site.
 9. Any siding or sheathing used on housing units (or on buildings added onto housing units) shall be compatible with materials used on surrounding structures.
 10. Each housing unit shall have a minimum six-inch (6") roof overhang.

32.4 SPECIAL AND SUPPLEMENTAL REQUIREMENTS:

- A. All dwelling units shall be HUD-code manufactured home units or industrialized (modular) housing units.
- B. To insure against natural hazards such as tornados, high winds and electrical storms, anchorage to an approved, permanent foundation shall be provided for each manufactured/mobile home in accordance with local and Building Code requirements.

Map



Data displayed were gathered by the City of Lampasas for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.



19



08/05/20 14:12

ORDINANCE NO. _____

AN ORDINANCE GRANTING A REQUEST TO REZONE PROPERTY, AND ORDERING A CHANGE TO ORDINANCE NO. 878 AND THE ACCOMPANYING CITY OF LAMPASAS OFFICIAL ZONING MAP, AS AMENDED, TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS LOTS 9-11, BLOCK 24, 0.2380 ACRES OF THE G.C. & SF ADDITION; COMMONLY KNOWN AS 1306 E AVENUE H, LAMPASAS, TEXAS, LAMPASAS COUNTY FROM ITS CURRENT ZONING DESIGNATION OF SINGLE FAMILY RESIDENTIAL-6 "SF-6" TO RESIDENTIAL-6 "SF-6" WITH A MANUFACTURED HOME OVERLAY "MHO" ZONING DISTRICT OF LAMPASAS, TEXAS, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LAMPASAS, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Efren and Rachael Cisneros, Owner/Applicant, submitted a request to rezone property legally described as Lots 9-11, Block 24, 0.2380 acres of the G.C. & SF Addition; commonly known as 1306 E Avenue H, Lampasas, Texas, Lampasas County located within the Corporate Limits of the City of Lampasas, from its current zoning designation of Single Family Residential-6 "SF-6" to Single Family Residential-6 "SF-6" with a Manufactured Home Overlay "MHO" Lampasas, Texas, Lampasas County

WHEREAS, pursuant to Section 10.4 of the City's Zoning Ordinance, notice of the Applicant's rezoning request was provided to all property owners located within two hundred feet (200') of the Property; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice was provided, as required by law, and a public hearing was held on September 3, 2020, by the Lampasas Planning & Zoning Commission, regarding this rezoning request by the Applicant and input from the Applicant, the City's staff and the public participant(s) was received by the Commissioners at that time; and

WHEREAS, upon due consideration of the information related and public input received, the Lampasas Planning & Zoning Commission recommended approval of the Applicant's request to rezone the Property from Single Family Residential-6 "SF-6" to Single Family Residential -6 "SF-6" Zoning District with a Manufactured Home Overlay "MHO"; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice was provided, as required by law, and a public hearing was held on September 14, 2020, by the City Council, regarding the Applicant's rezoning request as well as the Planning & Zoning Commission's recommended approval of same; and

WHEREAS, after consideration and careful evaluation of all information presented and input provided by the participants, the City Council finds that it is in the public interest to approve the rezoning request of Applicant.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS:

Part 1: The Property, legally described as Lots 9-11, Block 24, 0.2380 acres of the G.C. & SF Addition; commonly known as 1306 E Avenue H, Lampasas, Texas, Lampasas County located within the Corporate Limits of the City of Lampasas, shall be rezoned from its current zoning designation of Single Family Residential-6 "SF-6" to Single Family Residential-6 "SF-6" Zoning District with a Manufactured Home Overlay "MHO".

Part 2: The City's City Manager and staff are hereby authorized and shall take actions necessary to reflect this amendment to the zoning designation of this Property in City documentation, including amendment to the City's Official Zoning Map.

Part 3: If any section or part of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, that holding shall not invalidate or impair the validity, force or effect of any other section or part of this Ordinance or Code of Ordinances, City of Lampasas, Texas.

Part 4: This Ordinance supersedes and repeals all Ordinances or parts of Ordinances, if any, in conflict herewith; however, such present Ordinances shall remain in full force and effect until the effective date of this Ordinance.

Part 5: This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of State of Texas.

Passed and approved the First Reading on the 14th day of September, 2020.

