

**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, NOVEMBER 7, 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, November 7, 2019 in the City Council Chambers, 302 E Third Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Announcements
- III. Discussion and possible action regarding approval of the minutes dated September 5, 2019
- IV. Discussion and progress updates related to the Comprehensive Plan.
- V. Discussion regarding new development on Pecan Street
- VI. Discussion and possible action regarding board applicants
- VII. Discussion and possible action regarding appointment of Chair and Co-Chair

PUBLIC HEARING

- VIII. Public Hearing to receive citizen input regarding a request to consider approval, denial, or approval with modification(s) a Specific Use Permit to allow for Offices, General Business and Professional use of existing 2-story accessory structure located towards the rear of property near alley of Block 17, Lots 1 & 2 of the LSC 1st Addition; commonly known as 206 S. Walnut, Lampasas Texas.

REGULAR SESSION

- IX. Discussion and possible action regarding request to consider approval, denial, or approval with modification(s) a Specific Use Permit to allow for Offices, General Business and Professional use of existing 2-story accessory structure located towards the rear of property near alley of Block 17, Lots 1 & 2 of the LSC 1st Addition; commonly known as 206 S. Walnut, Lampasas Texas.
- X. Discussion and possible action regarding approval, denial, or approval with modification(s) the Preliminary Plat of Hidden Oaks, 4.00 acres out of the C.K. Reese Survey, Abstract No. 581, A subdivision in the City Extraterritorial (ETJ) and County of Lampasas, Texas.
- XI. Adjourn

I, Becky Sims , Zoning Administrator/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 30 day of October, 2019 at 2:06pm

Becky Sims

Becky Sims, Zoning Administrator/Assistant City Secretary

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
405 SOUTH MAIN STREET
THURSDAY SEPTEMBER 5, 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
Jimmie Allison
Reese Vann

City Staff Present:

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

P&Z Members Absent:

N/A

REGULAR SESSION

- I. Call to order-** *Chairman Jackson called the meeting to order at 6:00 p.m.*
- II. Announcements** –*Gary Cox, Assistant City Manager advised on New Land Use Laws that went into effect September 1, 2019; specifically plat approval and annexation. Mr. Cox advised he will provide an overview at the next meeting.*
- III. Discussion and possible action regarding approval of the minutes dated August 1, 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.

PUBLIC HEARING

- IV. Public Hearing to receive citizen input regarding a request to consider approval, denial, or approval with modification(s) the Pecan Street Final Replat of a part of the East ½ of Block 25, Old Town of Lampasas, Texas as recorded in Cabinet 1, Slide 33, Plat records of Lampasas County, commonly known as 802 S Pecan.**

Chair Jackson opened up the Public Hearing to get citizens comments. Becky Sims, Assistant City Secretary advised of the following:

- *Ron Farr is requesting final approval to replat the .50 acres into 3 lots.*
- *The lots will meet the Single Family Residential-8 "SF-8" Zoning Regulations based on the variances approved August 20, 2019 through the Zoning Board of Adjustment.*
- *SF-8 is an allowed use in Two-Family Residential District (Duplex)*
- *Staff mailed eighteen (18) notices to property owners within 200 feet of the applicant's property. As of the date of this report no letters have been received approving or protesting the request.*

There were no citizen comments; Chair Jackson closed the Public Hearing

REGULAR SESSION

- V. Discussion and possible action regarding request to consider approval, denial, or approval with modification(s)) the Pecan Street Final Replat of a part of the East ½ of Block 25, Old Town of Lampasas, Texas as recorded in Cabinet 1, Slide 33, Plat records of Lampasas County, commonly known as 802 S Pecan.**

Commission member Fiur motioned to approve replat, Commission member Allison seconded the motion and with a unanimous vote the motion carried.

PUBLIC HEARING

- VI. Public Hearing to receive citizen input regarding a request to consider approval of a Specific Use Permit "SUP" for an accessory dwelling for property described as Lots 7-8, Block 55 LSC 1st Addition, Single Family Residential-10 "SF-10" Zoning District, located at 505 W. Avenue A, Lampasas, Texas.**

Chair Jackson opened up the Public Hearing. Becky Sims, Assistant City Secretary advised of the following:

- *Margarito Aguirre is asking the Commission to approve a request for a Specific Use Permit for an accessory dwelling.*
- *They have added on to their home to accommodate a separate living area for a family member. The scope of his initial project has been modified.*
- *Upon inspection it was found that Mr. Aguirre would like to add a kitchen to the new addition.*
- *35 letters were sent to property owners within a 200 foot radius; of those, 6 letters were returned in favor of the request.*

Mr Aguirre was present at the meeting to answer any questions.

