

**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, OCTOBER 1, 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, October 1, 2020 in the City Council Chambers, 302 E Third Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Discussion and possible action regarding approval of the minutes dated September 3, 2020

**PUBLIC HEARING
GOFORTH ADDITION REZONE**

- III. Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) to rezone 3.75 acres, described as Block 1, Lot 4 of the Goforth Addition from Single Family Residential-20 "SF-20" to Commercial, generally located at 500 N Willis, Lampasas Texas, Lampasas County.

REGULAR SESSION

- IV. Discussion and possible action regarding approval, denial, or approval with modification(s) to rezone 3.75 acres, described as Block 1, Lot 4 of the Goforth Addition from Single Family Residential-20 "SF-20" to Commercial generally located at 500 N Willis, Lampasas Texas, Lampasas County.

**PUBLIC HEARING
GOFORTH ADDITION SPECIFIC USE PERMIT**

- V. Public hearing to receive citizen comments regarding approval, denial, or approval with modification(s) for a Specific Use Permit to allow for Major Automotive Repair (Diesel Mechanic) to an area zoned Commercial "C", described as 3.75 acres, Block 1, Lot 4 of the Goforth Addition, generally located at 500 N. Willis Lampasas, Texas, Lampasas County.

REGULAR SESSION

- VI. Discussion and possible action regarding approval, denial, or approval with modification(s) for a Specific Use Permit to allow for Major Automotive Repair (Diesel Mechanic) to an area zoned Commercial "C", described as 3.75 acres, Block 1, Lot 4 of the Goforth Addition, generally located at 500 N Willis Lampasas, Texas, Lampasas County.

**PUBLIC HEARING
A.H. BARNES ADDITION ALLEY**

- VII. Public hearing to receive citizen comments to consider granting the request to vacate, abandon or close and convey a street, alley and/or a public right-of-way, or a portion thereof, for property being described as 0.85 of an acre portion of an alley located in Block 54 of the A.H Barnes Addition between East 9th Street and Spring Ho Avenue.

REGULAR SESSION

- VIII. Discussion and possible action to consider granting the request to vacate, abandon or close and convey a street, alley and/or a public right-of-way, or a portion thereof, for property being described as 0.85 of an acre portion of an alley located in Block 54 of the A.H. Barnes Addition between East 9th Street and Spring Ho Avenue.

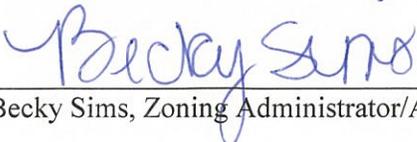
**PUBLIC HEARING
A.H. BARNES ADDITION PLAT**

- IX. Public hearing to receive citizen comments to consider approval, denial or approval with modifications of the Spring Ho Subdivision Final Plat of 1.11 acres, being lots 1-7 and .085 of an acre portion of the alley of Block 54 of the A. H. Barnes Addition of the City of Lampasas; commonly known as 1003 S Key Avenue.

REGULAR SESSION

- X. Discussion and possible action to consider approval, denial or approval with modifications of the Spring Ho Subdivision Final Plat of 1.11 acres, being lots 1-7 and .085 of an acre portion of the alley of Block 54 of the A. H. Barnes Addition of the City of Lampasas; commonly known as 1003 S Key Avenue.
- XI. 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 25th day of September, 2020 at 2:25p


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 SEPTEMBER 3, 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
Dorothy Person
Marissa Canales
James Skinner

City Staff Present:

Becky Sims, Assistant City Secretary/Zoning Administrator
Frank Ellett, Building Official
Rickie Roy-Assistant City Manager

P & Z Members Absent

Jackie Baltrun

REGULAR SESSION

- I. Call to order- *Chairman Jackson called the meeting to order at 6:02 p.m.*
- II. Announcements –N/A
- III. Discussion and possible action regarding approval of the minutes dated July 2, 2020. *Commission member McCauley motioned to approve the minutes, Commission member Person seconded the motion and with a unanimous vote the motion carried. (Baltrun Absent)*
- IV. Discussion regarding amending zoning regulations regarding permanent cosmetics. *Becky Sims, Zoning Administrator advised the Commission that in anticipation of more requests for permanent cosmetic tattooing services being offered in salons we will be looking at adding these types of services to the Zoning Regulations. The Texas Health and Human Services application for cosmetic tattooing requires operators to obtain documentation from Municipalities or Counties that the proposed location is in compliance with the local Zoning Regulations.*

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.