Passed and Adopted on the Second Reading on the 28th day of September, 2020.

APPROVED:

ATTEST:

Misti Talbert, Mayor

Christina Marez, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney

[Signature of Attorney Provided on Separate Page, to be Attached]



CITY OF LAMPASAS
***** REPRINT RECEIPT*****

REC#: 01223314 8/10/2020 11:30 AM
OPER: PT1 TERM: 060
REF#: 5199

TRAN: 210.0000 PERMITS & LICENSES
KENNETH ANKARBERG
PLANNING & ZONING F 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-
CHANGE: 0.00

ANTICIPATED MEETING DATES: P&Z: September 3 Cit
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNE

Application Type:

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

Name of Subdivision or Project: _____
Physical Location of Property: Stretch of Mill St. between College St + Briggs St.
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): _____
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acres: _____ Existing Zoning: Commercial Proposed Zoning: Duplexes

Applicant / Owner's Name: Kenneth Ankarberg

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: 361 County Rd 4530 City: Kempner State: TX Zip: 76539

Phone: 512-556-1859 Fax: _____ Email Address: runerg169@yahoo.com

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: Goodson Surveyors

Street/Mailing Address: 4011 S. Western City: Lampasas State: TX Zip: 76550

Phone: _____ Fax: _____ Email Address: mkriegel@mitchellinc.net

Nature of Request/Proposed Use of the Property: Duplexes

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: [Signature] Title: owner Date: 8-10-20

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

City of Lampasas
Staff Report (Ankarberg-SUP)
Planning and Zoning Board

Subject Property	The property is described as Block 3, Part of Lot 3, Lots 4-7, East Lampasas Addition; portion of Mill Street between College and Briggs Street. of Lampasas, Texas, located within the City Limits of the City of Lampasas.
Summary	Kenneth Ankarberg is asking the Commission to consider approval, denial, or approval with modification(s) for a Specific Use Permit "SUP" in an area zoned Commercial "C" to allow for Two-Family Residential (duplexes) "SF-2".
Characteristics	The location is zoned Commercial. The area around this property is zoned Commercial, Retail and Single Family Residential
Definition	The 2F, Two-Family Residential, district is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of each of the two-family or duplex units is encouraged. This district may be included within single-family neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and higher density or non-residential areas or major thoroughfares.

AREA REGULATIONS:

Size of Lots for Two-Family/Duplex Homes:

1. Minimum Lot Area - Ten thousand (10,000) square feet per duplex lot (i.e., five thousand (5,000) square feet of lot area per dwelling unit)

2. Minimum Lot Width - Eighty feet (80') for each duplex lot (i.e., forty feet (40') of lot width per dwelling unit)

3. Minimum Lot Depth - One hundred ten feet (110')

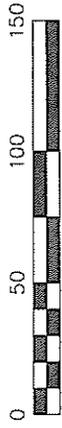
The C, General Commercial, district is intended to provide a centrally located and convenient location for small scale service and commercial related establishments, such as wholesale products, welding shops, automotive repair services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view (see Section 39). The uses envisioned for the district will typically utilize smaller sites and have operation characteristics which are not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

Notification All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed fifteen (15) notices to property owners within 200 feet of the applicant's property, and to date have received two (2) letters in favor of the request and none in protest.

