

**NOTICE OF REGULAR 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.**

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, August 1, 2019 in the City Council Chambers, 405 South Main Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Announcements
- III. Discussion and possible action regarding approval of the minutes dated June 6, 2019
- IV. Discussion regarding lot sizes; specifically width.

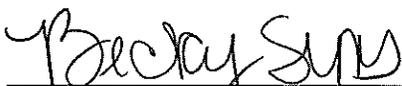
PUBLIC HEARING

- 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.

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.
- VII. 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 26 day of July, 2019 at 3:55 pm



Becky Sims, Assistant City Secretary

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: August 1, 2019 – 6:00 p.m.

CITY COUNCIL: August 12, 2019 - 7:00 P.M.

**HEARING(S) LOCATION: CITY COUNCIL CHAMBERS
405 SOUTH MAIN STREET, LAMPASAS, TEXAS**

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

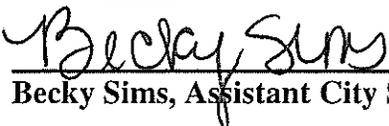
Mr. Ron Farr, Farr and Farr Spring Creek Construction, LTD is asking the City of Lampasas Planning and Zoning Commission and City Council to consider approval, denial, or approval with modification(s) the RCC Addition Final Replat of Lots 1, 2, 7, 8 and the North ½ of Lots 3 & 6 of Block 19, Division A, commonly known as 906 East Avenue B.

The purpose of the public hearing noted herein is to allow members of the public who may be affected by this item to voice their views to the Planning and Zoning Commission. The first public hearing will be held on August 1, 2019 at 6:00 P.M. in the City Council Chambers located at 405 South Main 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 items on August 12, 2019 at 7:00 P.M. in the City Council Chambers located at 405 South Main Street, Lampasas, Texas.

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 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 12 day of July 2019 at 3:50 p.m.


Becky Sims, Assistant City Secretary

**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

SECTION 17 SF-6 -- SINGLE-FAMILY RESIDENTIAL-6 DISTRICT

17.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-6, Single-Family Residential-6, district is designed to provide for development of primarily detached single-family residences on smaller and more compact lots or parcels of land not less than six thousand (6,000) square feet.

17.2 PERMITTED USES:

1. Those uses specified in Section 35 (Use Charts).
2. Single-family detached dwellings.
3. All uses allowed in the SF-8 zoning district.
4. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

17.3 HEIGHT REGULATIONS:

A. Maximum Height:

1. Two and one-half (2½) stories or thirty-five feet (35') for the main building.
2. One (1) story for accessory buildings without garages.
3. Other (see Section 41).

17.4 AREA REGULATIONS:

A. Size of Lots:

1. **Minimum Lot Area** - Six thousand (6,000) square feet
2. **Minimum Lot Width** - Fifty feet (50')
3. **Minimum Lot Depth** - One hundred ten feet (110')

B. Size of Yards:

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Six feet (6') required; six feet (6') on corner lots adjacent to a street
3. **Minimum Rear Yard** - Six feet (6') for the main building; six feet (6') from a garage or carport to an alley; ten feet (10') from a main building to an accessory building

C. Maximum Lot Coverage: Fifty percent (50%) by main buildings and accessory buildings

D. Parking Regulations:

1. **Single-Family Dwelling Unit** - A minimum of one (1) covered parking space behind the front building line and on the same lot as the main structure
2. **Other** - (See Section 36, Off-Street Parking and Loading Requirements)

E. Minimum Floor Area per Dwelling Unit - One thousand (1,000) square feet

17.5 SPECIAL REQUIREMENTS:

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on five (5) or more acres.

SECTION 17-A SF-7.5 -- SINGLE-FAMILY RESIDENTIAL-7.5 DISTRICT

17A.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-7.5, Single-Family Residential-7.5, district is designed to provide for development of primarily detached single-family residences on smaller and more compact lots or parcels of land not less than seven thousand five hundred (7,500) square feet.

