

**MINUTES OF MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CITY COUNCIL CHAMBERS  
405 SOUTH MAIN STREET  
THURSDAY FEBRUARY 7, 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  
Jimmie Allison  
Henry Fiur  
Reese Vann

**City Staff Present:**

Finley deGraffenried, City Manager  
Becky Sims, Assistant City Secretary  
Frank Ellett, Building Official  
Ronnie Withers, Fire Marshal

**P&Z Members Absent:**

Jackie Baltrun

**REGULAR SESSION**

- I. Call to order-** *Chairman Jackson called the meeting to order at 6:00 p.m.*
- II. Announcements** *Finley deGraffenried, City Manager introduced the new Building Official, Frank Ellett to the Commission, he advised that he has 20+ years' experience. Mr. deGraffenried also advised that the new Council Chambers should be ready in 30-60 days.*
- III. Discussion and possible action regarding approval of the minutes dated November 1, 2018.**  
*Commission member Fiur motioned to approve the minutes as presented, Commission member Canales 2<sup>nd</sup> the motion, and with a unanimous vote, the motion carried. (Baltrun, absent)*
- IV. Discussion regarding initial zoning classification for newly annexed property located at 2341 S Highway 281.** *Staff advised the Commission that Zoning Classification would be brought before them at the next meeting for their consideration of newly annexed property.*
- V. Discussion regarding information related to Local Option Alcohol Election and Land Use Regulations**  
*Mr. deGraffenried advised the Commission that depending on the outcome of the Local Option Alcohol Election there will be discussion regarding Land Use Regulation for their consideration.*

**PUBLIC HEARING**

- VI. Public Hearing regarding a request to rezone property described as a Block 10, Old Town Lampasas, Lots 1-7 and the closed portion of First Street, Pecan Street and the alley in Block 10 from Retail "R" to Central Business District "CBD"**

*Chairman Jackson opened the Public Hearing at 6:09 p.m.*

*Becky Sims, Assistant City Secretary advised the Commission that we received a request to rezone the property from Retail "R" to Central Business District "CBD" for development. Central Business District Zoning allows more flexibility regarding setbacks and will be more in line with the historic downtown look and feel. The development will complement the existing Train Depot. Mrs. Sims advised the Commission that the applicant Mr. Hardin was in attendance should they have any questions.*

Mr. Rick Hardin presented to the Commission. He showed them his visual concept for the property. The following items were discussed:

- Purchased property over 10 years ago
- Restored the train depot
- The Post Office, Train Depot & Keystone Hotel are the heart of Lampasas.
- Plans on useful development
- The depot has been a landmark since 1900, he wants the development to match the depot
- The buildings will be primary, the parking secondary.
- He has secured the Hop & John Burlerson name for bottling beer; with the hopes of having a microbrewery.
- He wants a quality restaurant- BBQ/Steak House
- He has been approached about an antique car museum for one of the buildings

Mr. Roger Salser who is not in favor of the rezone advised the Commission of the following:

- Noise
- No Sidewalks
- Safety Concerns
- Needs additional patrol presence
- Vehicles have been known to use the area as a racetrack
- Safety for children walking to the pool

Joe Corcoran spoke on Mr. Hardin's behalf, stating that his preservation of historical buildings have been professional and a class act. He has done some notable things in Austin and he is good for Lampasas.

Chairman Jackson closed the Public Hearing at 6:21 p.m.

<b>REGULAR SESSION</b>
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**VII. Discussion and possible action regarding approval, denial, or approval with modification(s) to rezone property described as a Block 10, Old Town Lampasas, Lots 1-7 and the closed portion of First Street, Pecan Street and the alley in Block 10 from Retail "R" to Central Business District "CBD"**

Commission member Allison motioned to approve the request to rezone the property from Retail "R" to Central Business District "CBD", Commission member Fiur 2<sup>nd</sup> the motion and with a unanimous vote the motion carried (Baltrun absent)

**VIII. Adjourn-** The meeting was adjourned at 6:25 p.m.

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018

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

ATTEST:

\_\_\_\_\_  
Becky Sims, Assistant City Secretary