Frank Ellett, Building Official advised the Commission of the following:

- *The addition would need a one hour fire rated wall to ensure safety with the stove in place*
- *He recommends the stove be removed to ensure compliance with fire code*

Commission member Baltrun felt that liability would fall on the Commission for approving the SUP knowing there is no fire rated wall. She was against approval because of the liability factor.

With no further discussion Chair Jackson closed the Public Hearing

REGULAR SESSION

- VII. Discussion and possible action regarding a request to consider approval of a Specific Use Permit "SUP" for an accessory dwelling for property described as Lots 7-8, Block 55 LSC 1st Addition, Single Family Residential-10 "SF-10" Zoning District, located at 505 W. Avenue A, Lampasas, Texas.**

Commission member Allison motioned to deny the request for the specific use permit, Commission member Fiur seconded the request and with a unanimous vote the motion was approved. The request for a Specific Use Permit was denied.

PUBLIC HEARING

VIII. Public Hearing to receive citizen input regarding a request to consider approval, denial, or approval with modification(s) of Brodie Estates Final Replat of lots 2, 3 & 4 in Lampasas Texas, Lampasas County.

Chair Jackson opened the Public Hearing. Becky Sims, Assistant City Secretary advised of the following:

- *Mr. Stephen McDonald, S2M2, Inc. is asking the Commission to consider approval of the Final Plat of Brodie Estates.*
- *The proposed development is 6.70 acres and they plan on building 22 homes. The lots meet the zoning requirements for Single Family Residential- 6 "SF-6"*
- *Staff mailed thirty seven (37) certified letters to property owners within a 200 foot radius. As of the date of this report 2 letters have been returned in favor of the request.*

Commission member Allison questioned the drainage; Staff advised that drainage plans were reviewed and approved. The engineering calculations do not reflect an impact to neighbor's property. It actually shows a 5% improvement. However the City has asked for alternative drainage plans for a phased project to help channel the flow of water to the creek. The first step is to build a detention pond at the entrance of the new subdivision on Brown Street. This item will be discussed in detail at Monday's Council meeting.

With no further discussion Chair Jackson closed the Public Hearing

REGULAR SESSION

IX. Discussion and possible action regarding request to consider approval, denial, or approval with modification(s) of the Brodie Estates Final Replat of lots 2, 3 & 4 in Lampasas Texas, Lampasas County.

Commission member Vann motioned to approve the replat, the motion was seconded by Commission member Baltrun and with a unanimous vote the motion carried.

PUBLIC HEARING

X. Public Hearing to receive citizen input regarding an Ordinance of the City Council of Lampasas, Texas, amending Chapter 22, Article V, Section 22-321 (a) (3) of the Code of Ordinance of the City of Lampasas, Texas related to temporary permits for "Mobile Food Vendor Units"

Chair Jackson opened the Public Hearing. Becky Sims, Assistant City Secretary advised that Staff is requesting to amend the 14 consecutive days to allow more flexibility with the vendor. The recommendation is to allow the vendor to use the 14 days to meet their business needs. Staff would require a calendar to outline when the 14 days would be used; however if the vendor needed to modify Staff would be willing to accommodate.

Chair Jackson inquired about putting a 3 month time limit on the 14 day usage. Staff advised it is recommended that we use a year timeline as food trucks are typically seasonal and this would be more beneficial.

With no further discussion Chair Jackson closed the Public Hearing

REGULAR SESSION

XI. Discussion and possible action regarding an Ordinance of the City Council of Lampasas, Texas, amending Chapter 22, Article V, Section 22-321 (a) (3) of the Code of Ordinance of the City of Lampasas, Texas related to temporary permits for “Mobile Food Vendor Units”

Commission member Allison motioned to approve the amendment to the Ordinance, Commission member Baltrun seconded the motion, and with a unanimous vote the motion carried.

XII. Adjourn- *The meeting was adjourned at 6:45p.m.*

PASSED AND APPROVED THIS _____ day of _____, 2019

Jeff Jackson, Chairman

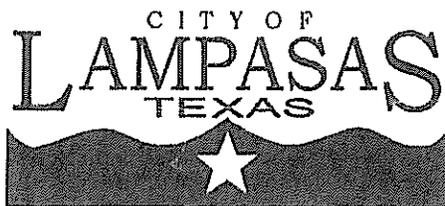
ATTEST:

Becky Sims, Assistant City Secretary

Advisory Board	Term Expirations (September 2019)	Number of Vacancies	Applications Received	Appoint
Airport Board	Mark O'Hair Robert Lansford Wayne Harbin (resigned)	1	Robert Lansford	Mike Watson Kevin Smith John Fingerhut
Construction Board of Adjustment & Appeals (CBAA)	Bill Burns (resigned) Ron Farr Richard Proctor Johnny Sanders	1	Johnny Sanders	Leslie Greer
Golf Course Advisory Board	Joe Bell Patsy Graves Richard Stockman Jane Bumpus	0	Joe Bell Patsy Greaves Richard Stockman Jane Bumpus	Reappoint All
Lampasas Economic Development (LEDC)	Roland Schaub Steve Hudson Ronnie Vineyard Charlie Pratus	0	Roland Schaub Steve Hudson Ronnie Vineyard Charlie Pratus	Reappoint All
Library Board	Jennifer Walker Ruth Martin D'Anne Willis	0	D'Anne Willis Jennifer Walker Ruth Martin	Reappoint All
Parks & Recreation	N/A	1		
Zoning Board of Adjustment (ZBA)	Jordan Felkner (resigned) Laurie Henderson	3 alternates 1 regular		Bob Caughron Robert McCauley Charley Kennington
Planning & Zoning (P&Z)	Marisa Canales Jeff Jackson Jimmie Allison (resigned)	1	Marisa Canales Jeff Jackson	

New Applications Received

Applicant	Advisory Board Preference
Bob Caughron	Zoning Board of Adjustment, Planning & Zoning
Danielle Shepard	Planning & Zoning, Construction Board of Adjustment & Appeal
Robert McCauley	Planning & Zoning, Zoning Board of Adjustment
Kevin B Smith	Airport Advisory Board
Charley Kennington	Capital Improvement Program Committee, Economic Development Corporation, Construction Board of Adjustment and Appeal, Parks and Recreation Board, Planning & Zoning Board, Zoning Board of Adjustment
Mike Watson	Airport Advisory Board
Tasha Bates (2018)	Economic Development Board, Parks & Recreation Board, Planning & Zoning Board
Tracy Luscombe (2018)	Library Advisory Board
John Fingerhut (2018)	Airport Advisory Board
Heather Beaver (2018)	Capital Improvement Program Committee
Lesley Greer	Golf Course Advisory Board, Construction Board of Adjustment and Appeals



City Secretary's Office

312 East Third Street

Lampasas, Texas 76550

(512) 556-6831

Fax# (512) 556-8083

Email: Becky@cityoflampasas.com

Christina@cityoflampasas.com

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board
- Construction Board of Adjustments and Appeals
- Joint Airport Board of Adjustment
- Library Advisory Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustment

Name(print): Danielle Shepard Email: gndshepard@gmail.com

Home Address: _____ Home Phone: 254-338-2731

Business Address: _____ Business Phone: 254-383-0789

Resident of City of Lampasas 48 yrs Years/Months

Resident of Lampasas County 48 yrs Years/Months

Voter Registration Number: _____

Occupation: Real Estate Broker

Education: LHS '89, CTC(AA) '92, Tarleton (BA) '94 Univ of Central Tx (MS) '98

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:

As a real estate broker, I am in tune with building trends and zoning needs in areas of development.

Other Information (Civic Activities, etc)

Lampasas 36 Club since 2008 - President 4yrs 2013-2017

Please attach resume or additional experience to application

I have attended one or more meetings of the board/commission/committee for which I have applied: Yes No

Signature: Danielle Shepard Date: 9/10/19

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Danielle Tucker Shepard

◆ Lampasas, TX 76550 ◆

◆ gndshepard@gmail.com

Objective

To volunteer for a Lampasas Commission or Board.

Profile

Motivated, personable professional with multiple college degrees and a successful track record of motivating people. Diplomatic and tactful with professionals and customers at all times. Accustomed to handling sensitive, confidential records. Demonstrated history of producing accurate, timely records meeting stringent guidelines.

Flexible and versatile – able to maintain a sense of humor under pressure. Poised and competent with demonstrated ability to easily transcend cultural differences. Thrive in deadline-driven environments. Excellent team-building skills. Knowledge in all fields of real estate from new construction to distressed properties, land, farm and ranch and commercial developments.

Skills Summary

- ◆ 17 year Classroom Teacher & Administrator
- ◆ Realtor and Real Estate Broker
- ◆ New Construction Certification
- ◆ Mentor Real Estate Agent
- ◆ Chairman of Relay for Life – Lampasas County
- ◆ President, Lampasas 36 Club

Professional Experience

KILLEEN ISD EDUCATOR AND CURRICULUM SPECIALIST

- ◆ Manage Budget of special programs; ESL, AtRisk, CompEd, TAG, GearUP
- ◆ Lead Professional Learning Communities
- ◆ Develop Professional Development Activities for Teachers
- ◆ Mentor New Teachers and Teachers in Need of Assistance
- ◆ Coordinate all campus curriculum and learning opportunities for staff and students

COLDWELL BANKER UNITED, REALTORS

Independent Contractor - BROKER

- ◆ Real Estate Agent (Realtor)
- ◆ Military Relocation Professional Designation
- ◆ Short Sale and Foreclosure Specialist
- ◆ New Construction Specialist
- ◆ Commercial and Farm & Ranch working knowledge

