

**NOTICE OF REGULAR 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.**

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, September 5, 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 August 1, 2019

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.

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.

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.

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.

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.

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.

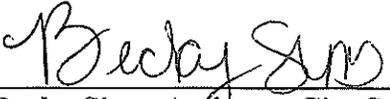
PUBLIC HEARING

- 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"

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"
- XII. 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 30 day of August, 2019 at 4:45pm



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 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

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: September 5, 2019 – 6:00 p.m.

CITY COUNCIL: September 9, 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 items:

- 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.
- Regarding a request to consider approval of a Specific Use Permit “SUP” for an accessory dwelling specifically 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.
- Regarding a 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.
- 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”

The purpose of the public hearings 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 September 5, 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 items listed above.

The City Council will hold a public hearing on the above-referenced items on September 9, 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.

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

Subject Property	The property is described as 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.
Request	<p>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)</p> <p>The approved variances are as follows:</p> <p><u>Lot 1</u> Lot size from 8,000 to 7,798 Lot depth from 110 to 99.71</p> <p><u>Lot 2</u> Lot size from 8,000 to 6,987 Lot depth from 110 to 101.17 Lot width from 70 to 69</p> <p><u>Lot 3</u> Lot size from 8,000 to 6,987 Lot depth from 110 to 100.90 Lot width from 70 to 69</p>
Characteristics	The property is zoned Two-Family Residential District (Duplex), the area surrounding the property is Multi-Family, Retail, and Light Industrial.
Notification	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.
Utilities	Water, sewer and electric will all be provided by the City of Lampasas.

FARR

Map



Data displayed were gathered by the City of Lampasas for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.



08/30/19 13:22



FARR

**FINAL PLAT OF
PECAN STREET REPLAT**
A REPLAT OF A PART OF THE EAST 1/2 OF BLOCK 25, OLD TOWN OF LAMPASAS, TEXAS AS
RECORDED IN CABINET 1, SLIDE 33, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

TAX CERTIFICATE:
The Lampasas County Appraiser, the taxing authority for all taxing entities in Lampasas County, Texas, does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.

Melissa Gonzales
Chief Appraiser
CITY OF LAMPASAS
Approved this the _____ day of _____, 20____, by the City Council of the City of Lampasas, Lampasas County, Texas, after public hearing before the City Council on the _____ day of _____, 20____, City of Lampasas, Texas.

Misti Tolbert
Mayor, City of Lampasas
Christina Marez
Attest: City Secretary
PLANNING & ZONING COMMISSION APPROVAL:
Approved this _____ day of _____, 20____, after public hearing before the Planning & Zoning Commission and recommended for approval to City Council, City of Lampasas, Texas on _____ day of _____, 2019.

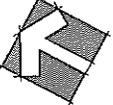
Jeff Jackson
Chairman, Planning & Zoning Commission
Ricky Ryan
Attest: Asst. City Secretary
DIXIEE'S CERTIFICATION:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS §
That, I Ron Farr, President of Farr & For Shingo Creek Construction, Ltd, the owner of that certain tract of land shown hereon, being the Old Town Addition to the City of Lampasas, Texas, as shown on the plat hereon, and with Vendor's Lien dated July 31, 2019 and recorded in Volume 255, Page 210 of the Plat Records of Lampasas County, Texas, do in all things adopt and approve this minor plat.

Ron Farr, President
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS §
Before me, the undersigned authority, on this day personally appeared Ron Farr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.
Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, _____ County
PLAT NOTES:
1. TOTAL ACREAGE: 0.30 ACRE
2. NO. OF LOTS: 3
3. USE ZONED 2F - RESIDENTIAL USE
4. DEVELOPER: BERNINGCREEK CONSTRUCTION, L.P., BOX 489, LAMPASAS, TEXAS 76550

