

**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