

**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, FEBRUARY 4, 2021
6:00 P.M.**

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Lampasas, Texas will be held at 6:00 p.m. on Thursday, February 4, 2021 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Discussion and possible action regarding approval of the minutes dated January 7, 2021.
- III. Discussion and progress relating to the City of Lampasas Comprehensive Plan

PUBLIC HEARING

- IV. Public hearing to receive citizen comments regarding a request to consider approval, denial, or approval with modification(s) to rezone 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County from Single Family Residential-10 "SF10" to Agriculture "AG."

REGULAR SESSION

- V. Discussion and possible action regarding approval, denial, or approval with modification(s) to rezone 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County from Single Family Residential-10 "SF10" to Agriculture "AG"

PUBLIC HEARING

- VI. Public hearing to receive citizen comments regarding a request to consider approval, denial, or approval with modification(s) a request for a Specific Use Permit for property described as 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County to allow for a 14.8-acre RV Park Development in an area zoned Agriculture "AG."

REGULAR SESSION

- VII. Discussion and possible action regarding approval, denial, or approval with modification(s) a request for a Specific Use Permit for property described as 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County to allow for a 14.8-acre RV Park Development in an area zoned Agriculture "AG."

PUBLIC HEARING

- VIII. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as Lot 19 and .82 A419 OL22 Block B, Lakehill Estates Subdivision commonly known as 8 Chris James, Lampasas, Texas Lampasas County to allow for an Accessory Dwelling in an area zoned Single Family Residential-10 "SF10"

REGULAR SESSION

- IX. Discussion and possible action regarding a request for a Specific Use Permit for property described as Lot 19 and .82 A419 OL22 Block B, Lakehill Estates Subdivision commonly known as 8 Chris James, Lampasas, Texas Lampasas County to allow for an Accessory Dwelling in an area zoned Single Family Residential-10 "SF10"
- X. Adjourn

I, Becky Sims, 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 22 day of January, 2021 at 8:30A



Becky Sims, Zoning Administrator/City Secretary

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY JANUARY 7, 2021
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:

Marisa Canales
Bob McCauley
Dorothy Person
James Skinner

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator

P&Z Members Absent

Reese Vann

REGULAR SESSION

- I. Call to order- *Chairman Jackson called the meeting to order at 6:00 p.m.*
- II. Discussion and possible action regarding approval of the minutes dated December 3, 2020. Commission member McCauley moved to approve the minutes, Commission member Person seconded the motion and with a unanimous vote the motion carried. (Vann absent)

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request to rezone property described as Lots 1R and 2R, Block 26 of the Old Town Addition, Lampasas County, generally located at 907 E Third Street Lampasas, Texas, from Light Industrial "LI" to Two-Family Residential District (Duplex) "2F"

Chair Jackson opened the Public Hearing for discussion

Becky Sims, Zoning Administrator advised of the following:

- Mr. Morrison and Mr. Johnson are asking the Commission to consider a rezone of two lots from Light Industrial to Two-Family Residential (Duplex)
- The area surrounding the property is zoned Light Industrial and Single Family Residential-6.
- 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 not received any written testimony.

Commission member Baltrun questioned spot zoning

Mrs. Sims advised this use would be harmonious with the surrounding area. While the area is zoned Light Industrial, the land use is residential in the immediate and surrounding area of the parcels. The duplexes

would not differ from the surrounding properties.

Commission member Canales had concerns regarding building in areas that are prone to flooding. While the City's mapping does not show these parcels to be directly in the flood plain, the property is in close proximity to the creek.

Mrs. Sims recognized Commission member Canales concerns and advised that there are building standards that must be met when building in a flood plain. Mr. Morrison also acknowledged the building standards and will comply.

With no additional comments the public hearing was closed.

REGULAR SESSION

IV. Discussion and possible action regarding approval, denial, or approval with modification(s) request to rezone property described as Lots 1R and 2R, Block 26 of the Old Town Addition, Lampasas County, generally located at 907 E Third Street Lampasas, Texas, from Light Industrial "LI" to Two-Family Residential District (Duplex) "2F."

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

V. Adjourn- Commission member Canales moved to adjourn the meeting at 6:18 p.m., Commission member Baltrun seconded the motion and with a unanimous vote the motion carried. (Vann absent)

PASSED AND APPROVED THIS _____ day of _____, 2021

Jeff Jackson, Chairman

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:
PLANNING AND ZONING COMMISSION: February 4, 2021 – 6:00 P.M.

CITY COUNCIL: February 8, 2021 -- 6:00 P.M.

HEARING(S) LOCATION: CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 EAST THIRD STREET, LAMPASAS, TEXAS

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

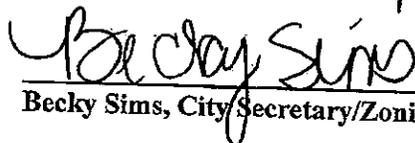
- *Request to consider approval, denial, or approval with modification(s) to rezone 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County from Single Family Residential-10 "SF10" to Agriculture "AG" with a Specific Use Permit to allow for a 16-acre RV Park Development.*
- *Request for a Specific Use Permit for property described as Lot 19 and .82 A419 OL22 Block B, Lakehill Estates Subdivision commonly known as 8 Chris James, Lampasas, Texas Lampasas County to allow for an Accessory Dwelling in an area zoned Single Family Residential-10 "SF10"*

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 February 4, 2021 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas, before a recommendation is made to the City Council on the items listed above.

The City Council will hold public hearings on the above-referenced items on February 8, 2021 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550.