Chairman Jackson opened the Public Hearing for citizen comments.

Becky Sims, Zoning Administrator advised of the following

- *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*
- *There was a structure on it previously that has since been removed.*

- *Twenty (20) notices were sent to property owners within a 200 ft radius, one notice was returned opposing the request. The property owner felt the “MHO” would decrease his property value and that the property owner had not taken care of their fence.*
- *Advised that the Cisneros’ were in attendance if the Commission had any questions.*

Commission member Canales questioned flooding in that area. She had done some research and felt that although the parcel did not show in the current flood map provided by FEMA there was still potential flooding to the area. She did not feel comfortable approving a temporary structure at that location.

Becky Sims, Zoning Administrator advised that the structure would be secure. The Cisneros’ advised that they are willing to put a slab foundation as opposed to an improved surface as required. Mrs. Sims’ also advised of the following items that were included in the packet that would be regulated during the permitting and building process:

- *All parking surfaces and driveways shall be an approved all-weather surface.*
- *Axles and tongues shall be removed, such that the manufactured housing unit becomes permanently placed upon the site.*
- *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.*
- *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.*

With no additional comments the Public Hearing was closed

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.

Commission member McCauley motioned to approve the Manufactured Home Overlay “MHO”; Commission member Person seconded the motion; with Skinner and Jackson in favor and Vann and Canales in opposition the motion carried to recommend approval to City Council. (Baltrum Absent)

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.

Chairman Jackson opened the Public Hearing

Becky Sims, Zoning Administrator advised of the following

- *Mr. Ankarberg is asking the Commission to consider approving a Specific Use Permit in an area zoned Commercial to allow for Two-Family Residential (Duplexes)*

- *The area surrounding the property is zoned Commercial, Retail and Single Family Residential*
- *The proposed lots meet the 10,000 square foot lot requirements*
- *Staff mailed fifteen (15) notices to property owners, 3 letters were returned in favor, none in protest.*

With no comments, the Public Hearing was closed

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.

Commission member Skinner motioned to approve the request for a Specific Use Permit to allow for Two-Family Residential (Duplexes), Commission member Vann seconded the motion and with a unanimous vote the motion carried (Baltrun Absent)

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

Chairman Jackson opened the Public Hearing.

Becky Sims, Zoning Administrator advised of the following:

- *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 (Cosmetic Tattooing) inside The Fixx Salon; located at 1002 E. 4th Street, Lampasas, Texas.*
- *City of Lampasas Zoning Regulations do not define cosmetic tattooing and tattoo Studio’s require a Specific Use Permit in Commercial Zoning Districts.*
- *Micro-blading 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 that helps scratch and deposit pigment simultaneously under your skin.*
- *Staff mailed fourteen (14) notices to property owners within 200 feet of property; 3 letters in favor of the request were returned and one in protest as they do not approve of any type of tattoo as it is self-mutilation.*

With no comments, the Public Hearing was closed

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

Commission member Person motioned to approve the request for a Specific Use Permit to allow for Micro-Blading (Cosmetic Tattooing) Services, Commission member Canales seconded the motion and with Commission member McCauley opposing the request, and Commission members Skinner, Vann and Jackson in favor of the request the motion carried. (Baltrun Absent)

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.

Chairman Jackson opened the public hearing

Becky Sims, Zoning Administrator advised the Commission that Mr. Abel is asking the Commission to approve a Minor Plat of Portwood. The parcel is 3.01 acres. Sam Walker, Eckermann Engineering is in attendance on behalf of Mr. Abel should the Commission have any questions.

The Commission has concerns regarding the drainage. Mr. Walker presented the Commission with a conceptual site plan with the contours. A low water crossing is planned near the eastern property line that will serve as detention if necessary.

With no further comments or discussion, the Public Hearing was closed.

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.

Commission member McCauley motioned to approve the Minor Plat of Portwood, Commission member Canales seconded the motion and with a unanimous vote the motion carried. (Baltrun Absent)

- XIII.** Adjourn-

PASSED AND APPROVED THIS _____ day of _____, 2020

Jeff Jackson, Chairman

ATTEST:

Becky Sims, Assistant City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: October 1, 2020- 6:00 p.m.