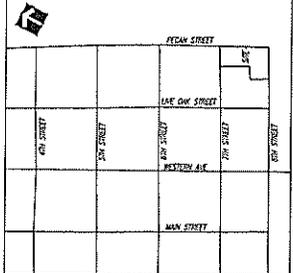
5. ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
6. SEWER SERVICES PROVIDED BY THE CITY OF LAMPASAS
7. LOTS IN THIS SUBDIVISION ARE SHOWN TO BE WITHIN ZONE C PER FEMA
8. ALL LOTS ARE WITHIN THE FULL PURPOSE CITY LIMITS OF LAMPASAS
9. THIS PLAT IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCES IN PLACE AS OF THE DATE OF RECORDATION (OCTOBER 21, 2014).
10. VARIANCES:
LOT 1. LOT AREA FROM 800 SQ. FT. TO 979 SQ. FT.
 DEPTH VARIANCE FROM 110' TO 99.71'
LOT 2. LOT WIDTH FROM 70.16' TO 69'
 LOT AREA FROM 800 SQ. FT. TO 6,987 SQ. FT.
 DEPTH VARIANCE FROM 110' TO 101.17'
LOT 3. LOT WIDTH FROM 97.6' TO 89'
 LOT AREA FROM 800 SQ. FT. TO 6,974 SQ. FT.
 DEPTH VARIANCE FROM 110' TO 103.90'



BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 83.



LEGEND
○ 1/4" RADIUS CURVE
● 1/4" RADIUS CURVE (AS NOTED)
● SALE DEED RECORDS LAMPASAS CO.

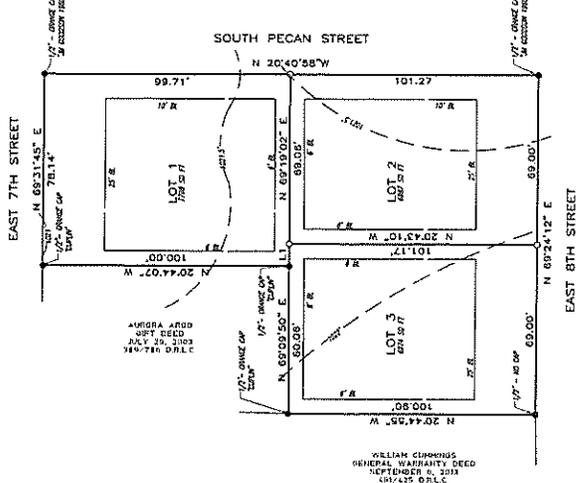


VICINITY MAP
(N.T.S.)

SUBJECTORS' CERTIFICATION:
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS §
I, Clyde C. Cartuberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat is true and correct in accordance with a survey made on the ground of the property legally described herein, and that the same is in accordance with the laws of the State of Texas, and that I am acting under my supervision in accordance with the City of Lampasas, Texas Regulations.



Clyde C. Cartuberry, Jr.
Registered Professional Land Surveyor No. 4833
State of Texas



WILLIAM CARRINGTON
GENERAL WARRANTY DEED
SEPTEMBER 8, 2013
LAMPASAS COUNTY, TEXAS

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 69°19'02" E	8.99'

COUNTY CLERK'S APPROVAL:
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS §
I, Connie Hartmann, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., in the Plat Cabinet _____ Slide _____ of _____ of the County Court of said County, the said last shown above written.

Connie Hartmann, County Court Clerk,
Lampasas County, Texas

TRIPLE C SURVEYING CO.
21214 FM 963 - Lampasas, Texas 76530
email: admin@triplesurveying.com
www.triplesurveying.com Firm No. 10193916

JOB NO.: 102713
DRAWN: CJC
SHEET: 1 OF 1

City of Lampasas

Staff Report (Aguirre/SUP)

Planning and Zoning Board

Subject Property	The property is described as Lots 7-8, Block 55 LSC 1 st Addition, Single Family Residential-10 "SF-10" Zoning District, located at 505 W. Avenue A, Lampasas, Texas . The applicant is asking for a Specific Use Permit to allow for a Garage/Accessory Dwelling in an area zoned Single Family Residential-10 "SF-10"
Summary	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.
Characteristics	The location is zoned Single Family Residential-10 "SF-10" and the area surrounding this location is "SF-10"
Notification	Staff mailed thirty five (35) notices to property owners within 200 feet of the applicant's property. As of the date of this report 6 letters in favor of the request have been received.
Attachments	Specific Use Permit Application, Map and Pictures







WRITTEN COMMENTS FOR A CHANGE REQUEST
(Aguirre SUP Request 090519)

I own Beverly Patterson Silliman, [address] in Lampasas, Texas.

At this time, I do not (do) or do not (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, do not (protest) or approve (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 Beverly Patterson Silliman Date 8-24, 2019

Written Form Received by City Staff on: 8-28-19, 2019 by BJRB.