Employment History

COLDWELL BANKER UNITED REALTORS – CENTRAL TEXAS 2014-PRESENT

KILLEEN INDEPENDENT SCHOOL DISTRICT – Killeen, TX;

Campus Curriculum/Instructional Specialist – Manor Middle School, August 2010 – Present

Teacher – Manor Middle School, Sept, 2004 – June 2010 Language Arts, Dyslexia/RICA

Teacher – Smith Middle School, Jan. 2000- Sept. 2004 Language Arts, Reading, AVID, Science

Education

CHAMPIONS SCHOOL OF REAL ESTATE – ROUND ROCK, TX

◆ Real Estate Agent – Feb 2014

Broker – March 2019

UNIVERSITY OF CENTRAL TEXAS – Killeen, TX

Master of Science, Counseling Psychology, 1998

TARLETON STATE UNIVERSITY – Stephenville, TX

Bachelor of Arts in English, 1994

Sharon Danielle Tucker

CENTRAL TEXAS COLLEGE – Killeen, TX
Associate of General Studies, 1992

LAMPASAS HIGH SCHOOL – Lampasas, TX Class of '89

Certifications

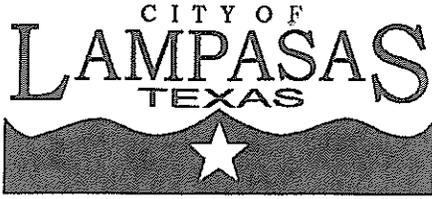
- Master Reading Teacher EC-12
- Principal EC-12
- Secondary English Language Arts 6-12
- Secondary English 6-12
- English as a Second Language Generalist 4-8
- Generalist 4-8
- Social Studies 4-8
- Elementary Self-Contained 1-8
- Accredited Buyer Representative
- Short Sale & Foreclosure Specialist
- New Construction Specialist
- Military Relocation Professional

Presentations/Publications

- ♦ 2004 Presenter – Texas Middle School Conference – “The Military Connection: Our Kids in Crisis”
- ♦ 2010 Presenter – Texas Middle School Conference – “Dyslexia Accommodations in ANY Classroom”
- ♦ Tucker, Danielle. Strategies for Passing the 8th grade Reading TAKS Test May 2009. Tucker Educational Consulting.
- ♦ Sept. 2018 Quoted in Huffington Post article “The worst Home buying and selling advice that real estate agents have heard” https://www.huffpost.com/entry/worst-advice-realtors_n_5ba3fb2de4b069d5f9d141b2?guccounter=1
- ♦

Community Service

- ♦ 2010-2012 Chairman of Relay for Life of Lampasas County – netting over \$80,000 for American Cancer Society
- ♦ 2014 Team Captain for Relay for Life of Killeen, Harker Heights & Fort Hood
- ♦ 2013-14 Corresponding Secretary – The '36 Club, Lampasas – Texas Federation of Women's Clubs
- ♦ 2013-2017 President – The '36 Club, Lampasas – Texas Federation of Women's Clubs
- ♦ 2013-15 Capitol District Education Chairman – Texas Federation of Women's Clubs
- ♦ 2012-14 Board Member – Lampasas County Higher Education Center
- ♦ 2014 President- Lampasas County Higher Education Center
- ♦ Financial Donations of support to: Christmas on the Creek, Lampasas QB Club, Lampasas Badger Band



City Secretary's Office
312 East Third Street
Lampasas, Texas 76550
(512) 556-6831
Fax# (512) 556-8083
Email: Becky@cityoflampasas.com
Christina@cityoflampasas.com

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board
- Construction Board of Adjustments and Appeals
- Joint Airport Board of Adjustment
- Library Advisory Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustment

Name(print): Tasha Bates Email: tbenton5416@yahoo.com

Home Address: _____ Home Phone: _____

Business Address: _____ Business Phone: _____

Resident of City of Lampasas 5 Years/Months
Resident of Lampasas County 13 Years/Months

Voter Registration Number: _____

Occupation: Lampasas County & Broken B Electrics

Education: BS - Marketing

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:

Other Information (Civic Activities, etc)

Kiwanis

Please attach resume or additional experience to application

I have attended one or more meetings of the board/commission/committee for which I have applied: yes no

Signature: TL Bates Date: 10/25/18

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Tasha Bates

Work History:

Court Collections & Deputy Auditor with Lampasas County: 10/2007 to current

Duties include: collection of fines and fees for the court system, internal auditing of various departments, inventory review and depreciation reports. I also report or present information to the commissioners and manage a budget.

Financial Manager with Broken B Erectors: 2/2013 to current

Duties include: accounts payable and general book keeping duties. I also help make management & financial decisions for the company.