CITY COUNCIL: October 12, 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 a public hearing on the following items:

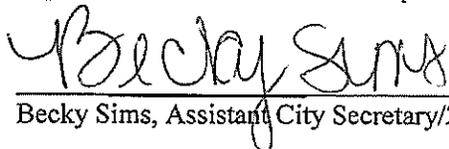
1. *Consider granting the request to vacate, abandon or close and convey a street, alley and/or a public right-of-way, or a portion thereof, for property being described as 0.85 of an acre portion of an alley located in Block 54 of the A.H Barnes Addition between East 9th Street and Spring Ho Avenue.*
2. *Consider approval, denial or approval with modifications of the Spring Ho Subdivision Final Plat of 1.11 acres, being lots 1-7 and .085 of an acre portion of the alley of Block 54 of the A. H Barnes Addition of the City of Lampasas; commonly known as 1003 S Key Avenue.*

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 October 1, 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 item listed above.

The City Council will hold a public hearing on the above-referenced items on October 12, 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 24TH day of September 2020 at 8:28 a.m.



Becky Sims, Assistant City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: October 1, 2020- 6:00 p.m.

CITY COUNCIL: October 12, 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 a public hearing on the following item:

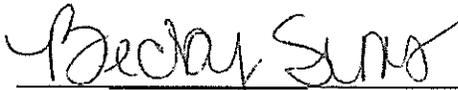
Regarding a request to consider approval, denial, or approval with modification(s) to rezone 3.75 acres, described as Block 1, Lot 4 of the Goforth Addition from Single Family Residential-20 "SF-20" to Commercial with a Specific Use Permit to allow for Major Automotive Repair (Diesel Mechanic), City and County of Lampasas, Texas; generally located at 500 N Willis.

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 October 1, 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 item listed above.

The City Council will hold a public hearing on the above-referenced items on October 12, 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 24th day of September 2020 at 8:29 a.m.



Becky Sims, Assistant City Secretary/Zoning Administrator

City of Lampasas
Planning and Zoning Board
Eckermann Request (500 N Willis)
Staff Report

Subject Property	The property is described as 3.75 acres, Block 1, Lot 4 of the Goforth Addition, commonly known as 500 N Willis Lampasas, Texas Lampasas County.
Request	The applicant is requesting to rezone 3.75 acres, described as Block 1, Lot 4 of the Goforth Addition from Single Family Residential-20 “SF-20” to Commercial with a Specific Use Permit to allow for Major Automotive Repair (Diesel Mechanic); generally located at 500 N Willis Lampasas, Texas, Lampasas County.
Zoning Distinction	Some allowable uses in Commercial Zoning are as follows: Auto Repair, Minor, Bed and Breakfast Inn, Building Materials, Hardware or Home Improvement Center, Church, Consignment Store, Hobby Shop, Medical Clinic or Office, New & Used Auto Sales etc.
Current Zoning	The property is currently zoned Single Family Residential-20 “SF-20” and the area surrounding the property is zoned Single Family Residential-20 “SF-20”, Single Family Residential-8 “SF-8”, Commercial “C” and Agriculture “Ag”
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed eleven (11) notices to property owners within 200 feet of the applicant’s property, and to date have not received any written testimony.
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 34, Specific Use Permits “SUP” and Section 10 Changes and Amendments of the City of Lampasas Zoning Regulations.

Section 34, Specific Use Permits

In approving a requested SUP, the Planning and Zoning Commission and City Council may consider the following:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
3. The nature of the use is reasonable;
4. Any negative impact on the surrounding area has been mitigated;
5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Recommendation If the Planning and Zoning Board and the City Council find the request in compliance with Section 34 and Section 10, City of Lampasas Zoning Regulations, then a motion to approve the change of zoning may be made.

 If the Planning and Zoning Board and the City Council find that the request is not in compliance with Section 34 and Section 10, City of Lampasas Zoning Regulations, then a motion to deny the request may be made.



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

REC#: 01225847 8/28/2020 8:57 AM
OPER: PT1 TERM: 060
REF#: 4293

ANTICIPATED MEETING DATES: P&Z: 10/1/20 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 and process
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and process

PAN: 210.0000 PERMITS & LICENSES
TERRY ECKERMANN REZONE
ANNING & ZONING F 250.00CR

Name of Subdivision or Project: Terry Eckermann (Rezone of Lot 4 of Gafar

Physical Location of Property: 500 N. Willis

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

Brief Legal Description of Property (must also attach accurate metes and bounds description): Lot 4 of Gafar Subd.