**WRITTEN COMMENTS FOR A CHANGE REQUEST
(Aguirre SUP Request 090519)**

I own 605 W. North AVE., [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 Laura S. Lilley Date Aug 22, 2019

Written Form Received by City Staff on: 8-28-19, 20 by BMB.

WRITTEN COMMENTS FOR A CHANGE REQUEST
(Aguirre SUP Request 090519)

I own 209 S. SPRING ST, [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) I UNDERSTANT REQUEST MEETS SET-BACK REQUIREMENTS ACCORDING TO MRS. BECKY SIMS.
- (2) _____
- (3) _____

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

Signed Blayden Carpenter Date 8-22-19, 20

Written Form Received by City Staff on: 8-26-19, 20 by BSS.

**WRITTEN COMMENTS FOR A CHANGE REQUEST
(Aguirre SUP Request 090519)**

I own 502 W. AVE A, [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 B J Cunningham Date 24 Aug, 2019

Written Form Received by City Staff on: August 27, 2019 by Vicki Tower.

WRITTEN COMMENTS FOR A CHANGE REQUEST
(Aguirre SUP Request 090519)

I own 607 West North Ave., [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 Andel Cayce Date 8/23/19, 20 19

Written Form Received by City Staff on: 8-26-19, 20____ by BSUB.

WRITTEN COMMENTS FOR A CHANGE REQUEST
(Aguirre SUP Request 090519)

I own 601 W. North Ave and 104 N. Race St., [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 Vicki Elaine Kelley Date 8-21, 20 19

I support anything that Mr. Aguirre chooses to do with his property. It's his property and his business. He has made attractive renovations to it since he bought it.

Written Form Received by City Staff on: 8-23-19, 2019 by BJS/MS.

City of Lampasas
Staff Report (Brodie Estates)
Planning and Zoning Board

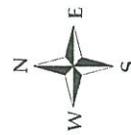
Subject Property	The property is described as a replat of lots 2, 3 & 4 Brodie Estates, Burleson. J Abstract 42, City of Lampasas, Lampasas County, Texas
Summary	Mr. Stephen McDonald, S2M2, Inc. is asking the Commission to consider approval of the Final Plat of Brodie Estates. The proposed development is 6.70 acres and they plan on building 22 homes. The lots meet the zoning requirements for Single Family Residential- 6 “SF-6”
Characteristics	This property is located within Lampasas City Limits. The 6.70 acres is zoned Single Family Residential-6 “SF-6”. The area surrounding the property is zoned Single Family Residential-6 “SF-6” and Retail “R”.
Notifications	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.
Utilities	City Water, Sewer and Electric are available.

Map



- City Street Labels
- City Streets
- Regional Road Labels
- US Hwy
- FM Road
- County Road
- City Street
- Private Road
- TXRRC Railroad
- Extra-territorial Jurisdiction
- City Limits
- LCAD Property ID Points
- Parcels
- Original Texas Land Surveys

Data displayed were gathered by the City of Lampasas for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.



0 0.01 0.02 0.03 mi.

08/13/19 10:34

BRODIE ESTATES



August 29, 2019

Gary Cox
Assistant City Manager
City of Lampasas
312 E Third Street
Lampasas, TX 76550

**Re: Final Plat Summary Letter - Revised
Brodie Estates Subdivision
Lampasas, Texas**

Dear Mr. Cox:

Please accept this final plat summary letter, on behalf of the Owner/Developer S2M2, Inc., for a residential subdivision, Brodie Estates, in Lampasas, Texas. The project site consists of 6.70 acres described as Lots 2, 3, and 4 of Brodie Estates and is proposed to be re-subdivided into 23 lots (22 single family lots and 1 drainage/detention lot) with the same subdivision name. The site is generally located to the east of Brown Street between the intersection of Brown Street with Cloud Street and Hillcrest Drive within the full-purpose jurisdiction of the City of Lampasas. The site is currently zoned SF-6 (Single Family Residential 6) which allows for the proposed use.

The preliminary plat proposing to subdivide the property into 23 lots was approved by the Lampasas City Council on May 10, 2019 and entitles the development. The civil plans for the subject development were also approved on August 15, 2019 and a revision to add a detention pond on Lot 1, Block 1 will be submitted in the near future. On behalf of S2M2, Inc., EEI is requesting approval of the final plat for Brodie Estates pending approval of the Development Agreement, between S2M2 and the City of Lampasas, which is intended to waive the Performance Bond requirement for public infrastructure improvements.