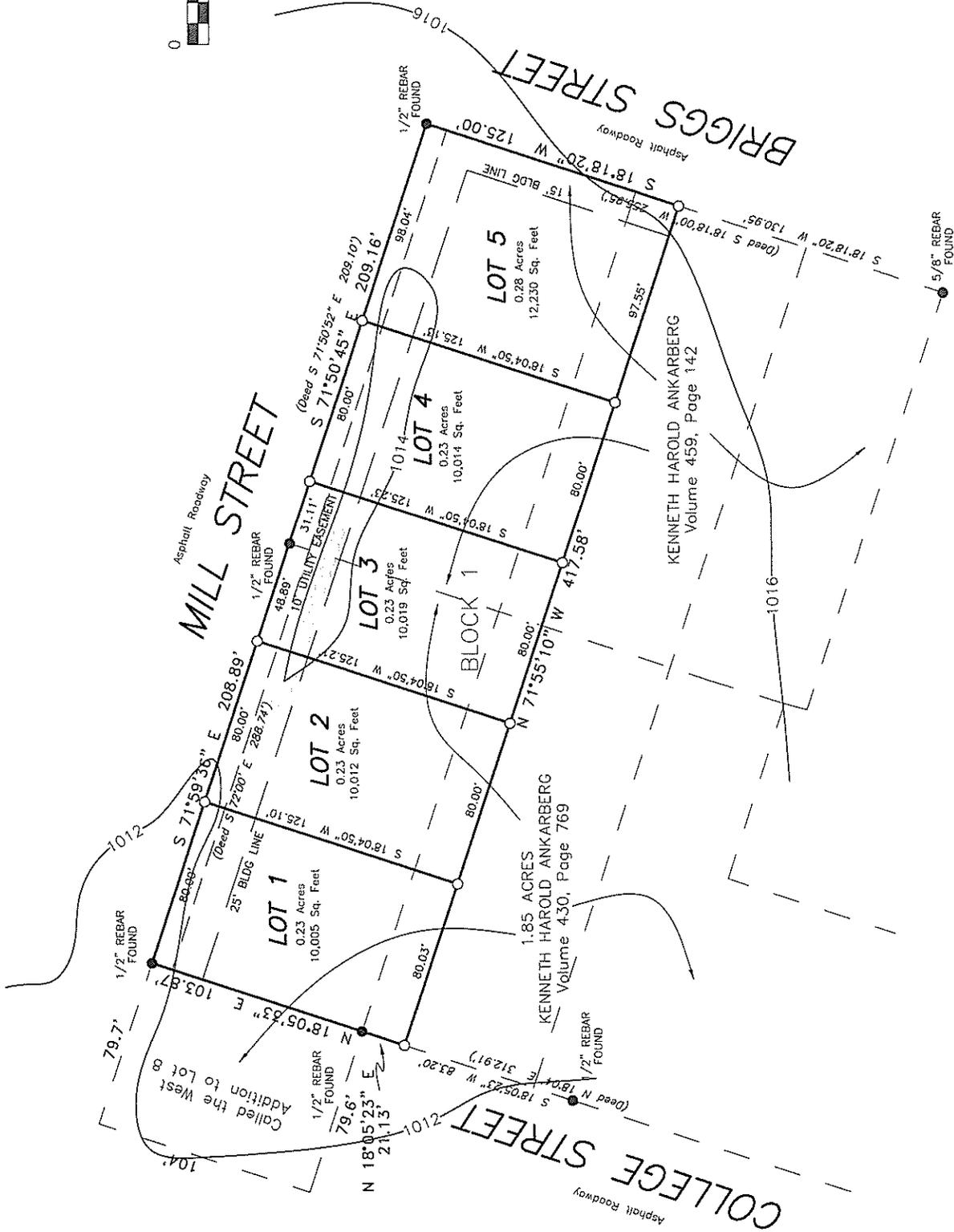
Attachments Rezoning Application, Plat, Map and Pictures