General Manager & sales with Lampasas Radio: 2/2006 – 10/2007

Duties included: advertising sales for radio & print as well as daily management of employees and event coordination. I also handled collections, news or story writing and was the occasional on-air personality.

Inventory Control with Wal-Mart: 9/2005 – 2/2006

Duties included: stocking, merchandising and customer service.

Chiropractic Assistant with Heights Chiropractic: 5/2005 – 7/2005

Duties included: front office assistant, sales and marketing

Marketing Consultant with KXEO/KWWR radio: 4/2004 – 2/2005

Duties included: radio sales, advertising copy and customer service.

Education:

Bachelor of Science in Marketing from Lincoln University- Jefferson City, MO.

Skills:

Business: Beyond my education, I've had several years in direct and indirect sales and market research. I understand the distribution process and promotions. I've also drafted some business plans and marketing plans.

Leadership: I've held positions that have allowed me to lead initiatives and or new programs. I've led numerous committees non-professionally and coordinated events or fundraisers.

Accounting: I utilize basic accounting principles, including accounts receivable, accounts payable and payroll. I have some bookkeeping skills and experience with reviewing different departments monetary and office procedures.

Office/Administrative: I've used a variety of systems for accounting purposes and I'm familiar with Microsoft office. I'm quick and easy to learn new things if I'm unfamiliar with a system.

Lampasas, TX 76550

tbenton5416@yahoo.com

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: November 7, 2019 – 6:00 p.m.

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

**HEARING(S) LOCATION: CITY COUNCIL CHAMBERS
302 E. THIRD STREET, LAMPASAS, TEXAS**

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

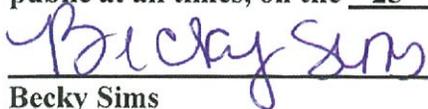
Mr. Juan Esparza, is asking the City of Lampasas Planning and Zoning Commission and City Council to consider approval, denial, or approval with modification(s) a Specific Use Permit to allow for Offices, General Business and Professional use of existing 2-story accessory structure located towards the rear of property near alley of Block 17, Lots 1 & 2 of the LSC 1st Addition; commonly known as 206 S. Walnut, Lampasas Texas.

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 November 7, 2019 at 6:00 P.M. in the City Council Chambers located at 302 E Third 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 November 12, 2019 at 7:00 P.M. in the City Council Chambers located at 302 E Third 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, Zoning Administrator/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 25th day of October 2019 at 2:00p.m.



Becky Sims
Zoning Administrator
Assistant City Secretary

City of Lampasas
Staff Report (Hidden Oaks)
Planning and Zoning Board

Subject Property	The property is described as Hidden Oaks Subdivision, 4 .00 acres out of the C.K. Reese Survey, Abstract No. 581, a subdivision in the City of Lampasas Extraterritorial Jurisdiction (ETJ) and County of Lampasas, generally known as 1511 FM 1478 Lampasas, Texas.
Summary	Brister Construction, LLC. (David and Jan Brister), is asking the Commission to consider approval of the Preliminary Plat of Hidden Oaks. The proposed development is 4.00 acres and they plan on building 12 homes. The developer does intend on the 4.00 acres being annexed into the City Limits.
Characteristics	This property is located in Lampasas County. The 4.00 acres is located across from Diamond Ridge Subdivision. The building lot lines and street width meet the subdivision regulations. The cul-de-sac radius is adequate for fire protection. The subdivision will require curb and gutter.
Utilities	City Water and Electric are available. Sewer will require a bore across FM 1478.

Lampasas Central Appraisal District

Chief Appraiser - Melissa Gonzales



Official Website

Hosted By Pritchard & Abbott, Inc.



General Real Estate Property Information

[New Property Search](#)

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Property ID: 151617

Account / Geo Number:
20581-060-000-05

Property Legal Description:
ACRE: 4.00
ABST: 0581
SURV: CHARLES K REESE
50 EASEMENT CK REESE SURVEY

Survey / Sub Division Abstract:
CHARLES K REESE
00581

Property Location:
1503 NARUNA RD
LAMPASAS TX 76550

Block:

Owner Information:
BRISTER DAVID AND JAN BRISTER

5005 W FM 580

LAMPASAS TX 76550 3711

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
FOLKS ERIC S ETUX JORDAN R

Deed Information:

Volume:	526
Page:	111
File Number:	165952
Deed Date:	12/21/2016

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	E
Total Acres:	4.000
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

[Printer Friendly Version](#)

Click the button above for a printable version of this

Land Market Value:	51,000
Improvement Value:	0
Property Market Value:	51,000

record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	51,000		0	51,000
R&B	ROAD & BRIDGE	51,000		0	51,000
SLA	LAMPASAS ISD M&O	51,000		0	51,000
SLAIS	LAMPASAS ISD I&S	51,000		0	51,000

* Where supporting website data is available.