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

Acreage: ~ 3.75 ac Existing Zoning: SF-20 Proposed Zoning: C₂ SUP

250.00 CHECK
250.00
0.00

Applicant / Owner's Name: Terry Eckermann

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: 500 N. Willis City: Lampasas State: TX Zip: 76550

Phone: 512-556-7303 Fax: _____ Email Address: Heckermann@hotmail.com

Engineer / Representative's Name: Eckermann Engineering Inc - Derrek Eckermann

Contact Person: Derrek Eckermann Title: President

Company Name: EET

Street/Mailing Address: PO Box 388 City: Lampasas State: TX Zip: 76550

Phone: 512-556-8160 Fax: _____ Email Address: derrek@eckermannengineering.com

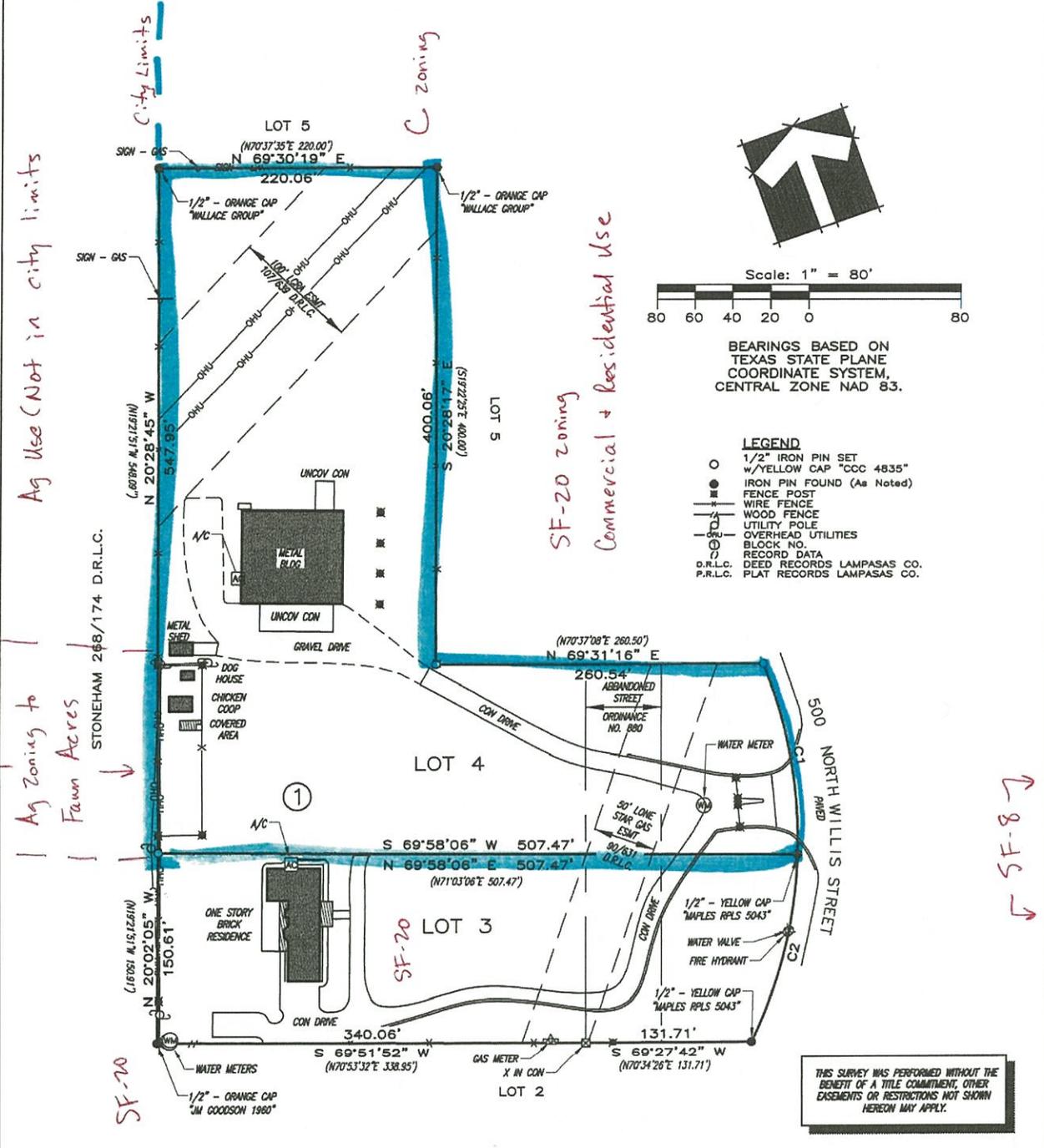
Nature of Request/Proposed Use of the Property: Rezone property to Commercial to match existing use.
2. Request SUP for major auto repair in a Commercial zoning. Property is for sale and interested buyer wants to use shop/office for a mechanic shop.