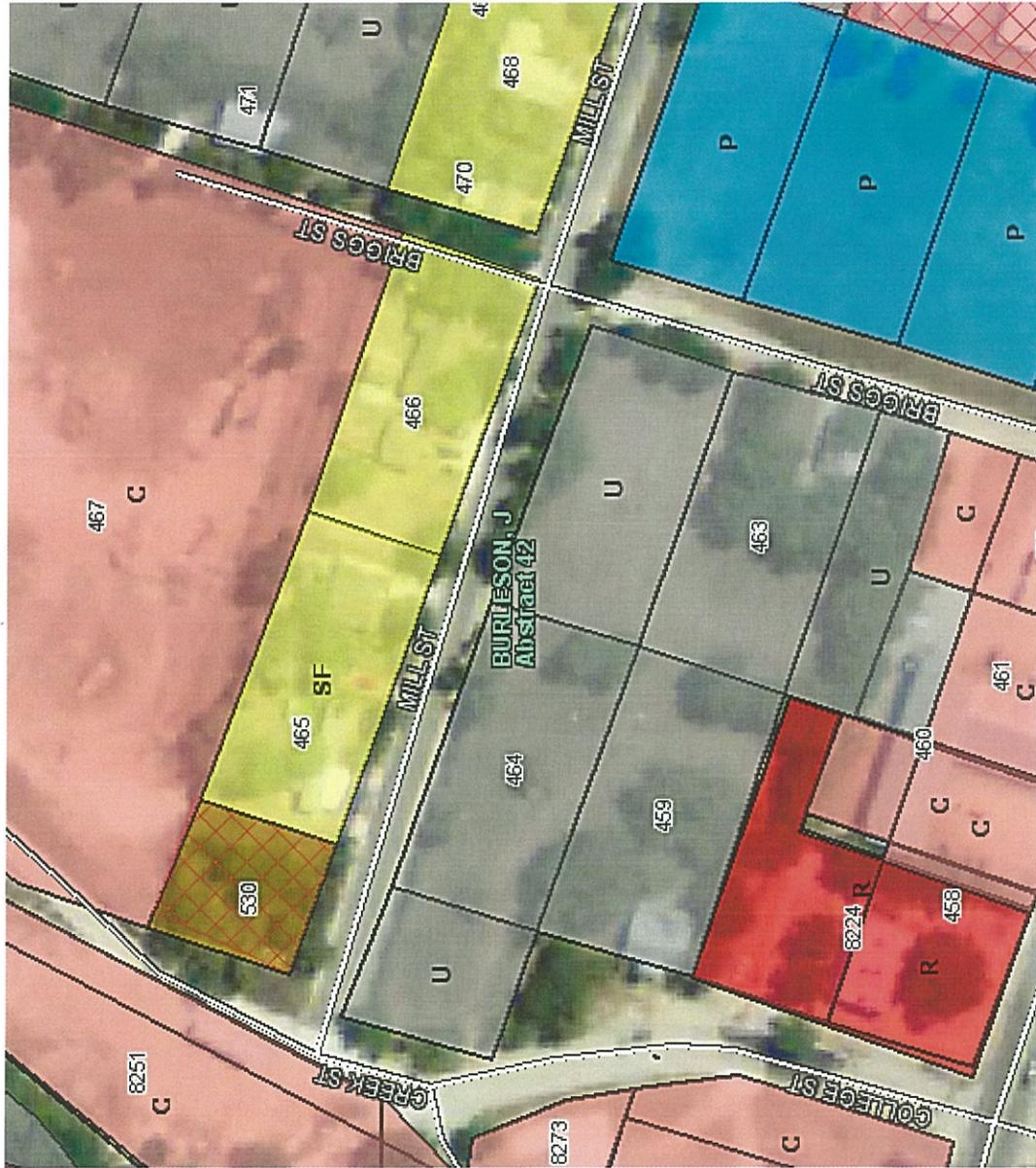
Staff Recommendation

Motion to recommend to City Council to approve the request for a Specific Use Permit to allow for Two Family Residential (Duplexes)



○ 1/2" REBAR WITH "GOODSONS
4.330" CAP SET







WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Ankarberg Request 09/03/20)

I own Property, [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) _____
- (2) No objection
- (3) _____

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

Signed [Signature] Date 8-20, 2020

Written Form Received by City Staff on: 8-24-20, 20 by [Signature].

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Ankarberg Request 09/03/20)

I own 1206 Mills St, [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) _____

(2) _____

(3) _____

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

Signed Walter L. Bell Date 8-18-20, 20__

8-19-20 BJB

Written Form Received by City Staff on: 8-18, 20__ by W.L.C.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW FOR TWO-FAMILY RESIDENTIAL (DUPLEXES) "SF-2" IN AN AREA ZONED COMMERCIAL "C"; BLOCK 3, PART OF LOT 3, LOTS 4-7, EAST LAMPASAS ADDITION; PORTION OF MILL STREET BETWEEN COLLEGE STREET AND BRIGGS STREET LAMPASAS, TEXAS LAMPASAS COUNTY, DETAILING RESTRICTIONS RELATED THERETO; ORDERING A CHANGE TO ORDINANCE NO. 878 AND THE ACCOMPANYING CITY OF LAMPASAS' ZONING MAP REFLECTING SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kenneth Ankarberg, property owner, filed a request for a Specific Use Permit to allow for Two-Family Residential (Duplexes) "SF-2" in an area zoned Commercial "C". The property is described as Block 3, Part of Lot 3, Lots 4-7, East Lampasas Addition; portion of Mill Street between College and Briggs Street.

