

**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, JANUARY 7, 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, January 7, 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 December 3, 2020.

**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".

**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".
- V. 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 22 day of December, 2020 at 12:25pm

Becky Sims  
Becky Sims, Zoning Administrator/Assistant City Secretary

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**MINUTES OF MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
THURSDAY DECEMBER 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

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

P&Z Members Absent  
Marisa Canales  
Jackie Baltrun  
James Skinner

**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 November 5, 2020. Commission member Person moved to approve the minutes, Commission member Vann seconded the motion and with a unanimous vote the motion carried. (Canales, Baltrun & Skinner Absent)

**PUBLIC HEARING**

- III. Public hearing to receive citizen comments regarding the request for a Specific Use Permit (SUP) for property being Lot 2A, Minor Amending Replat of Lots 2 and 3 of the Walmart Addition No 1, Lampasas County, generally located at 1708 Central Texas Expressway Suite 3, Lampasas, Texas, to allow for a "Smoke/Tobacco Shop", specifically a Vapor Store located in an area zoned Retail "R".

Chairman Jackson opened the public hearing for citizen comment and discussion.

Becky Sims, Zoning Administrator advised of the following:

- The applicant is requesting a Specific Use Permit (SUP) to allow for a "Smoke/Tobacco Shop", specifically a Vapor Store located in an area zoned Retail "R".
- The property is currently zoned Retail "R" and the area surrounding the property is zoned Retail "R" and Single Family-10 "SF-10"
- Staff mailed six (6) notices to property owners within 200 feet of the applicant's property, and to date have not received any written testimony.
- A representative from Vapor Maven is present should the Commission have any questions related to the business.

With no questions or comments the public hearing was closed.

**REGULAR SESSION**

- IV.** Discussion and possible action regarding approval, denial, or approval with modification(s) the request for a Specific Use Permit (SUP) for property being Lot 2A, Minor Amending Replat of Lots 2 and 3 of the Walmart Addition No 1, Lampasas County, generally located at 1708 Central Texas Expressway Suite 3, Lampasas, Texas, to allow for a “Smoke/Tobacco Shop”, specifically a Vapor Store located in an area zoned Retail “R”.

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

**PUBLIC HEARING**

- V.** Public hearing to receive citizen comments regarding the request for a Specific Use Permit (SUP) for property being Lot 8 Block 2, 0.497 acres of the East Lampasas Addition; generally located at 1002 E Fourth Street, Lampasas, Texas to allow for a portable storage building in an area zoned Commercial “C”.

Chairman Jackson opened the public hearing for citizen comment and discussion.

Becky Sims, Zoning Administrator advised of the following:

- The applicant is requesting a Specific Use Permit (SUP) to allow for a portable storage building in an area zoned Commercial “C”.
- The property is currently zoned Commercial “C”, and the area surrounding the property is zoned Single Family Residential-6 “SF-6” and Commercial “C”.
- Staff mailed thirteen (13) notices to property owners within 200 feet of the applicant’s property, and we have received three letters from property owners. Two in favor of the request and one in protest.
- Mr. Harrell was not in attendance at the meeting.

The Commission discussed the following items:

- The Commission questioned the letter received in protest. Mrs. Sims advised the Commission that the property owner did not understand the request. I spoke with him directly and explained that it was a request for a portable storage building that is currently already sitting on the property.
- The Commission questioned if the Storage Building takes away from required parking. Mrs. Sims advised that the one parking space does not impact the requirement.

The Commission would like it noted in the minutes and a condition of the Specific Use Permit that the approval is for the existing storage building onsite on the date of this meeting and that the it will not take away from the required parking spaces for the business.

With no additional comments or questions the public hearing was closed.

**REGULAR SESSION**

- VI. Discussion and possible action regarding approval, denial, or approval with modification(s) the request for a Specific Use Permit (SUP) for property being Lot 8 Block 2, 0.497 acres of the East Lampasas Addition; generally located at 1002 E Fourth Street, Lampasas, Texas to allow for a portable storage building in an area zoned Commercial "C".