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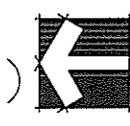
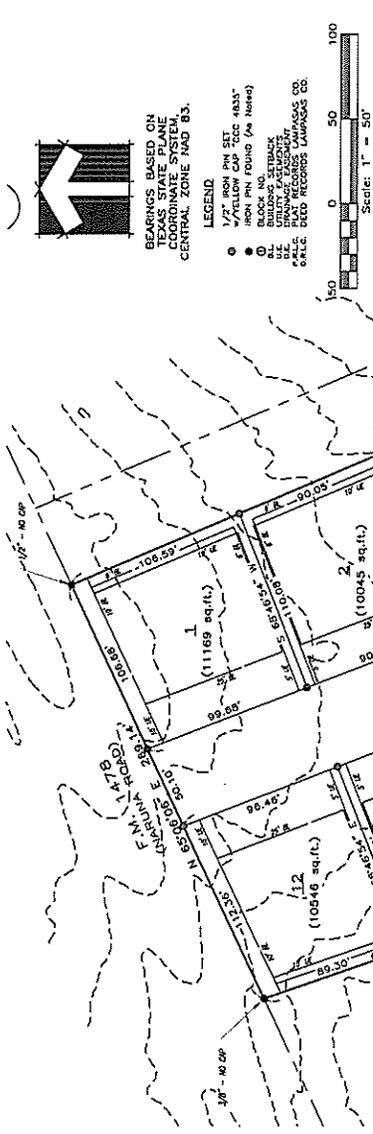
Real Estate Appraisal Information is the 2019 PRELIMINARY Appraisal Values. © Lampasas County Appraisal District | Last Data Update: 04/18/2019



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 UNLESS SO NOTED BY THE SURVEYOR.
 CLT/BE RPLS NO. 4835
 10/24/2019

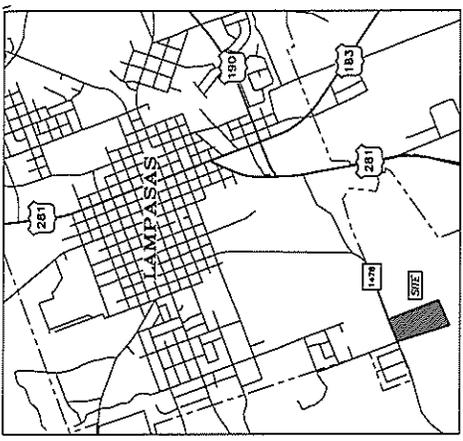
PRELIMINARY PLAT OF
HIDDEN OAKS
 4.00 ACRES OUT OF THE C.K. REESE SURVEY, ABSTRACT No. 581,
 A SUBDIVISION IN THE CITY AND COUNTY OF LAMPASAS, TEXAS



BEARINGS BASED ON
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE 10N 93.

LEGEND

- 1/2" IRON PIN SET
- IRON PIN FOUND (As Noted)
- BLOCK NO.
- ▭ UTILITY EASEMENT
- ▭ ELEC. EASEMENT
- ▭ ELEC. EASEMENT LAMPASAS CO.
- ▭ CALC. DEED RECORDS LAMPASAS CO.



VICINITY MAP
 (N.T.S.)

NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	48°11'23"	25.00'	21.03'	S 45°18'47" E	20.41'
C2	27°5'22"48"	50.00'	241.19'	S 68°46'54" W	66.67'
C3	48°11'23"	25.00'	21.03'	N 02°52'36" E	20.41'
C4	12°27'46"	25.00'	5.44'	N 27°26'59" W	5.43'
C5	35°43'37"	25.00'	15.59'	N 51°32'40" W	15.34'
C6	67°50'26"	50.00'	59.20'	N 35°29'16" W	55.80'
C7	58°37'57"	50.00'	51.17'	N 27°44'55" E	48.86'
C8	58°45'43"	50.00'	51.28'	N 88°26'46" E	49.06'
C9	44°18'06"	50.00'	38.66'	S 42°01'19" E	37.70'
C10	46°50'33"	50.00'	40.88'	S 03°33'00" W	39.75'

PLAT NOTES:

1. TOTAL ACREAGE: 4.00 ACRES
2. NO. OF LOTS: 12 (RESIDENTIAL)
3. OWNER/DEVELOPER: DAVID L. & JAN M. BRISTER
 5005 WEST FM 580
 LAMPASAS TEXAS 76850
 512-734-3812
4. ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
5. WATER PROVIDED BY THE CITY OF LAMPASAS
6. SEWER SERVICES PROVIDED BY THE CITY OF LAMPASAS
7. LOTS IN THIS SUBDIVISION ARE SHOWN TO LIE WITHIN ZONE C PER FEMA MAP #480430 0005 B DATED JUNE 15, 1992 AND ZONE X PER FEMA MAP #480899 0225 B DATED JANUARY 02, 1991.
8. ALL LOTS LIE WITHIN THE EXTRA TERRITORIAL JURISDICTION OF LAMPASAS.
9. BASED UPON DESIGN CALCULATIONS AND COORDINATION WITH THE CONSULTING ENGINEER FOR THE CITY, NO ON-SITE DETENTION WILL BE REQUIRED FOR THIS SUBDIVISION.
10. THE TURNAROUND WILL BE COMPLIANT WITH SECTION 70-206 OF THE LAMPASAS SUBDIVISION CHAPTER. THE TURNAROUND WILL HAVE A RIGHT-OF-WAY RADIUS OF 50 FEET WITH A PAVEMENT RADIUS OF 40 FEET AS MEASURED TO THE FACE OF THE CURB. IT IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCES IN EFFECT AT THE TIME OF PLAT (OCTOBER, 2019).



TRIPLE C SURVEYING CO.
 P.O. Box 544 - Lampasas, Texas 76850
 (512) 845-5440
 email: info@triplecsurveying.com
 www.triplecsurveying.com Firm No. 10183910

ALSO SEE 10-24-19 - ROAD ZONING ORDINANCE
 JOB No.: 180520-P
 DRAWN: ADY
 SHEET:
 1 OF 1



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: NOV 7, 2019 City Council: NOV 12, 2019
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned) Property was previously zoned for commercial
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Cauthen Home

Physical Location of Property: 206 S. Walnut Street lots 1 & 2

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): Single Family Home

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 17947 Sq feet Existing Zoning: Single Family Home Proposed Zoning: Commercial

0.412

SF-2

SUP-Specific Use Permit

Applicant / Owner's Name: Juan Esparza Jr

Contact Person: Juan Esparza Jr Title: n/a

Company Name: n/a

Street/Mailing Address: 3009 Edge Creek Pl City: Round Rock State: Texas Zip: 78681

Phone: 512-564-3552 Fax: 512-218-0904 Email Address: nsitx@msn.com

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: Professional office spaces-See attached document.

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)
All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.
All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred for City review of this project.
Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: [Signature] Title: _____ Date: 10/04/2019

Office Use Only: Date Rec'd _____ Fees Paid:\$ _____ Check #: _____ Accepted By: _____

City of Lampasas
Planning and Zoning Board
Staff Report

(Specific Use Permit (SUP) - 206 S Walnut- Esparza)

- Subject Property The property is described as the Block 17, Lots 1 & 2 of the LSC 1st Addition; commonly known as 206 S. Walnut, Lampasas Texas.
- Request The property owner is requesting a Specific Use Permit (SUP) to allow for Offices, General Business and Professional use of existing 2-story accessory structure located towards the rear of property near alley of Block 17, Lots 1 & 2 of the LSC 1st Addition; in an area zoned Two-Family Residential District Duplex “2F”
- Offices, professional, and general business**-a room or group of rooms used for the provision of executive, management and/ or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.*
- Notification All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty five (25) notices to property owners within 200 feet of the applicant’s property. As of the date of this report one (1) letters has been returned in favor of the request and none in opposition.
- Consideration In making a determination for a change of Zoning, the Planning and Zoning Board and the City Council shall consider the factors outlined in Section 34 Specific Use Permits City of Lampasas Zoning Regulations. The purpose of this overlay district is to allow certain uses within base zoning districts that, under most circumstances, would not be compatible with other permitted uses but with certain conditions and development restrictions may be compatible.

10/04/2019

To Whom it may concern.

From: Juan Esparza
512-564-3552

The Cauthen House is a very historic property and a vital part of the local history. The historical integrity of the house has been maintained for years and will continue to be preserved, In the future at some point in time I plan to utilize it for small professional offices such as attorneys, accountants, healthcare professionals and any other small business as well as a primary home.

It is important to note that the property has been utilized in the past for commercial purposes including as the Gough Bakery, Fuller's BBQ, Dee's BBQ, and various shops and a sandwich shop. The City of Lampasas has allowed these commercial uses in the past and I am herein requesting that the zoning be changed so that I may open small professional offices on the location since I have now purchased the property.