WHEREAS, pursuant to Section 10.4 of the City's Zoning Ordinance, notice of the Specific Use Permit request was given to all property owners located within two hundred feet (200') of the property; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on September 3, 2020, by the Planning & Zoning Commission regarding the request for a Specific Use Permit by the Applicant; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on September 14, 2020, by the City Council regarding the request for a Specific Use Permit by the Applicant; and

WHEREAS, the City Council finds that it is in the public interest to approve the requested Specific Use Permit for Two-Family Residential (Duplexes) "SF-2" in an area zoned Commercial "C".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS:

Part 1: That the Specific Use Permit requested by Kenneth Ankarberg, property owner, to allow for Two-Family Residential (Duplexes) "SF-2" in an area zoned Commercial "C" shall be approved. The property is described as Block 3, Part of Lot 3, Lots 4-7, East Lampasas Addition; portion of Mill Street between College and Briggs Street.

Part 2: The City's City Manager and staff are hereby authorized and shall take actions necessary to reflect this amendment to the zoning designation of this Property in City documentation, including amendment to the City's Official Zoning Map.

Part 3: If any section or part of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, that holding shall not invalidate or impair the validity, force or effect of any other section or part of this Ordinance or Code of Ordinances, City of Lampasas, Texas.

Part 4: This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of State of Texas.

Passed and approved the First Reading on the 14th day of September, 2020.

Passed and Adopted on the Second Reading on the 28th day of September, 2020.

APPROVED:

ATTEST:

Misti Talbert, Mayor

Christina Marez, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney
[Signature of Attorney Provided on Separate Page, to be Attached]



CITY OF LAMPASAS
**** REPRINT RECEIPT ****

REC#: 01223115 8/07/2020 11:53 AM
OPER: PT1 TERM: 060
REF#: CC

ACCT #: XXXX-XXXX-XXXX-7289
AUTH #: 091219
TRAN #: 000000004311
TYPE: PURCHASE

TRAN: 210.0000 PERMITS & LICENSES
FIX SALON
ESTEP
PLANNING & ZONING F 250.00CR

TRAN: 245.0000 Court CC Proc Fees
CREDIT CARD PROCESS 5.00CR

TENDERED: 255.00 CREDIT CARD
APPLIED: 255.00-
CHANGE: 0.00

ANTICIPATED MEETING DATES: P&Z: September 3 City C
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (i

Application Type:

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

Name of Subdivision or Project: _____

Physical Location of Property: 1002 E. 4th St., Lampasas / 4th &
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds des
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: .497 Existing Zoning: C Prop

Applicant / Owner's Name: Jack Harrell

Contact Person: _____ Title: OWNER

Company Name: The Fixx Salon

Street/Mailing Address: 1002 E. 4th St. City: Lampasas State: Tx Zip: 76550

Phone: 512-734-2026 Fax: _____ Email Address: jack.harrell@5bcgbl.net

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: SUP for Micro Blading

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: Jack Harrell Title: OWNER Date: 8.6.2020

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

Property ID: 457

Owner: HARRELL JACK B III

Property ID:

457

Account Number:

10060-002-008-00

Property Legal Description:

LOT: 8
BLK: 2
ADDN: EAST LAMPASAS

Deed Information:

Volume: 446
Page: 465
File Number: 134885
Deed Date: 9/23/2008

Property Location:

1002 E 4TH ST
LAMPASAS TX 76550

Block:

Survey / Sub Division Abstract:

EAST LAMPASAS
10060

Section / Lot:

Owner Information:

HARRELL JACK B III

1002 EAST 4TH STREET

LAMPASAS TX 76550

Property Detail:

Property Exempt:
Category / SPTB Code: F1
Total Acres: 0.497
Total Living Sqft: See Detail
Owner Interest: 1.000000
Homestead Exemption:
Homestead Cap Value: 0
Land Ag / Timber Value: 0
Land Market Value: 27,000
Improvement Value: 166,500

Previous Owner:

GRAHAM LORILEE ILA

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	193,500		0	193,500
R&B	ROAD & BRIDGE	193,500		0	193,500
CLA	CITY OF LAMPASAS	193,500		0	193,500
SLA	LAMPASAS ISD M&O	193,500		0	193,500
SLAIS	LAMPASAS ISD I&S	193,500		0	193,500

City of Lampasas
Staff Report (Harrell/Estep SUP)
Planning and Zoning Board

Subject Property	The property is described as Block 2, Lot 8, East Lampasas Addition; commonly known as 1002 E 4 th Street, Lampasas, Texas, Lampasas County.
Request	<p>The property owner, Jack Harrell and applicant, Kelsey Estep is asking the Commission to consider granting a request for a Specific Use Permit to allow for Micro-Blading (<i>Cosmetic Tattooing</i>) inside The Fixx Salon; located at 1002 E. 4th Street, Lampasas, Texas.</p> <p>STUDIO, TATTOO OR BODY PIERCING - A building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.</p> <p>COMMERCIAL “C” Permitted in District with SUP</p> <ul style="list-style-type: none">• SEASONAL USES (TEMPORARY)• SMOKE/TOBACCO SHOP• STABLE (COMMERCIAL)• STORAGE OR WHOLESALE WAREHOUSE• STUDIO TATTOO OR BODY PIERCING• SUPPLEMENTAL RESIDENTIAL ACCOMMODATIONS <p>Manual microblading is a form of semi-permanent tattooing that involves using tiny, fine-point needles (instead of a tattoo gun) that make up a small disposable blade and handle (think: a very small rat-tail comb-looking tool) that helps scratch and deposit pigment simultaneously under your skin.</p>
Characteristics	The property is zoned Commercial, the area surrounding the property is both Commercial and Residential.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed fourteen (14) notices to property owners within 200 feet of the applicant’s property, and to date have received three (3) letters, two in favor of the request and one 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	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

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.

In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

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.





WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Harrell/Estep Request 09/03/20)

I own 908 E. 4th St., [address] in Lampasas, Texas.

At this time, I do not (do) or do not (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 (protest) or approve (approve) the requested zoning change(s) that the Applicant has asked the Board to grant.

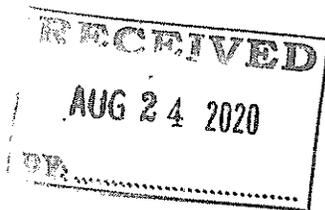
Please place a check mark beside your choice above and/or note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

- (1) As a church we don't believe in self mutilation
- (2) Even tattooing, of any form, is self mutilation
- (3) mutilation

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

Signed [Signature] Date 8.21.20, 2020
Treasurer



8.24.20 [Signature]

Written Form Received by City Staff on: _____, 20____ by _____.

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Harrell/Estep Request 09/03/20)

I own Property, [address] in Lampasas, Texas.

At this time, I (do) (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) _____
- (2) no objections
- (3) _____

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

Signed [Signature] Date 8-20-20, 2020

8-24-20 BSM

Written Form Received by City Staff on: _____, 20____ by _____.

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Harrell/Estep Request 09/03/20)**

I own Building @ 1011 Bridge St., [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) _____
- (2) _____
- (3) _____

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

Signed Norothy Hagner Date August 18, 2020

Written Form Received by City Staff on: 8-24-20, 20 by BSUM.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW MICRO-BLADING (COSMETIC TATTOOING) IN AN AREA ZONED COMMERCIAL “C”; BLOCK 2, LOT 8 EAST LAMPASAS ADDITION; COMMONLY KNOWN AS 1002 E 4TH STREET, THE FIXX SALON, LAMPASAS, TEXAS LAMPASAS COUNTY, DETAILING RESTRICTIONS RELATED THERETO; ORDERING A CHANGE TO ORDINANCE NO. 878 AND THE ACCOMPANYING CITY OF LAMPASAS' ZONING MAP REFLECTING SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jack Harrell, property owner, Kelsey Estep, applicant, filed a request for a Specific Use Permit to allow for Micro-Blading (*Cosmetic Tattooing*) in an area zoned Commercial “C” Lampasas County, Lampasas, Texas. The property is described as Block 2, Lot 8 East Lampasas Addition; commonly known as 1002 E 4th Street, Lampasas, Texas.