Commission member McCauley moved to approve the request with the conditions discussed during the Public Hearing, Commission member Person seconded the motion and with a unanimous vote the motion carried. (Canales, Baltrun & Skinner Absent)

- VII. Adjourn- Commission member McCauley moved to adjourn the meeting at 6:10 p.m., Commission member Vann seconded the motion and with a unanimous vote the motion carried. (Canales, Baltrun & Skinner Absent)

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Jeff Jackson, Chairman

ATTEST:

\_\_\_\_\_  
Becky Sims, Assistant City Secretary/Zoning Administrator

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

REC#: 01239350 12/01/2020 11:28 AM
OPER: PT1 TERM: 060
REF#:

TRAN: 210.0000 PERMITS & LICENSES
REZONE JAN 2021 REX JOHNSON
PLANNING & ZONING F 250.00CR

ANTICIPATED MEETING DATES: P&Z: January 7, 2021 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 at
Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

TENDERED: 250.00 CASH
APPLIED: 250.00-
CHANGE: 0.00

Name of Subdivision or Project: Old Town Addition
Physical Location of Property: Lots 1+2 Block 26
Brief Legal Description of Property (must also attach accurate metes and bounds description):
Acreage: 1.23 Existing Zoning: Light Industrial Proposed Zoning: Two-Family Res. Duplex
Applicant / Owner's Name: Adam B Morrison
Contact Person: Adam Morrison Title:
Company Name: RKJ
Street/Mailing Address: 688 County Rd 4016 City: Lampasas State: TX Zip: 76550
Phone: 817-304-7440 Fax: Email Address: amorrison@rkjco.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: Build 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: Adam B Morrison Title: Date: 12/01/20

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

Rex K. Johnson  
801 S. Howe Street  
Lampasas, Texas 76550

City Of Lampasas Texas  
312 East Third Street  
Lampasas, Texas 76550

RE: Owner Authorization

I Rex K. Johnson give authorization for Adam Morrison to act as agent on my behalf for lots 1 & 2 Block 26 of Old Town Addition in Lampasas Texas.  
If you have any questions please contact me.

Respectfully,



Rex K. Johnson  
512-556-3684

# Lampasas Central Appraisal District

Chief Appraiser - Melissa Gonzales



Official Website

Hosted By Pritchard & Abbott, Inc.



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 2272

Account / Geo Number:  
10240-026-001-00

Property Legal Description:  
LOT: LOTS 1R AND 2R  
BLK: 26  
ADDN: OLD TOWN

Survey / Sub Division Abstract:  
OLD TOWN

Property Location:  
907 E 3RD ST  
LAMPASAS TX 76550

Block:

Owner Information:  
JOHNSON REX K & LINDA  
  
801 S HOWE ST  
  
LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:  
WOODLEY EVA

Deed Information:

[View Previous Owner Information](#)

Volume:	423
Page:	676
File Number:	124565
Deed Date:	7/27/2006

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	1.230
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	20,490
Improvement Value:	0
Property Market Value:	20,490

[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	20,490		0	20,490
R&B	ROAD & BRIDGE	20,490		0	20,490
CLA	CITY OF LAMPASAS	20,490		0	20,490
SLA	LAMPASAS ISD M&O	20,490		0	20,490
SLAIS	LAMPASAS ISD I&S	20,490		0	20,490

\* Where supporting website data is available.

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Real Estate Appraisal Information is the 2020 CERTIFIED Appraisal Values. © Lampasas County Appraisal District | Last Real Estate Update: 10/07/2020



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Version 3.2.2

NOTICE OF PUBLIC HEARINGS

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HEARING DATES/TIMES:  
PLANNING AND ZONING COMMISSION: January 7, 2021 -- 6:00 P.M.

CITY COUNCIL: January 11, 2021 --6:00 P.M.

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

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

- 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".

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 January 7, 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 item listed above.

The City Council will hold a public hearing on the above-referenced item on January 11, 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 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 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 18 day of December 2020 at 10:15 am

  
Becky Sims, Assistant City Secretary/Zoning Administrator

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City of Lampasas  
Planning and Zoning Board  
Morrison/Johnson Rezone  
Staff Report

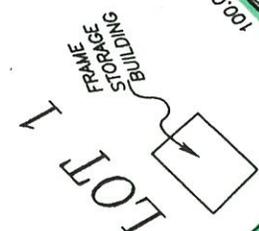
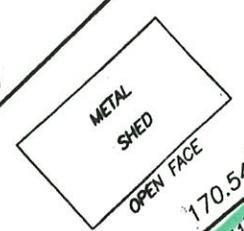
Subject Property	The property is described as Lots 1R and 2R Block 26, 1.23 acres of the Old Town Addition; generally located at 907 East Third Street Lampasas, Texas
Request	The applicant is requesting to rezone from Light Industrial “LI” to Two-Family Residential District (Duplex) “2F”.
Current Zoning	The property is currently zoned Light Industrial “LI” and the area surrounding the property is zoned Light Industrial “LI” and Single Family Residential-6 “SF-6”.
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 not received any written testimony.
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</p> <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.</li><li>• Any other factors which will substantially affect the public health, safety, morals, or general welfare.</li></ul>
Recommendation	<p>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.</p> <p>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.</p>

