

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
405 SOUTH MAIN STREET
THURSDAY JUNE 6, 2019
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
James Skinner
Reese Vann
Henry Fiur

City Staff Present:

Finley deGraffenried, City Manager
Frank Ellett, Building Official
Becky Sims, Assistant City Secretary

P&Z Members Absent:

Jackie Baltrun
Jimmie Allison

REGULAR SESSION

- I. Call to order-** *Chairman Jackson called the meeting to order at 6:00 p.m.*
- II. Announcements** – *Chairman Jackson mentioned that he liked the training provided by City Attorney, JC Brown; he felt that forum was more beneficial than online. City Manager, Finley deGraffenried advised that there will be follow up training on land use.*
- III. Discussion and possible action regarding approval of the minutes dated April 4, 2019**
Commission member Fiur motioned to approve the minutes as presented, Commission member Vann seconded the motion, and with a unanimous vote, the motion carried. (Baltrun and Allison absent)

PUBLIC HEARING

- IV. Public Hearing to receive citizen input regarding a request to abandon or close a street, alley and/or a public right-of-way, or a portion thereof, which is described as the area between lots 1-3 and lots 6-8 in Block 19 of Division A, commonly known as 906 East Avenue B**

Chairman Jackson opened the public hearing. Assistant City Secretary, Becky Sims advised the Commission that property owner Ron Farr is requesting the alley be abandoned. He owns the property on both sides of the alley and has plans on developing the acreage into homes similar to what he previously did on Avenue B. Twenty-one (21) letters were sent to property owners within 200 feet. There is no water, sewer or electric in the alley that would be affected by the abandonment. Although the letters were received by the offices I did not receive a response from AT & T, Suddenlink or ATMOS Energy.

The public hearing was closed at 6:07 p.m.

REGULAR SESSION

- V. Discussion and possible action regarding request to abandon or close a street, alley and/or a public right-of-way, or a portion thereof, which is described as the area between lots 1-3 and lots 6-8 in Block 19 of Division A, commonly known as 906 East Avenue B**

Commission member Skinner motioned to recommended approval to City Council, the motion was seconded by Commission member Fiur and with a unanimous vote, the motion carried. (Baltrun & Allison absent)

PUBLIC HEARING

VI. Public Hearing to receive citizen input regarding a request to consider a Final Plat for Willis Street Subdivision, a subdivision of 6.42 acres, part of outlot 21, LHW Johnson Survey, Abstract No. 419, City and County of Lampasas, Texas.

Chairman Jackson opened the public hearing. Assistant City Secretary Becky Sims advised the Commission that Ron Farr (representative) is asking for a Final Plat approval. This Plat could not be approved administratively due to utility extensions would be required. These lots meet the Single Family Residential-20 "SF-20" zoning regulations. Seventeen (17) letters were sent to property owners within a 200 foot radius. Three (3) letters were returned, two (2) in favor, one (1) protest.

The Commission inquired about the size of lot 4. Mr. Kuker explained that it slopes towards the creek and only half of the lot is truly able to be developed. The entrance will come off of Willis.

The public hearing was closed at 6:16 p.m.

REGULAR SESSION

VII. Discussion and possible action regarding a request to consider a Final Plat for Willis Street Subdivision, a subdivision of 6.42 acres, part of outlot 21, LHW Johnson Survey, Abstract No. 419, City and County of Lampasas, Texas.

Commission member Canales motioned to recommend approval to City Council of the Willis Street Subdivision Final Plat, Commission member Vann seconded the motion and with a unanimous vote, the motion carried (Baltrun and Allison absent)

PUBLIC HEARING

VIII. Public Hearing to receive citizen input regarding a request to consider a Final Plat for Meyer Addition in the City of Lampasas, 12.71 acres, part of the John Burleson Survey, Abstract No. 42; commonly known at 1275 S. Western Avenue.

Chairman Jackson opened the public hearing. Assistant City Secretary, Becky Sims advised the Commission that Mr. Meyer is asking the Commission to consider approval of the Final Plat. He wants to divide the land into two (2) lots. He wants to refurbish and live in the home on the 3.29 acres and sell the 9.72 acres. The primary access to 1275 Western Street is off of Western Street. In order for the property to be accessed off of Sunset a substantial road or bridge will have to be built due to drainage issues and the congestion on Sunset will have to be addressed. Staff will be proactive and diligent with any potential development of these 9.42 acres to ensure the impact to the Hillcrest Addition is minimal. Fifty one (51) letters were sent to property owners, two (2) letters were returned, one (1) protesting and one (1) approving.

The Commission inquired about sharing the road from Western Street to get to the 9 acres. Mr. Meyer said the driveway is too narrow, the road will either go through his front or back yard. Mr. Meyer felt that he has a right to sell his property and the developing of the property will be up to the new owner. He plans on marketing the property and residential or recreational.

The public hearing was closed at 6:31 p.m.

REGULAR SESSION

IX. Discussion and possible action regarding a request to consider a Final Plat for Meyer Addition in the City of Lampasas, 12.71 acres, part of the John Burleson Survey, Abstract No. 42; commonly known at 1275 S. Western Avenue.

Commission member Canales motioned to recommend approval to City Council of the Meyer Addition Final Plat with the stipulation that a plat note is added stating the City of Lampasas will not be held responsible for egress or ingress to the 9.72 acres, Commission member Vann seconded the motion and with a unanimous vote the motion carried. (Baltrun and Allison absent)

PUBLIC HEARING

X. Public Hearing to receive citizen input regarding a request to rezone 4.03 acres of real property recently annexed into the City's Corporate Limits, from Agricultural District "AG" to Commercial "C"

Chairman Jackson opened the public hearing. Assistant City Secretary, Becky Sims advised the Commission that the 4.03 acres was recently annexed into the City Limits. This request is to assign the property a zoning distinction that fits the current use. The establishment has a bowling alley, skating rink, miniature golf, arcade area, outdoor concert venue and batting cages are under construction. This type of venue would fall under General Commercial Amusement (Indoor), the outdoor recreation would be legal, non-conforming. The outdoor amusement is a permitted use in Commercial Zoning District with a Specific Use Permit.

The public hearing was closed at 6:37 p.m.

REGULAR SESSION

XI. Discussion and possible action regarding request to rezone 4.03 acres of real property recently annexed into the City's Corporate Limits, from Agricultural District "AG" to Commercial "C"

Commission member Fiur motioned to recommend approval of the zoning change to City Council, Commission member Vann seconded the motion and with a unanimous vote the motion carried (Baltrun & Allison absent)

XII. Adjourn- *The meeting was adjourned at 6:40 p.m.*

PASSED AND APPROVED THIS _____ day of _____, 2019

Jeff Jackson, Chairman

ATTEST:

Becky Sims, Assistant City Secretary