WHEREAS, pursuant to Section 10.4 of the City's Zoning Ordinance, notice of the Specific Use Permit request was given to all property owners located within two hundred feet (200') of the property; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on September 3, 2020, by the Planning & Zoning Commission regarding the request for a Specific Use Permit by the Applicant; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on September 14, 2020, by the City Council regarding the request for a Specific Use Permit by the Applicant; and

WHEREAS, the City Council finds that it is in the public interest to approve the requested Specific Use Permit for Micro-Blading (*Cosmetic Tattooing*) in an area zoned Commercial “C”

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS:

Part 1: That the Specific Use Permit requested by Jack Harrell, property owner, Kelsey Estep, applicant, for Micro-Blading (*Cosmetic Tattooing*) in an area zoned Commercial “C” Lampasas, Texas Lampasas County shall be approved. The property is described as Block 2, Lot 8 East Lampasas Addition; commonly known as The Fixx Salon located at 1002 E 4th Street, Lampasas, Texas.

Part 2: The City's City Manager and staff are hereby authorized and shall take actions necessary to reflect this amendment to the zoning designation of this Property in City documentation, including amendment to the City's Official Zoning Map.

Part 3: If any section or part of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, that holding shall not invalidate or impair the validity, force or effect of any other section or part of this Ordinance or Code of Ordinances, City of Lampasas, Texas.

Part 4: This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of State of Texas.

Passed and approved the First Reading on the 14th day of September, 2020.

Passed and Adopted on the Second Reading on the 28th day of September, 2020.

APPROVED:

ATTEST:

Misti Talbert, Mayor

Christina Marez, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney
[Signature of Attorney Provided on Separate Page, to be Attached]

REQUEST FOR SUBDIVISION PLAT OR REPLAT
TO THE CITY COUNCIL
AND THE PLANNING AND ZONING COMMISSION
OF THE CITY OF LAMPASAS, TEXAS

NOTICE: The Planning and Zoning Commission meets on the First Thursday of each month. Any items to be on the agenda for that meeting **must be submitted in full, and all fees paid, five working days before any required publication deadline. Please check dates with the Building and Planning Department.** Items on that agenda will be referred to the City Council at their regular meeting on the Fourth Monday of that month for disposition.

Application is hereby made to the City Council for a: Short Form Plat (lot split)
 Preliminary Subdivision Plat Final Subdivision Plat

Applicant: Eckermann Engineering, Inc. (Sam Walker) Telephone: 512-556-8160

Mailing Address: P.O. Box 388, Lampasas, TX 76550

Property Owner (if different from above) MD Abel Co. (Joe Abel) Telephone: 512-734-1029

Mailing Address: P.O. Box 949, Lampasas, TX 76550

Current Legal Description of Property:
Lot: N/A Block: _____ Subdivision: _____

Acreage: 3.01 Survey: John Burleson Abstract #: 42

Street Address: TBD US Highway 190

Frontage in Feet: 213 Depth in Feet: 664

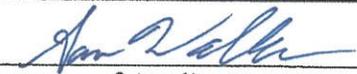
Reason for subdivision: _____

2 lot commercial subdivision

Does the zoning comply with the proposed use? Yes No

Name of the proposed subdivision: Portwood

Number of lots: 2 Fee: \$320


Signature of Applicant


Signature of Owner if different

Sam Walker, P.E.
Printed name of Applicant

Joseph Abel - M.D. ABEL CO
Printed Name of Owner

Date: 8/13/2020

Date: 8-12-2020

MINOR PLAT OF
PORTWOOD
 3.01 ACRES OUT OF THE JOHN BURLESON SURVEY,
 ABSTRACT NO. 42, CITY AND COUNTY OF LAMPASAS, TEXAS

TAX CERTIFICATE:
 The Lampasas County Appraisal District, the taxing authority for all taxing entities in Lampasas County, Texas, does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.

Melissa Gonzales
 Chief Appraiser

CITY OF LAMPASAS
 Approved this _____ day of _____, 20____, by the City Council of the City of Lampasas, Lampasas County, Texas, after public hearing before the City Council on the _____ day of _____, 20____, City of Lampasas, Texas.