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: Derrek Eckermann Title: Engineer Date: 8/26/20

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



CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	24°04'04"	370.00'	155.42'	N 30°31'25" W	154.28'
C2	23°52'23"	370.00'	154.17'	N 06°32'33" W	153.05'

RECORD CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	24°03'50"	370.00'	155.40'	S 29°25'33" E	154.26'
C2	23°52'40"	370.00'	154.20'	S 05°27'43" E	153.08'

THIS AREA IS SHOWN TO BE IN ZONE C PER FEMA'S FLOOD INSURANCE RATE MAP #480430 0005 B DATED JUNE 15, 1982; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS
 COUNTY OF LAMPASAS
 I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

Witness my hand and seal this the 19th day of August, 2020

TRIPLE C SURVEYING Co.
 P.O. Box 544 - Lampasas, Texas 76550
 (512) 845-5440
 email: admin@triplecsurveying.com
 www.triplecsurveying.com Firm No. 10193916

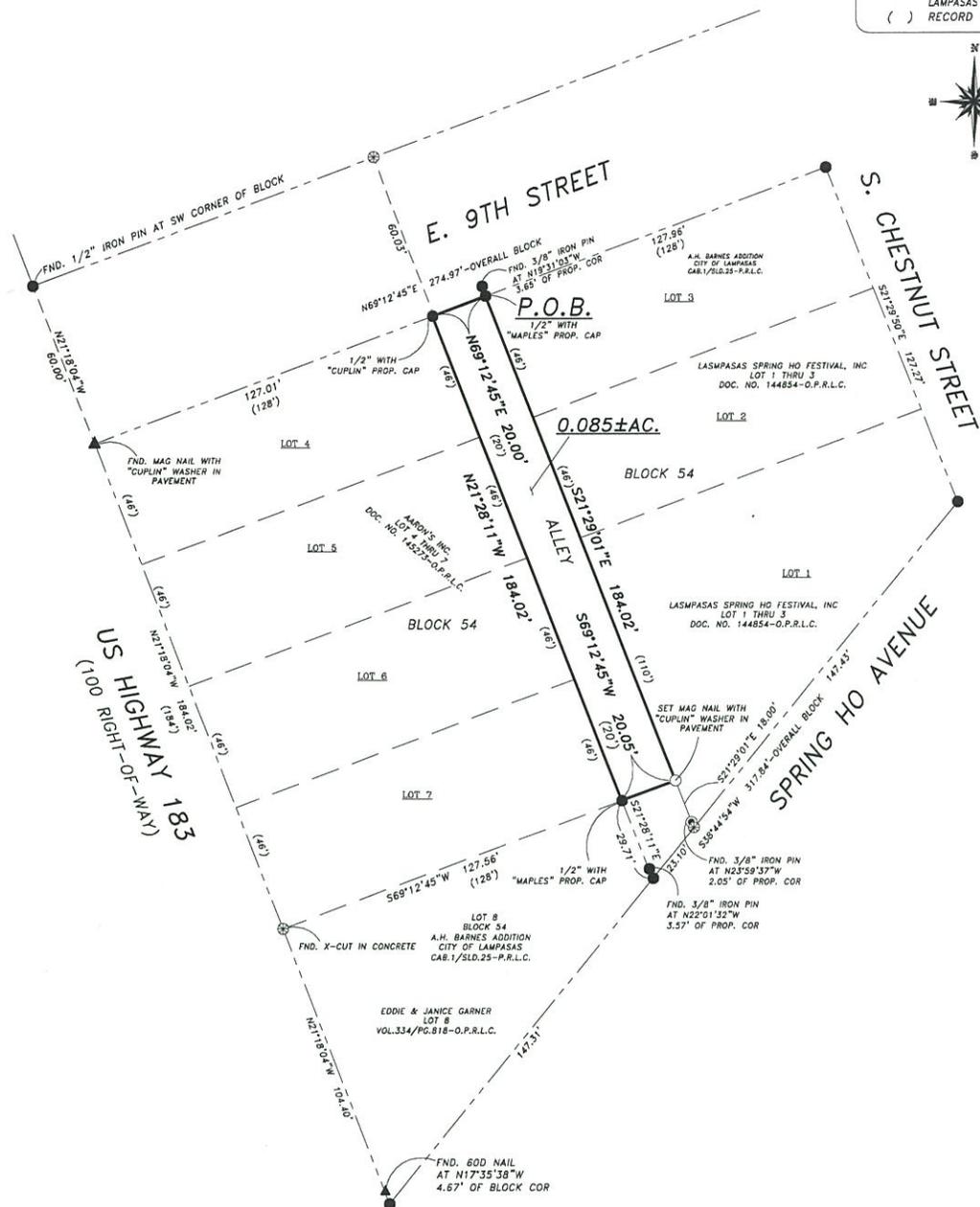
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City of Lampasas
Planning and Zoning Board
Spring Ho Subdivision
Staff Report