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 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, City Secretary at (512) 556-6831 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

I, Becky Sims, 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 19 day of January 2021 at 4:12pm



Becky Sims, City Secretary/Zoning Administrator



Becky Sims

2500⁰⁰ App. Fee
PZ - 1 time / month

bsims@cityoflampasas.com

CITY OF LAMPASAS

**** REPRINT RECEIPT ****

REC#: 01241633 12/16/2020 1:56 PM
OPER: PT1 TERM: 060
REF#: 1498

TRAN: 210.0000 PERMITS & LICENSES
DONALD BOUSQUET
PLANNING & ZONING F 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-

CHANGE: 0.00

ANTICIPATED MEETING DATES: P&Z: _____ 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 (SIP) - see Zoning Ordinance for special requirements

Name of Subdivision or Project: RESERVOIR RV PARK

Physical Location of Property: WEST AVE E & NORTH RIDGE ST.

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

Brief Legal Description of Property (must also attach accurate metes and bounds description): 44 ACRES ACCT. #130 SURVEY W.B. COVINGTON

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

Acreage: 2.200 partial Existing Zoning: SF Proposed Zoning: A1 - SUP.

Applicant / Owner's Name: DONALD BOUSQUET

Contact Person: same Title: OWNER

Company Name: _____

Street/Mailing Address: 1301 S. 55th City: Temple State: TX Zip: 76502

Phone: 254-777-8010 Fax: _____ Email Address: danebousquet@aol.com

Engineer / Representative's Name: MRB GROUP

Contact Person: TANYA REED Title: ARCHITECT

Company Name: MRB GROUP

Street/Mailing Address: 303 WEST CALHOUN City: TEMPLE State: TX Zip: 76501

Phone: 254-771-2054 Fax: _____ Email Address: tanya.reed@mrbgroup.com

Nature of Request/Proposed Use of the Property: R.V. Park

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: _____ Title: ARCHITECT/OWNER REP Date: 12.15.2020

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

Lampasas Central Appraisal District

Chief Appraiser - Melissa Gonzales



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 8837

Account / Geo Number:
20130-131-000-00

Property Legal Description:
ACR: 44.61 ACRES
ABST: 0130 SURV: W B COVINGTON
ADDN: MABRY S (BLK 1,8,9,18 AND
PT10,16,17) AND (LSC1ST B-59 AND PT42

Survey / Sub Division Abstract:
W B COVINGTON
130

Property Location:
CR 1045
0

Block:

Owner Information:
RAUB DARRYL ETUX MARY
144 CR 4017
LAMPASAS TX 76550

Section / Lot:

Previous Owner:

Deed Information:

[View Previous Owner Information](#)

Volume: 409
Page: 189
File Number:
Deed Date: 5/20/2005

[View Building Detail Information](#)

[View Land Detail Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	D1
Total Acres:	44.610
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	318,960
Improvement Value:	500
Property Market Value:	319,460

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	319,460		0	4,430
R&B	ROAD & BRIDGE	319,460		0	4,430
CLA	CITY OF LAMPASAS	319,460		0	4,430
SLA	LAMPASAS ISD M&O	319,460		0	4,430
SLAIS	LAMPASAS ISD I&S	319,460		0	4,430

* Where supporting website data is available.

[New Property Search](#)