17A.2 PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
2. Single-family detached dwellings.
3. All uses allowed in the SF-8 zoning district.
4. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

17A.3 HEIGHT REGULATIONS:

- A. **Maximum Height:**
 1. Two and one-half (2½) stories or thirty-five feet (35') for the main building.
 2. One (1) story for accessory buildings without garages.
 3. Other (see Section 41).

17A.4 AREA REGULATIONS:

- A. **Size of Lots:**
 1. **Minimum Lot Area** - Seven thousand five hundred (7,500) square feet
 2. **Minimum Lot Width** - Sixty five feet (65')
 3. **Minimum Lot Depth** - One hundred ten feet (110')
- B. **Size of Yards:**
 1. **Minimum Front Yard** - Twenty-five feet (25')
 2. **Minimum Side Yard** - Six feet (6'') required; ten feet (10') on corner lots adjacent to a street
 3. **Minimum Rear Yard** - Six feet (6') for the main building; six feet (6') from a garage or carport to an alley; ten feet (10') from a main building to an accessory building
- C. **Maximum Lot Coverage:** Fifty percent (50%) by main buildings and accessory buildings
- D. **Parking Regulations:**
 1. **Single-Family Dwelling Unit** - A minimum of one (1) covered parking spaces behind the front building line and on the same lot as the main structure
 2. **Other** - (See Section 36, Off-Street Parking and Loading Requirements)
- E. **Minimum Floor Area per Dwelling Unit** - One thousand two hundred (1,200) square feet

17A.5 SPECIAL REQUIREMENTS:

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on five (5) or more acres.

SECTION 16

SF-8 -- SINGLE-FAMILY RESIDENTIAL-8 DISTRICT

16.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-8, Single-Family Residential-8, district is designed to provide for development of primarily detached single-family residences on smaller and more compact lots or parcels of land not less than eight thousand (8,000) square feet.

16.2 PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
2. Single-family detached dwellings.
3. All uses allowed in the SF-10 zoning district.
4. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

16.3 HEIGHT REGULATIONS:

- A. **Maximum Height:**
 1. Two and one-half (2½) stories or thirty five feet (35') for the main building.
 2. One (1) story for accessory buildings without garages.
 3. Other (see Section 41).

16.4 AREA REGULATIONS:

- A. **Size of Lots:**
 1. **Minimum Lot Area** - Eight thousand (8,000) square feet
 2. **Minimum Lot Width** - Seventy feet (70')
 3. **Minimum Lot Depth** - One hundred ten feet (110')
- B. **Size of Yards:**
 1. **Minimum Front Yard** - Twenty-five feet (25')
 2. **Minimum Side Yard** - Six feet (6') required; ten feet (10') on corner lots adjacent to a street
 3. **Minimum Rear Yard** - Six feet (6') for the main building; six feet (6') from a garage or carport to an alley; ten feet (10') from a main building to an accessory building
- C. **Maximum Lot Coverage:** Fifty percent (50%) by main buildings and accessory buildings
- D. **Parking Regulations:**
 1. **Single-Family Dwelling Unit** - A minimum of one (1) covered parking spaces behind the front building line and on the same lot as the main structure
 2. **Other** - (See Section 36, Off-Street Parking and Loading Requirements)
- E. **Minimum Floor Area per Dwelling Unit** - One thousand two hundred (1,200) square feet

16.5 SPECIAL REQUIREMENTS:

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on five (5) or more acres.

SECTION 15 SF-10 -- SINGLE-FAMILY RESIDENTIAL-10 DISTRICT

15.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-10, Single-Family Residential-10, district is intended to provide for development of primarily detached, single-family residences on lots of not less than ten thousand (10,000) square feet.