Subject Property	The property is described as 1.11 acres, being lots 1-7 and .085 of an acre portion of the alley of Block 54 of the A.H. Barnes Addition, commonly known as 1003 S Key Avenue Lampasas, Texas Lampasas County.
Request	The applicant is requesting to vacate, abandon or close and convey a street, alley and/or a public right-of-way, or a portion thereof, for property being described as 0.85 of an acre portion of an alley located in Block 54 of the A.H Barnes Addition between East 9th Street and Spring Ho Avenue and to approve the Spring Ho Subdivision Final Plat of 1.11 acres, being lots 1-7 and .085 of an acre portion of the alley of Block 54 of the A. H Barnes Addition of the City of Lampasas; commonly known as 1003 S Key Avenue.
Current Zoning	The property is currently zoned Retail "R". The area surrounding the property is zoned Retail "R"
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed seven (7) notices to property owners within 200 feet of the applicant's property, and to date have not received any written testimony. Notices were also mailed to utility providers as required. Staff spoke with an adjacent property owner with regards to any potential impact the closing of the alley will have on their business and was assured it would not have a negative impact.
Recommendation	<p>If the Planning and Zoning Board and the City Council find the request in compliance with Article V. Abandonment of Streets, Alleys or Right-of-Ways of the Lampasas Code of Ordinances and Chapter 70 Subdivisions; Division 3 Final Plat of the Code of Ordinances then a motion to approve the request may be made.</p> <p>Chapter 70 Subdivisions Division 3- Final Plat Sec. 70-158. - Existing features inside subdivision. Sec. 70-159. - Existing features outside subdivision. Sec. 70-160. - New features inside subdivision; streets, alleys, easements and utilities. Sec. 70-161. - Lots and blocks.</p> <p>If the Planning and Zoning Board and the City Council find that the request is not in compliance Article V. Abandonment of Streets, Alleys or Right-of-Ways of the City of Lampasas Code of Ordinances and Chapter 70 Subdivisions Division 3 Final Plat of the Lampasas Code of Ordinances, then a motion to deny the request may be made.</p>

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- .../... VOLUME/PAGE
- D.R.L.C. DEED RECORDS LAMPASAS CO.
- P.R.L.C. PLAT RECORDS LAMPASAS CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS LAMPASAS COUNTY
- () RECORD INFO/SUBJECT



NOTES:
 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 2) PROPERTY SUBJECT TO ALL CURRENT APPLICABLE CITY ORDINANCES AND SUBDIVISION REGULATIONS FOR THE CITY OF LAMPASAS, TEXAS

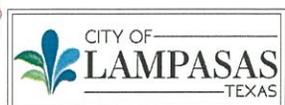
BOUNDARY SURVEY

LOCAL ADDRESS: E. 9TH STREET, CITY OF LAMPASAS, TEXAS.

LEGAL DESCRIPTION: BEING A 0.085 OF AN ACRE PORTION OF THE ALLEY OF BLOCK 54 OF THE A.H. BARNES ADDITION TO THE CITY OF LAMPASAS AS SHOWN ON CABINET 1, SLIDE 25 OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 0.85 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TOO ACCOMPANY THIS SURVEY OF EVEN DATE.

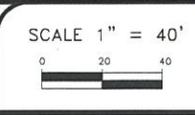
I HEREBY CERTIFY EXCLUSIVELY TO CNB LAMPASAS INVESTORS, LTD., AND THE CITY OF LAMPASAS THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC. ©.