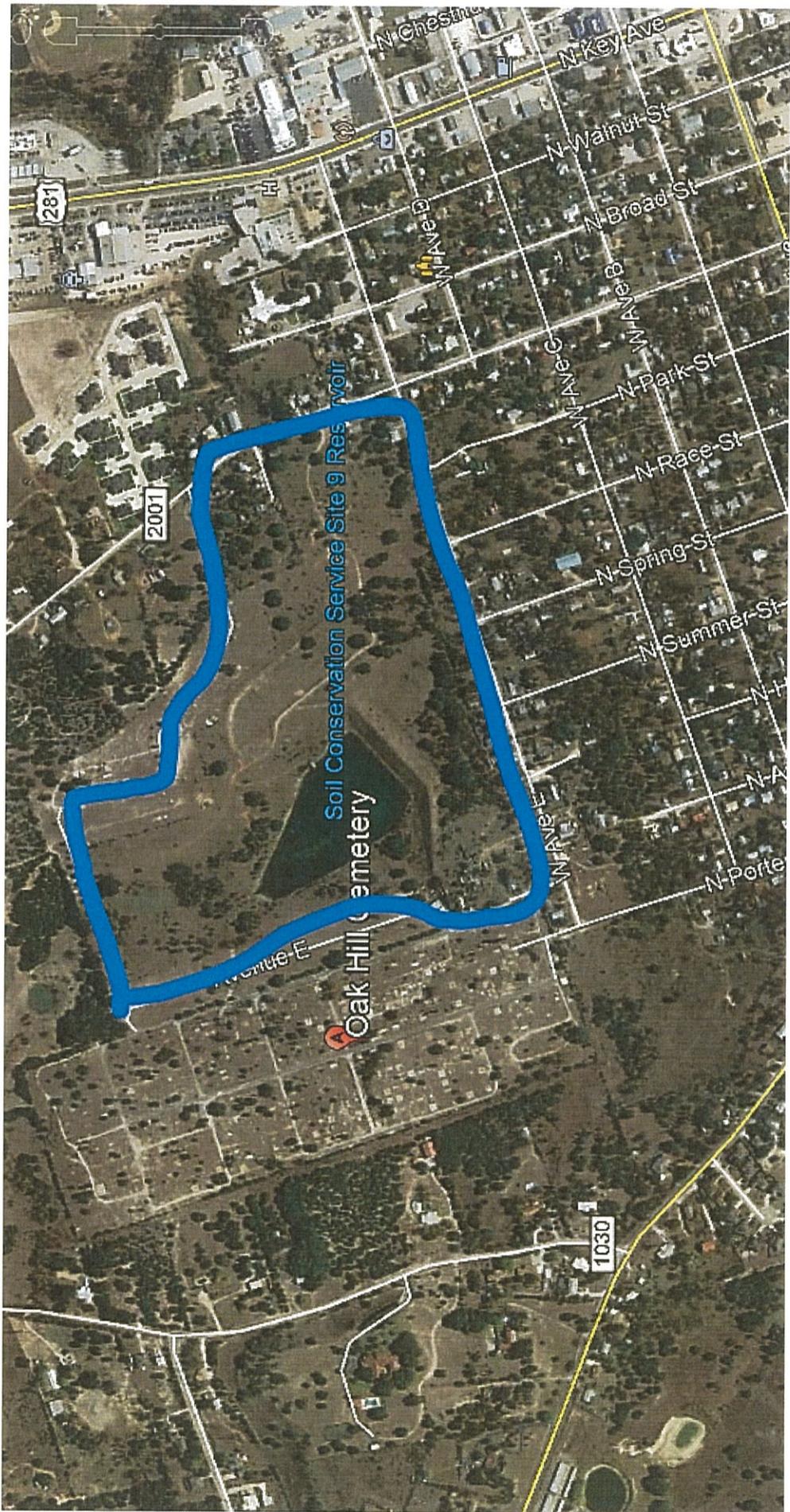
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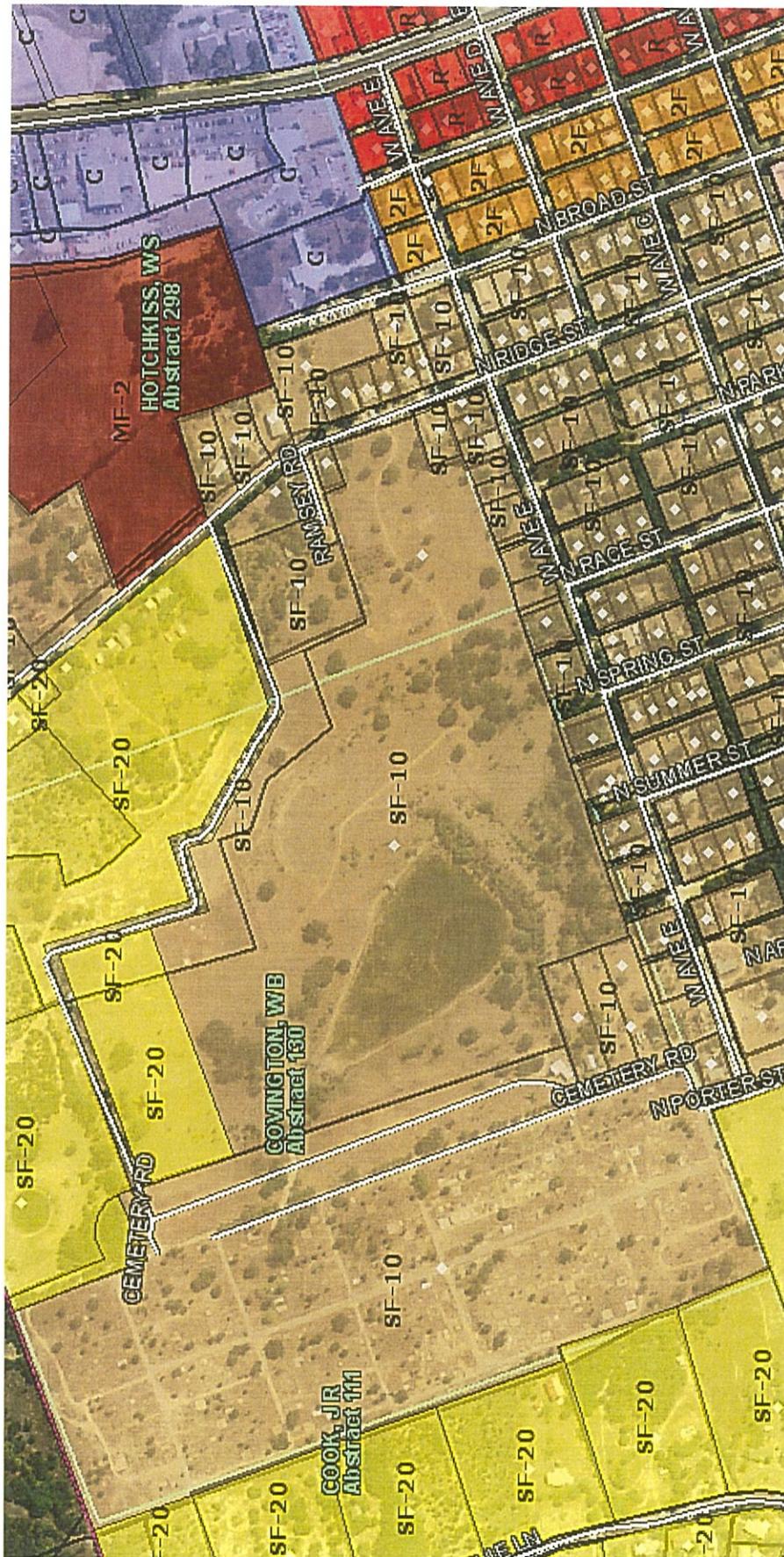
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Version 3.2.2





City of Lampasas
Planning and Zoning Board
Reservoir RV Park (Bousquet)
Staff Report

