

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
405 SOUTH MAIN STREET
THURSDAY AUGUST 1, 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
Henry Fiur
Jackie Baltrun (arrived at 6:12 p.m.)

City Staff Present:

Gary Cox, Assistant City Manager
Frank Ellett, Building Official
Becky Sims, Assistant City Secretary

P&Z Members Absent:

Jimmie Allison
Reese Vann

REGULAR SESSION

I. Call to order- *Chairman Jackson called the meeting to order at 6:00 p.m.*

II. Announcements – *There were no announcements*

III. Discussion and possible action regarding approval of the minutes dated June 6, 2019

Commission member Fiur motioned to approve the minutes as presented, Commission member Skinner seconded the motion, and with a unanimous vote, the motion carried. (Vann and Allison absent)

IV. Discussion regarding lot sizes; specifically width.

This item was moved to after the regular session

Vice Chairman Canales presented the Commission with a presentation that outlined the City of Lampasas current zoning districts to include the lot width and depth and building setbacks. She was highlighting the SF-6 Zoning District. The presentation pointed out trends that she sees in her daily job. In her experience she feels the smaller lots are more congested, doesn't allow enough room for growth or privacy. She feels by increasing the lot width it will eliminate the "First Time Buyer" effect and eliminate the need for a replat.

The Commission as a whole discussed the following:

Negative Impact

- *Encroachment issues*
- *More "junky" yard – not enough room for storage*
- *No privacy*
- *First Time Buyers*
- *Decrease in property values*

Positive Impact

- *Retirement Community*
- *Increase in property values*
- *Affordable housing*
- *First Time Buyers*

Assistant City Manager, Gary Cox discussed the Comprehensive Plan process and that Zoning will be an item that will be discussed and reviewed. He advised that we just recently had our kick-off meetings and there will be several opportunities for the Commission to add their feedback and participate in several meetings going forward.

PUBLIC HEARING

V. Public Hearing to receive citizen input regarding a request to consider approval, denial, or approval with modification(s) the RCC Addition Final Replat of Lots 1, 2, 7, 8 and the North ½ of Lots 3 & 6 of Block 19, Division A, commonly known as 906 East Avenue B.

Chairman Jackson opened the public hearing at 6:05 p.m.

Assistant City Secretary advised that Mr. Ron Farr is asking the Planning & Zoning Commission to consider recommending approval to Council for a Final Replat of .967 acres into 6 lots. The City recently approved the abandonment of an alley between the proposed lots 3 & 4. The zoning is Single Family Residential-6 "SF-6" The lots meet the zoning requirements. Mr. Farr plans on building 6 homes. Staff mailed 21 notices to property owners within a 200 foot radius, two letters were returned in favor of the request.

The Commission inquired about tree preservation. Mr. Farr has already considered that and has plans to protect and preserve the tree.

With no further comments or questions Chairman Jackson closed the public hearing

REGULAR SESSION

VI. Discussion and possible action regarding request to consider approval, denial, or approval with modification(s) the RCC Addition Final Replat of Lots 1, 2, 7, 8 and the North ½ of Lots 3 & 6 of Block 19, Division A, commonly known as 906 East Avenue B.

Commission member Fiur moved to recommend approval to Council of the RCC Addition Final Replat Vice Chairman Canales seconded the motion and with a unanimous vote the motion carried. (Allison & Vann Absent)

At this time Chairman Jackson went back to item IV for discussion.

VII. Adjourn- *The meeting was adjourned at 6:47p.m.*

PASSED AND APPROVED THIS _____ day of _____, 2019

Jeff Jackson, Chairman

ATTEST:

Becky Sims, Assistant City Secretary