15.2 PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
- 2. Single-family detached dwellings.
- 3. All uses allowed in the SF-20 zoning district.
- 4. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

15.3 HEIGHT REGULATIONS:

- A. **Maximum Height:**
 - 1. Two and one-half (2½) stories or thirty-five (35) feet for the main building.
 - 2. One (1) story for accessory buildings without garages.
 - 3. Other (see Section 41)

15.4 AREA REGULATIONS:

- A. **Size of Lots:**
 - 1. **Minimum Lot Area** - Ten thousand (10,000) square feet
 - 2. **Minimum Lot Width** - Eighty feet (80')
 - 3. **Minimum Lot Depth** - One hundred twenty feet (120')
- B. **Size of Yards:**
 - 1. **Minimum Front Yard** - Twenty Five feet (25')
 - 2. **Minimum Side Yard** - Six feet (6'); ten feet (10') on corner lots adjacent to a street
 - 3. **Minimum Rear Yard** - Six feet (6') for the main building; six feet (6') from a garage or carport to an alley; ten feet (10') from a main building to an accessory building
- C. **Maximum Lot Coverage:** Fifty percent (50%) by main buildings and accessory buildings
- D. **Parking Regulations:**
 - 1. **Single-Family Dwelling Unit** - A minimum of one (1) covered parking spaces behind the front building line and on the same lot as the main structure
 - 2. **Other** - (See Section 36, Off-Street Parking and Loading Requirements)
- E. **Minimum Floor Area per Dwelling Unit** - One thousand two hundred (1,200) square feet

15.5 SPECIAL REQUIREMENTS:

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on five (5) or more acres.

City of Lampasas Staff Report
Planning and Zoning
(Farr Replat)

Subject Property	The property is described as lots 1-3 and lots 6-8 in Block 19 of Division A, commonly known as 906 East Avenue B.
Request	<p>Ron Farr is requesting to replat the .967 acres into 6 lots. The lots will meet the Single Family Residential-6 "SF-6" Zoning Regulations:</p> <p>Minimum Lot Size 6,000 Square Feet Minimum Lot Width 50 Feet Minimum Lot Depth 110 Feet</p> <p>The lots range from 6,630 square feet to 8,450 square feet, the width of each lot range from 51 feet to 65 feet and the depth of each lot are 129-130 feet. The alley between the properties was abandoned as shown on the plat on June 24, 2019.</p>
Characteristics	The property and surrounding area is zoned Single Family Residential-6 "SF-6".
Notification	Staff mailed twenty-one (21) notices to property owners within 200 feet of the applicant's property. As of the date of this report two letters have been received in favor of the request.
Utilities	Water, sewer and electric will all be provided by the City of Lampasas.

**WRITTEN COMMENTS FOR A CHANGE REQUEST
(Far Replat Request 080119)**

I own 301 N. Hackberry, [address] in Lampasas, Texas.

At this time, I (do) or (do not) plan to attend the Public Hearing noted above.

Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.

As a property owner who may be affected by the requested change, I want the Board to know that I, (protest) or (approve) the request that the Applicant has asked the Board to grant.

**Please place a check mark beside your choice above.
and/or**

Note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

- (1) _____
- (2) _____
- (3) _____

(Further information may be written on back of this sheet, if additional space is needed.)

Signed Ruell Cisneros Date 7-18-, 2019

Written Form Received by City Staff on: 7-18-19, 20 by BXMS

**WRITTEN COMMENTS FOR A CHANGE REQUEST
(Far Replat Request 080119)**

I own _____, [address] in Lampasas, Texas.

At this time, I _____ (do) **or** (do not) plan to attend the Public Hearing noted above.

Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.

As a property owner who may be affected by the requested change, I want the Board to know that I, _____ (protest) or (approve) the request that the Applicant has asked the Board to grant.

**Please place a check mark beside your choice above.
and/or**

Note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

- (1) _____
- (2) _____
- (3) _____

(Further information may be written on back of this sheet, if additional space is needed.)

Signed Hugo Guzman Date 7-26-19, 2019

Written Form Received by City Staff on: 7-26-19, 20____ by BAM.

RCC ADDITION FINAL REPORT

TABLE