Subject Property	The property is described as 44.61 acres, ABST 0130 of the WB Covington Survey; generally located at West Avenue E and North Ridge Street (CR1045), Lampasas, Texas Lampasas County
Request	The applicant is requesting to rezone from Single Family Residential-10 to Agriculture “AG” with a Specific Use Permit “SUP” to allow for a 14.8-acre RV Park Development
Current Zoning	The property is currently zoned Single Family Residential-10 “SF-10” and the area surrounding the property is zoned Single Family Residential-10 “SF-10”, Multi-Family Residential-2 “MF-2” (Apartments) and Single Family Residential-20 “SF-20”
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed forty-eight (48) notices to property owners within 200 feet of the applicant’s property, and to date have received one in protest and none in favor of the request.
Consideration	<p>In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors as outlined in Section 10.1 (Rezone from Single Family Residential-10 “SF-10” to Agriculture (“AG”))</p> <ul style="list-style-type: none">• Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.• Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.• The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.• The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.• How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.• Any other factors which will substantially affect the public health, safety, morals, or general welfare.
Recommendation	If the Planning and Zoning Board and the City Council find the request in compliance with Section 10.1 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 10.1 City of Lampasas Zoning Regulations, then a motion to deny the request may be made.

Consideration

In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors as outlined in Section 34, City of Lampasas Zoning Regulations. In approving a requested **Specific Use Permit (RV Park Development)** the Planning & 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 specific 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 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 City of Lampasas Zoning Regulations, then a motion to deny the request may be made.

USE CHART CITY OF LAMPASAS, TEXAS ZONING ORDINANCE

SECTION 35.5
Adopted June 14, 1999 (Ord. #878)

RECREATIONAL AND ENTERTAINMENT USES

Legend for Interpreting Schedule of Use

- Designated use permitted in District indicated
- Designates use prohibited in District indicated
- S** Indicates use may be approved as Specific Use Permit

	AG	SF-20	SF-10	SF-8	SF-6.5	SF-PH	2F	SF-A	MF-1	MF-2	MH	O	NR	R	CBD	C	LI	HI	PD	M	
	AGRICULTURAL	SINGLE-FAMILY RESIDENTIAL 20,000 S.F. LOTS	SINGLE-FAMILY RESIDENTIAL 10,000 S.F. LOTS	SINGLE-FAMILY RESIDENTIAL 8,000 S.F. LOTS	SINGLE-FAMILY RESIDENTIAL 6,500 S.F. LOTS	TWO-FAMILY RESIDENTIAL PATIO HOME DUPLEX	SINGLE-FAMILY RESIDENTIAL (ATTACHED)	MULTI-FAMILY RESIDENTIAL (TRIPLEX/QUADRA-PLEX)	MULTI-FAMILY RESIDENTIAL (APARTMENTS)	MANUFACTURED HOME - 2	OFFICE	NEIGHBORHOOD RETAIL	RETAIL	CENTRAL BUSINESS DISTRICT	GENERAL COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL	PLANNED DEVELOPMENT	MANUFACTURED HOME OVERLAY		
	AG	SF-20	SF-10	SF-8	SF-6.5	SF-PH	2F	SF-A	MF-1	MF-2	MH	O	NR	R	CBD	C	LI	HI	PD	MHO	
AMUSEMENT ARCADE *																					
AMUSEMENT, COMMERCIAL (INDOOR) *																					
AMUSEMENT, COMMERCIAL (OUTDOOR) *																					
BALLROOM DANCING *																					
CARNIVAL, CIRCUS OR TENT SERVICE (TEMPORARY) *	SUBJECT TO TEMPORARY PERMIT ISSUED BY CITY OF LAMPASAS																				
COUNTRY CLUB (PRIVATE) *		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
DAY CAMP FOR CHILDREN *		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
GOLF COURSE (COMMERCIAL) *		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
PARK OR PLAYGROUND (PRIVATE) NON COMMERCIAL *		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
PARK OR PLAYGROUND (PUBLIC)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
PLAYFIELD OR STADIUM (PUBLIC) *		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
PRIVATE CLUB *																					
RODEO GROUNDS		S																			
ROLLER OR ICE RINK																					
RV PARK		S																			
STABLE (PRIVATE) *		S																			
STABLE (COMMERCIAL) *		S	S																		
SWIMMING POOL (COMMERCIAL) *																					
SWIM, TENNIS OR HANDBALL CLUB		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
THEATER (OPEN DRIVE-IN) *																					
THEATER OR PLAYHOUSE (INDOOR) *																					
ZOO (PRIVATE) *		S																			
ZOO (PUBLIC) *		S																			