Thank you

Juan Esparza







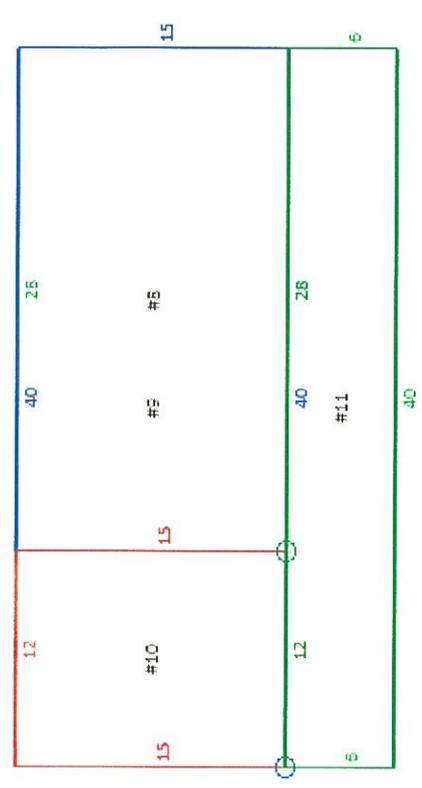
ACCT: 10180-017-001-00
 PARCEL/TYPE: 1221/R
 OWNER/SEQ: R5003/1
 DISABLED VET:
 OWNER INT: 1.000000
 HS CODE: H HOMESTEAD
 CEILING YEAR:
 CEILING TAX:
 BRADLE MICHAEL R TUX JULIE ANNE
 PO BOX 534
 LAMPASAS TX 76550
 JUR CODE: CAD LAM LTR R&B SLA CLA
 LOC CODE: 94
 LEGAL 1 LOT: 1 AND 2
 LEGAL 2 BLK: 17
 LEGAL 3 ADDN: L S C 1ST
 LEGAL 4
 Prop Addr: 206 S WALNUT
 LAMPASAS TX 76550
 CAT CODE: A1
 UTIL TYPE:
 ZONING:
 NEIGHBOR:
 RD TYPE:
 ROUTE CODE/ORDER:/0
 MTG:
 SEC ACCT:
 AGENT:
 MAP: M15/
 GPS:
 APPR YEAR: 2018
 APPR DATE: 10/13/2017
 APPR NAME: KP AY

SEQ	TYPE	CLASS	ONDTN	HS	YR BLT	EFF YR	AGE	NOTES	TTL AREA	COST	% EX1	% EX2	% GD	% FC	% EC	% CP	EXTRA	TOTAL VAL	CALLS	CAT CODE
8	L1	GSC1+		Y	1985	0	34	SHOP	420	58.29	1.000	1.000	0.950	1.000	1.000	1.000	0	23,260	U15R28D15L28	A
9	L2	1		Y	1985	0	34	2ND STORY AREA	600	58.29	1.000	1.000	0.950	1.000	1.000	1.000	0	33,230	U15R40D15L40	A
10	CR	1		Y	1985	0	34	COVERED PORCH 25%	180	14.57	1.000	1.000	0.950	1.000	1.000	1.000	0	2,490	L12U15R12D15	A
11	CR	1		Y	1985	0	34	COVERED PORCH 25%	240	14.57	1.000	1.000	0.950	1.000	1.000	1.000	0	3,320	R28D6L40U6R12	A
ACRES: 0.4120 ABST NUM: 10180 ABST/SUBDIV: L S C 1ST TRACT/LOT: 1 AND 2 BLOCK: 17									LARGER TRACT: 0.00 OWNERS ACRES: 0.4120 LAND HS: LAND NHS: PROD MKT: IRR WELLS: IRR ACRES: CAPACITY: USE INCOME VALUE N IS VALUE OVERRIDDEN N #8 L1 #9 L2 #10 CR #11 CR											
IMPROVEMENTS ACRES: 0.4120 ABST NUM: 10180 ABST/SUBDIV: L S C 1ST TRACT/LOT: 1 AND 2 BLOCK: 17									IMP HS: IMP NEW HS: IMP NHS: IMP NEW NHS: IMP TOTAL: TOTAL MKT: 413,610 TOTAL TAXABLE: 442,320 OWNER INT: 1.000000 OWNER VALUE: 442,320											

PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #
1 BIERSCHWALE WILLIE V & WANDA JEAN	01/27/2006	417	816	121707

COMMENTARY (#only shows 10 sequences)	VALUE	UNIT
8 TILE ROOF	0.00	
8 COMP SHINGLE ROO	0.00	
8 CENTRAL H/A	0.00	
8 GABLE ROOF	0.00	
8 TERRAZZO FLOORS	0.00	
8 STUC/SDG EX WALL	0.00	
8 ELEC/SEWR/WATER	0.00	

NOTES
 NO CHG 2008// NIC 2012. HIGHLY UNIQUE RESIDENCE WITH HISTORICAL SIGNIFICANCE AND FEW COMPS./NC 2015-NC 2017 NC 2018



**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Esparza-Specific Use Permit- Request)**

I own 206 S Walnut, [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 (approve) the requested (specific use permit) zoning change(s) 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) Our full support.
- (2) _____
- (3) _____

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

Signed Ron Venzel Date 10/30/19, 20 19

Written Form Received by City Staff on: 10-30-19, 20____ by BDB.