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THIRD STREET

Billen Bury Lower Lot



SPRING

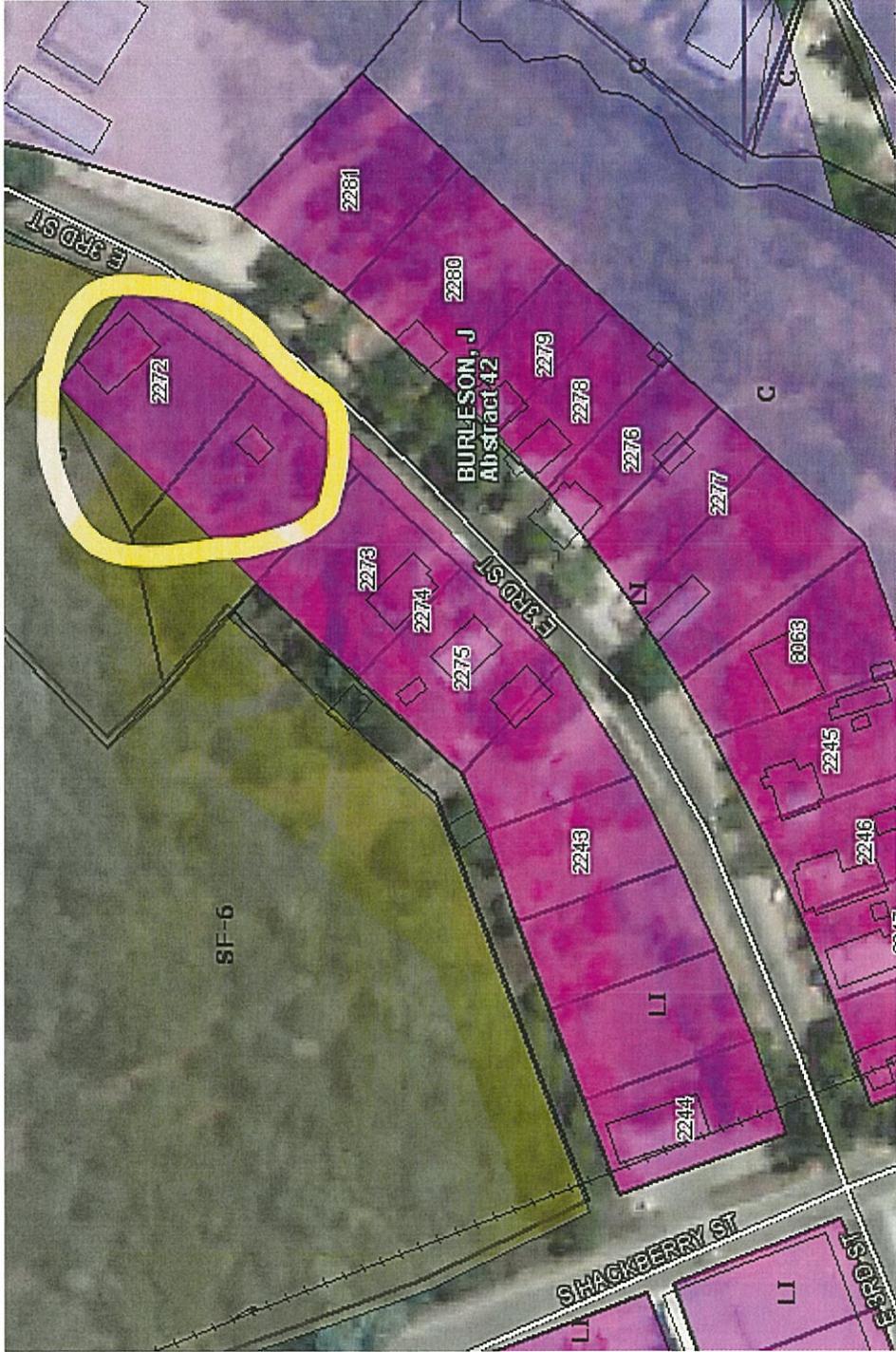
DIKAVUO  
N 89°53'52" E  
82.58'

Used and Occupied by  
Glad and Occupied by  
Glad Woodley and wife, See Woodley  
Volume 176, Page 410

Used and Occupied by  
Jabe Fernal  
Volume 99, Page 507

Used and Occupied by  
Clementine Carter Walker  
Volume 244, Page 446

Used and Occupied by  
Pete Rogers  
Volume 58, Page 21





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