* SEE APPENDIX A-3 FOR DEFINITIONS

174. **MINOR MEDICAL EMERGENCY CLINIC** - See "Medical Clinic or Office".
175. **MOBILE FOOD VENDOR UNIT** – a commercially manufactured vehicle that is readily moveable (i.e. truck or trailer) from which food or beverages are prepared, sold or served for consumption. The term mobile food vendor unit shall not include pushcarts of any kind.
176. **MOBILE HOME PARK (also TRAILER PARK or RV PARK)** - A parcel of land not less than five (5) acres nor greater than twenty-five (25) acres which is designed, improved, or intended to be used for short- or long-term occupancy by mobile homes/trailers and/or recreational vehicles (including travel trailers) in designated spaces. Facility may include a residence for the owner/manager of the premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.
177. **MOBILE HOME SPACE** - A plot of ground within a mobile home park, trailer park, RV park, or mobile home subdivision which is designed for the accommodation of one mobile home, trailer or RV unit.
178. **MOBILE HOME SUBDIVISION** - A parcel of land which is designed, platted, improved and intended for the long-term placement of individually owned mobile home units or HUD-Code manufactured homes on platted lots which can be purchased outright by the owners of the mobile home units. Facility may include a residence for the owner/manager of the premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.
179. **MODEL HOME** - A dwelling in a developing subdivision, located on a legal lot of record, that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built within the same subdivision.
180. **MOTEL OR HOTEL** - A facility offering temporary lodging accommodations or guest rooms on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, housekeeping service and recreational facilities. A guest room shall be defined as a room designed for the overnight lodging of hotel guests for an established rate or fee.
181. **MOTORCYCLE** - A usually two-wheeled, self-propelled vehicle having one or two saddles or seats, and which may have a sidecar attached. For purposes of this Ordinance, motorbikes, all-terrain vehicles (ATVs), motor scooters, mopeds and similar vehicles are classified as motorcycles.
182. **MOTORCYCLE SALES AND REPAIR** - The display, sale and/or servicing, including repair work, of motorcycles.
183. **MOTOR FREIGHT COMPANY** - A company using trucks or other heavy load vehicles to transport goods, equipment and similar products. Includes companies that move residential or commercial belongings.
184. **MOTOR VEHICLE** - Any vehicle designed to carry one or more persons which is propelled or drawn by mechanical power, such as automobiles, vans, trucks, motorcycles and buses.
185. **MULTIPLE-FAMILY DWELLING (APARTMENT)** - Three or more dwelling units on a single lot designed to be occupied by three or more families living independently of one another, exclusive of hotels or motels.
186. **MUNICIPAL FACILITY OR USE** - Any area, land, building, structure and/or facility which is owned, used, leased or operated by the City of Lampasas, Texas.
187. **NONCONFORMING USE** - A building, structure, or use of land lawfully occupied as of the effective date of this Ordinance or amendments thereto, but which does not conform to the use regulations of the

(See also "Heavy Load Vehicle").

232. **RECREATIONAL VEHICLE/CAMPER SALES AND LEASING** - An establishment that sells, leases and/or rents new and/or used recreational vehicles, travel trailers, campers, boats/watercraft, and similar types of vehicles.
233. **RECREATIONAL VEHICLE (RV) PARK** - An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent or lease on a temporary basis. (See also "Mobile Home Park").
234. **RECYCLING KIOSK** - A small uninhabited structure (120 square feet maximum) or temporary container (e.g., "igloo" or dumpster-type container) which provides a self-service location for the depositing of recyclable materials such as aluminum cans (e.g., "can banks"), glass bottles, magazines/newspapers, metal or plastic containers, etc. Recyclables are picked up periodically from the site. This definition does not include large trailers or manned collection centers.
235. **REHABILITATION CARE FACILITY (HALFWAY HOUSE)** - A dwelling unit which provides residence and care to not more than nine (9) persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two (2) supervisory personnel as a single housekeeping unit.
236. **REHABILITATION CARE INSTITUTION** - A facility which provides residence and care to ten (10) or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.
237. **RESIDENCE** - Same as a dwelling; also, when used with district, an area of residential regulations.
238. **RESIDENCE HOTELS** - A multi-unit, extended stay lodging facility consisting of efficiency units and/or suites with complete kitchen facilities and which is suitable for long-term occupancy. Customary hotel services such as linens and housekeeping, telephones, and upkeep of furniture shall be provided. Meeting rooms, club house, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this Ordinance.
239. **RESIDENTIAL DISTRICT** - District where the primary purpose is residential use.
240. **RESTAURANT OR CAFETERIA (WITH DRIVE-THROUGH SERVICE)** - An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, and which may include a drive-through window(s).
241. **RESTAURANT OR CAFETERIA (WITH NO DRIVE-THROUGH SERVICE)** - An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, and which do not have a drive-through window.
242. **RESTAURANT OR EATING PLACE (DRIVE-IN SERVICE)** - An eating establishment where food and/or drinks are primarily served to customers in motor vehicles, or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.
243. **RETAIL OR SERVICE, INCIDENTAL** - The rendering of incidental retailing or services incidental to the primary use. In the Office district, for example, such uses may include a barber/beauty shop, smoke shop, news stand, candy counter, restaurant, pharmacy or other incidental activity secondary to the primary office occupancy. Incidental uses shall mean uses which occupy less than fifteen percent (15%) of the main use.

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Bousquet Rezone-SUP)

I own 810 North Ridge, [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) Don't want trailers in there don't want a lot of
 - (2) different folks in/out. Put it in your backyard.
 - (3) Road is not curved No side walks the government
Residential apartments you put in, turned to any age lots of trouble on
there.
- (Further information may be written on back of this sheet, if additional space is needed.)

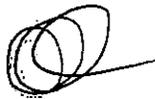
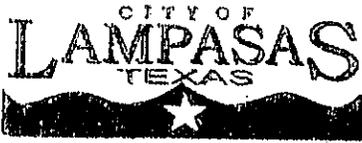
Signed [Signature] Date 1-12-21, 20____

Terry & Debbie Lindsey
810 N. Ridge St.
Lampasas, TX 76550

1-12-21

BSM

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



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

REC#: 01244927 1/07/2021 1:33 PM
OPER: LC1 TERM: 070
REF#: CCC

ACCT #: XXXX-XXXX-XXXX-2925
AUTH #: 043314
TRAN #: 000000004857
TYPE: PURCHASE

TRAN: 210.0000 PERMITS & LICENSES
DIANE KIRK/SUP FEBRUARY
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: _____ City Co
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (r

Application Type:

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

Name of Subdivision or Project: _____

Physical Location of Property: 8 Chris James Ave
[General Location -- approximate distance to nearest existing street corner]