Heli Tolbert
 Mayor, City of Lampasas

Christina Mares
 Alttat: City Secretary

PLANNING & ZONING COMMISSION APPROVAL:
 Approved this _____ day of _____, 20____, after public hearing before the Planning & Zoning Commission and recommended for approval to City Council, City of Lampasas, Texas on _____ day of _____, 2019.

Jeff Jackson
 Chairman, Planning & Zoning Commission

Becky Sims
 Alttat: Asst. City Secretary

OWNER'S CERTIFICATION:
 STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF LAMPASAS §
 That, I, Joseph C. Abel, the President of the M.D. Abel Co., owner of that certain tract of land shown herein being 3.01 ac out of the John Burleson Survey, Abstract No. 42, City and County of Lampasas and described in a certain plat of land recorded in the Public Records of Lampasas County, Texas, Page 379 of the Deed Record, Lampasas County, Texas, do hereby adopt and approve this minor plat.

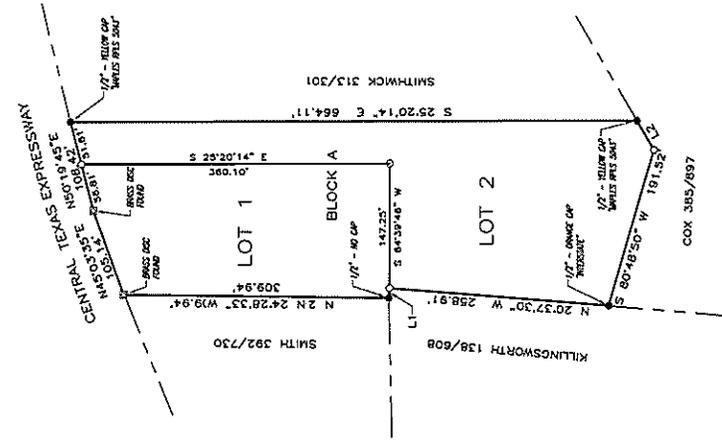
Joseph C. Abel, President

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF Lampasas §
 Before me, the undersigned authority, on this day personally appeared Joseph C. Abel, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.
 Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, _____ County

- PLAT NOTES:**
1. TOTAL ACRES: 3.01 ACRE
 2. NATURE OF USE: COMMERCIAL/RETAIL
 3. ZONING: RETAIL
 4. OWNER/DEVELOPER: JOSEPH ABEL
 P.O. BOX 949
 LAMPASAS, TEXAS 76850
 5. ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
 6. WATER PROVIDED BY THE CITY OF LAMPASAS
 7. LOTS IN THIS SUBDIVISION ARE THE CITY OF LAMPASAS
 8. LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE WITHIN ZONE C PER FEWA MAP #48043D 0005 B DATED JUNE 15, 1982
 9. ALL LOTS LIE WITHIN THE FULL PURPOSE CITY LIMITS OF LAMPASAS
 10. THIS TRACT IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCES IN PLACE AT TIME OF PLAT (AUGUST, 2020).

Clyde C. Castleberry, Jr.
 Registered Professional Land Surveyor No 4835
 State of Texas



LINE NO.	DIRECTION	LENGTH
L1	S 69°54'58" W	11.53'
L2	S 34°31'00" W	39.97'

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF LAMPASAS §
 I, Connie Hartmann, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ o'clock _____ M., in the Plat Cabinet _____ Slide _____
 TO CERTIFY WHICH, WITNESS my hand and seal of the County Court of said County, the date last shown above written

Connie Hartmann, County Court Clerk,
 Lampasas County, Texas



VICINITY MAP
 (N.T.S.)

SURVEYOR'S CERTIFICATION:
 STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF LAMPASAS §
 I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the survey made on the ground of the property legally described herein, and that the corner monuments shown thereon were found or properly placed under my supervision in accordance with the City of Lampasas Regulations.


TRIPLE C SURVEYING CO.
 21214 FM 963 - Lampasas, Texas 76850
 (512) 845-5440
 email: admin@triplecsurveying.com
 www.triplecsurveying.com Firm No. 10193916

USA No. 209731
 DRAWN: CCC
 SHEET: 1
 OF 1





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