K.C. LUST DATED 09/08/2020
 K.C. LUST, TEXAS R.P.L.S. NO. 5273



SHEET 1 OF 2	PROJ. NO. 201137
	PREPARED FOR: CITY OF LAMPASAS
	TECH: C.CUPLIN
	APPROVED: K.CUPLIN
	FIELDWORK PERFORMED ON: SEPT 2020
COPYRIGHT: 2020 PROFESSIONAL FIRM NO: 10126900	

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



2	
1	
DATE	NO. DESCRIPTION
REVISIONS	

BEING A 0.085 OF AN ACRE PORTION OF THE ALLEY OF BLOCK 54 OF THE A.H. BARNES ADDITION TO THE CITY OF LAMPASAS AS SHOWN ON CABINET 1, SLIDE 25 OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 0.085 OF AN ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pin found with "MAPLES" property cap, along the southerly right-of-way line of E. 9th Street, at the most northwesterly corner of Lot 3 of said Block 54, and being the most northeasterly corner hereof;

THENCE South 21°29'01" East, along the westerly line of said Lot 3, Lot 2 and Lot 1 of said Block 54, the easterly line of said Alley, and hereof, a distance of 184.02' to a set mag nail with "CUPLIN" washer in pavement, at the most southeasterly corner hereof, from whence a found cotton spindle at the most southerly corner of said Lot 1 bears South 21°29'01" East, a distance of 18.00';

THENCE South 69°12'45" West, over and across said Alley, and the southerly line hereof, a distance of 20.05' to a found 1/2" iron pin with "MAPLES" property cap at the most southeasterly corner of Lot 7 of said Block 54, and being the southwest corner hereof;

THENCE North 21°28'11" West, along the easterly line of said Lot 7, Lot 6, Lot 5 and Lot 4 of said Block 54, the westerly line of said Alley and hereof, a distance of 184.02' to a found 1/2" iron pin with "CUPLIN" property cap, along the southerly right-of-way line of said E. 9th Street, at the most northwesterly corner hereof;

THENCE North 69°12'45" East, along the southerly right-of-way line of said E. 9th Street, the northerly line of said Alley and hereof, a distance of 20.00' to the **POINT OF BEGINNING**, containing 0.085 of an acre, more or less.

NOTE:

A Plat of Survey of even date was prepared and is intended to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

I HEREBY CERTIFY EXCLUSIVELY TO CNB LAMPASAS INVESTORS, LTD., AND THE CITY OF LAMPASAS, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2020, CUPLIN & ASSOCIATES, INC. ©.



K.C. Lust
Registered Professional Land Surveyor No. 5273

Dated: 09/08/2020





September 15, 2020

Becky Sims
Assistant City Secretary
City of Lampasas
312 E Third Street
Lampasas, TX 76550

**Re: *Final Plat Summary Letter
Spring Ho Subdivision - Final Plat Application
Lampasas, Texas***

Dear Mrs. Sims:

Please accept this final plat summary letter, on behalf of the Developer, CNB Lampasas Investors, Ltd., for a commercial plat, Spring Ho Subdivision, in Lampasas, Texas. The project site consists of 1.11 acres and is currently subdivided as Lots 1, 2, 3, 4, 5, 6, and 7, Block 54 of the A.H. Barnes Addition. The attached application proposes to combine the subject lots and adjacent alley into 1 commercial lot (Lot 1A) to support the development of a Whataburger Restaurant. The alley is anticipated to be vacated by the City of Lampasas, under a separate application, by Ordinance prior to the recording of the subject final plat. The site is generally located at the Southeast corner of Key Avenue and East 9th Street within the full-purpose jurisdiction of the City of Lampasas. The site is currently zoned R (Retail) which allows for the proposed use.

Site civil plans for the subject development are in the process of being developed and will be submitted in the near future under a separate application. Additionally, a driveway permit to provide access to the site from Key Avenue has been submitted to TXDOT for review and approval. In summary, the proposed commercial subdivision plat substantially conforms to the City of Lampasas requirements.

If you should have any questions or need additional information regarding the Spring Ho Subdivision development, please feel free to contact us at 512-556-8160.

Sincerely,

ECKERMANN ENGINEERING, INC.

A handwritten signature in blue ink that reads 'Sam Walker'.

Sam N. Walker, P.E.
Vice President

Attachments: Final Plat
Final Plat Application
Fee Check = \$310.00