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

Acreage: 1.7 Existing Zoning: SF Proj

Applicant / Owner's Name: Shawn & Dianne Kirk

Contact Person: Dianne Kirk Title: _____

Company Name: _____

Street/Mailing Address: 8 Chris James Ave City: Lampasas State: TX Zip: 76550

Phone: 407-603-1984 Fax: _____ Email Address: dpk526@gmail.com

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

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

Phone: _____ Fax: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: Accessory dwelling

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: Dianne Kirk Title: _____ Date: 1-7-2021

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

Lampasas Central Appraisal District



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 1118

Account / Geo Number:
10170-002-019-00

Property Legal Description:
LOT: 19 AND .82 A419 OL22
BLK: B
ADDN: LAKEHILL ESTATES

Survey / Sub Division Abstract:

Property Location:
8 CHRIS JAMES AVE
LAMPASAS TX 76550

Block:

Owner Information:
KIRK DIANNE P & SHAWN R
8 CHRIS JAMES AVE
LAMPASAS TX 76550

Section / Lot:

Previous Owner:
BYRD ELIZABETH ANN

[View Building Detail Information](#)

[View Land Detail Information](#)

Deed Information:

[View Previous Owner Information](#)

Volume:	539
Page:	243
File Number:	170799
Deed Date:	2/5/2018

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	1.678
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	H
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	59,940
Improvement Value:	184,460
Property Market Value:	244,400

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

[* View 5 Year Value History](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	244,400	HOMESTEAD	0	244,400
R&B	ROAD & BRIDGE	244,400	HOMESTEAD	0	244,400
CLA	CITY OF LAMPASAS	244,400	HOMESTEAD	0	244,400
SLA	LAMPASAS ISD M&O	244,400	HOMESTEAD	25,000	219,400
SLAIS	LAMPASAS ISD I&S	244,400	HOMESTEAD	25,000	219,400

* Where supporting website data is available.

[New Property Search](#)

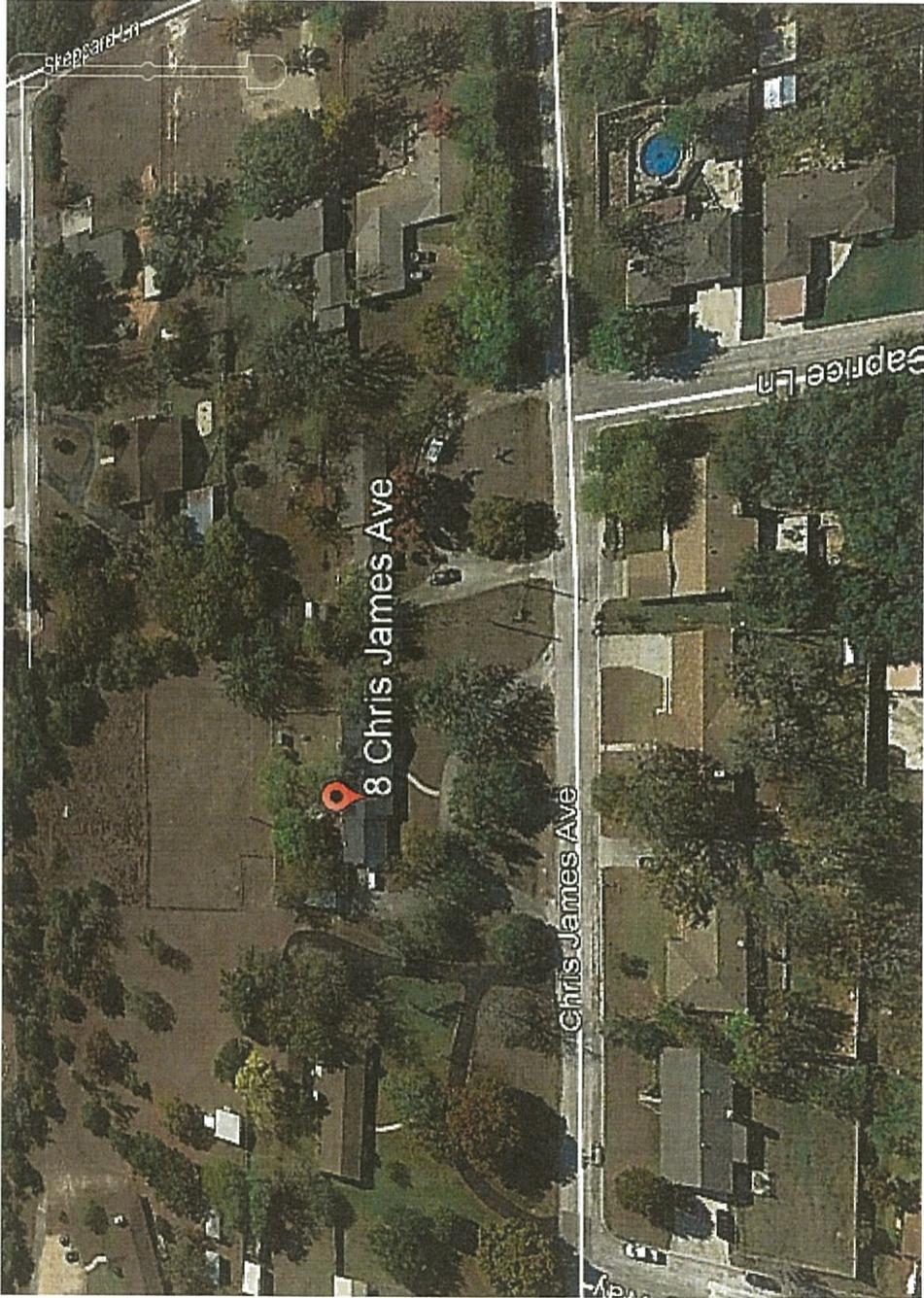
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Version 3.2.2



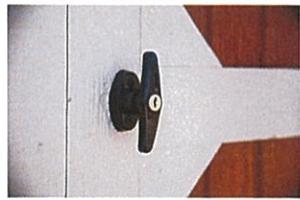
GARDEN SHED



FEATURED BUILDING:
 10' x 16' Garden Shed
 Chestnut Brown Urethane Finish
 White Painted Trim
 Pure White Metal Roof



↑
 Single door instead
 of double doors



This classic look is perfect for any backyard. The double wooden entry doors make moving in your garden supplies, lawnmowers, or tools an ease!

Sizes

8X12

8X16

8X20

10X12

10X16

10X20

10X24

12X12

12X16

12X20

12X24

12X28

12X32

12X36

12X40

14X16

14X20

14X24

14X28

14X32

14X36

14X40

16X20

16X24

16X28

16X32

16X36

16X40

Building measurements are approximate and are measured from eave to eave when 12' wide or greater. Sizes vary by location. Colors shown are only intended as a guide and may vary from actual color on building; check actual building samples before making final selection. Some features shown are upgrades to our standard features. Please speak to your local Graceland Portable Buildings® dealer for more information.



Drawing Layout
Drawing Layout Form -- Lot:
GRACELAND OF LAMPASAS

Style and Size: Garden Shed - 16X40
Customer Name: DIANE KIRK /

E/PRESS

Sale Date:
10/30/2020

131926 ~ T ~ 201030 ~ D

Urethane w/ Trim

Driftwood (DW)

White (WHT)

Metal Roof

Charcoal (CHR)

Building Style:

Primary Color:

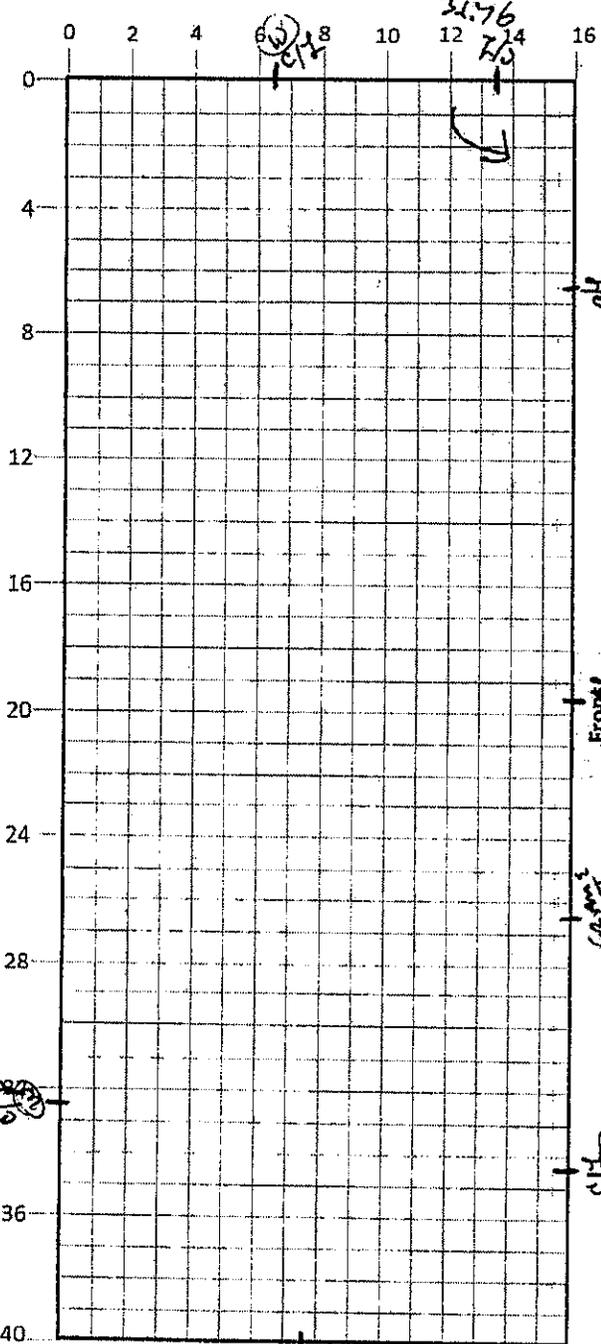
Trim Color:

Roof Type:

Roof Color:

Roof notes:

Upcharge:



OPTIONS DESCRIPTION	#
1 Add Radiant Barrier	No
2 Add 3' x 3' Double Pane Window	6
3 Deduct 2' x 3' Single Pane Window	1
4 Deduct 72" Double Wood Door	1
5 Add 36" 9-Lite Door	1
6 Frame-Out (36x80" Entry Door)(Cash Sale Only)	1
7 Add Odd Swing Door Up-Charge	1
8 _____	1
9 _____	1

SPECIAL INSTRUCTIONS
1 INWARD LEFT SWING DOOR ON END
2 END OF BUILDING
3 _____
4 _____
5 _____
6 _____
7 _____
8 _____
9 _____

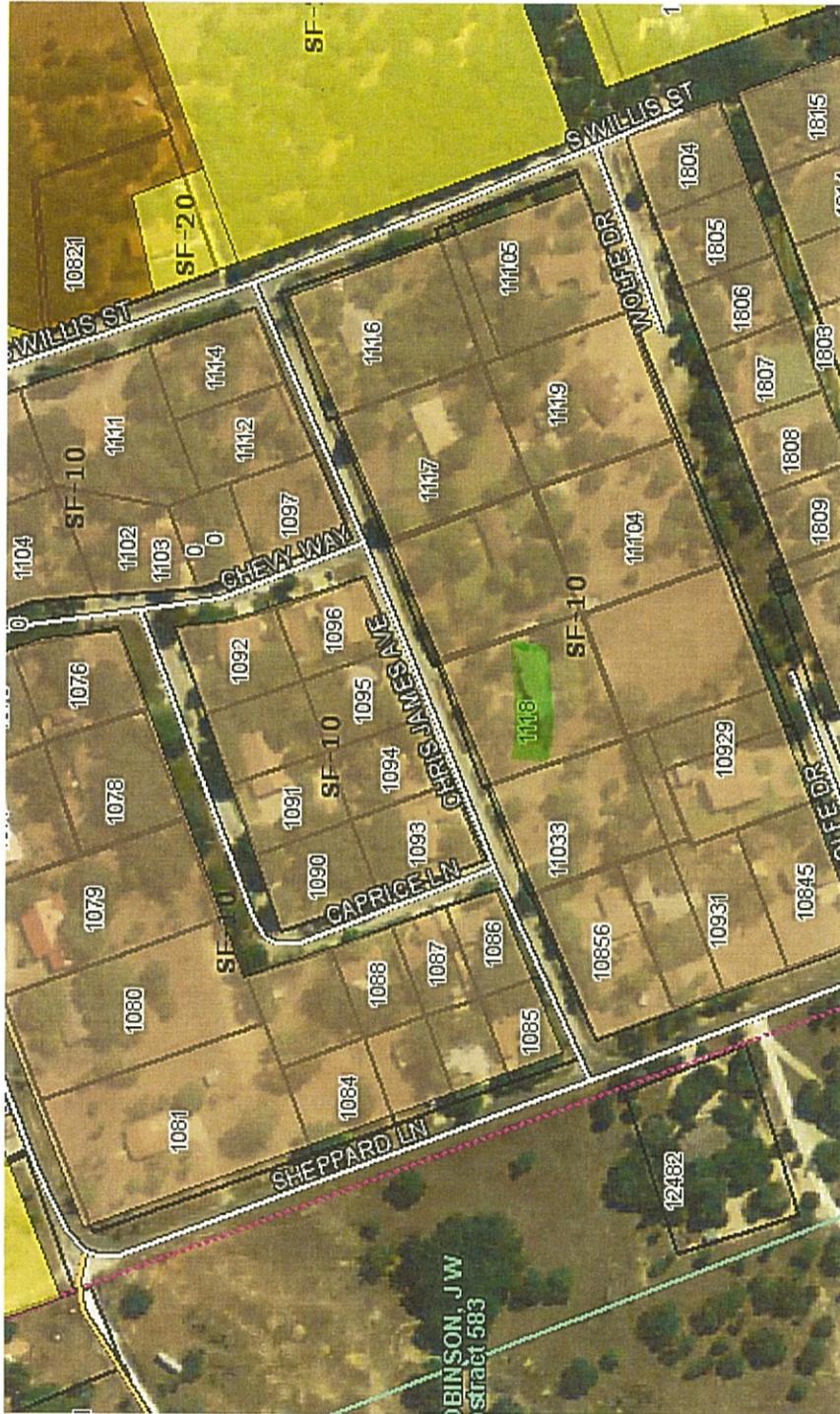
BUILDING NOTES

Each square represents approximately one foot

BUILDING IS APPROXIMATELY 16' WIDE, MEASURED FROM EAVE TO EAVE.

Customer Signature: _____

Dealer Initials: _____



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

Subject Property	The property is described as Lots 19 and .82 A419 OL22 Block B, Lakehills Estates Subdivision; commonly known as 8 Chris James, Lampasas, Texas Lampasas County.
Request	The applicant is requesting a Specific Use Permit (SUP) to allow for an accessory dwelling in an area zoned Single Family Residential-10 "SF-10".
Current Zoning	The property is currently zoned Single Family Residential-10 "SF-10" the area surrounding the property is zoned Single Family Residential-10 "SF-10", Single Family Residential-20 "SF-20, and Single Family Residential-8 "SF-8."
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-two (22) notices to property owners within 200 feet of the applicant's property, and to date have received one in protest and none in favor of the request.
Consideration	<p>In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors as outlined in Section 34, City of Lampasas Zoning Regulations. In approving a requested Specific Use Permit, the Planning & Zoning Commission and City Council may consider the following:</p> <ol style="list-style-type: none">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 specific ensure that the intent of the district purposes are being upheld.
Recommendation	<p>If the Planning and Zoning Board and the City Council find the request in compliance with Section 34 City of Lampasas Zoning Regulations, then a motion to approve the change of zoning may be made.</p> <p>If the Planning and Zoning Board and the City Council find that the request is not in compliance with Section 34 City of Lampasas Zoning Regulations, then a motion to deny the request may be made.</p>

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Kirk -SUP)

I own 3 Caprice Lane, [address] in Lampasas, Texas.

At this time, I (do) or X (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, X (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) city would have to provide street/road access to Chis James ^{or} open street behind property & access to Willis St.
- (2) our sub-division was planned to be single family homes
- (3) city would have to provide water, sewer, & electricity to new construction

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

Signed Francene WenmoHS Date 1-20, 2021

FRANCENE WENMOHS
3 CAPRICE LANE
LAMPASAS, TEXAS 76550

Written Form Received by City Staff on: 1-21-21, 20 by BZP.