The proposed final plat substantially conforms to the City of Lampasas requirements and the previously approved Preliminary Plat.

If you should have any questions or need additional information regarding the Brodie Estates development, please feel free to contact us at 512-556-8160.

Sincerely,

ECKERMANN ENGINEERING, INC.

A handwritten signature in blue ink that reads 'Sam Walker'.

Sam N. Walker, P.E.
Vice President

Attachments: Final Plat

WRITTEN COMMENTS FOR A CHANGE REQUEST
(Brodie Estates Final Replat Request 090519)

I own 1316 Cloud St, [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 Rodger Payne Date 22 AUG 2019, 20____

Written Form Received by City Staff on: 8-26-19, 20____ by B. King.

**WRITTEN COMMENTS FOR A CHANGE REQUEST
(Brodie Estates Final Replat Request 090519)**

I own 202 + 204 Riverview + 205 Water St, [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 M.L. Ellis Date 08.23.19, 20____

Written Form Received by City Staff on: 8-28-19, 20____ by [Signature].

FINAL PLAT OF
BRODIE ESTATES
 A REPLAT OF LOTS 2, 3 & 4, BRODIE ESTATES, A SUBDIVISION IN THE
 CITY AND COUNTY OF LAMPASAS, TEXAS

NO.	LINE	LENGTH
L1	N 04°16'04" W	104.36'
L2	N 71°30'34" W	100.96'
L3	N 02°21'54" W	72.89'
L4	N 02°21'54" W	104.36'
L5	N 19°01'06" E	69.20'
L6	N 20°00'47" E	26.34'
L7	N 18°05'08" E	36.27'
L8	S 71°35'42" E	10.94'
L9	S 18°13'09" W	21.49'
L10	S 72°30'18" E	60.82'
L11	S 71°36'54" E	65.94'
L12	N 13°38'14" W	101.97'

NO.	LINE	LENGTH
L13	N 71°30'34" W	100.96'
L14	S 40°10'21" E	40.84'
L15	S 72°17'00" E	92.02'
L16	N 19°01'06" E	10.67'
L17	S 71°35'42" E	5.95'
L18	S 71°30'54" E	10.94'
L19	S 18°13'09" W	21.49'
L20	S 72°30'18" E	60.82'
L21	S 71°36'54" E	65.94'
L22	S 72°17'00" E	31.22'
L23	S 72°17'00" E	5.76'
L24	N 62°43'00" E	9.92'

BEARINGS BASED ON
 TEXAS STATE PLANE
 CENTRAL ZONE NAD 83.

LEGEND
 ○ 1/2" IRON PIN SET
 ○ 1/4" IRON PIN SET
 ○ 3/8" IRON PIN SET
 ○ 1/2" IRON PIN SET
 ○ 3/4" IRON PIN SET
 ○ 1" IRON PIN SET
 ○ 1 1/2" IRON PIN SET
 ○ 2" IRON PIN SET
 ○ 3" IRON PIN SET
 ○ 4" IRON PIN SET
 ○ 6" IRON PIN SET
 ○ 8" IRON PIN SET
 ○ 10" IRON PIN SET
 ○ 12" IRON PIN SET
 ○ 14" IRON PIN SET
 ○ 16" IRON PIN SET
 ○ 18" IRON PIN SET
 ○ 20" IRON PIN SET
 ○ 24" IRON PIN SET
 ○ 30" IRON PIN SET
 ○ 36" IRON PIN SET
 ○ 42" IRON PIN SET
 ○ 48" IRON PIN SET
 ○ 54" IRON PIN SET
 ○ 60" IRON PIN SET
 ○ 72" IRON PIN SET
 ○ 84" IRON PIN SET
 ○ 96" IRON PIN SET
 ○ 108" IRON PIN SET
 ○ 120" IRON PIN SET
 ○ 144" IRON PIN SET
 ○ 168" IRON PIN SET
 ○ 192" IRON PIN SET
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 ○ 240" IRON PIN SET
 ○ 270" IRON PIN SET
 ○ 300" IRON PIN SET
 ○ 324" IRON PIN SET
 ○ 348" IRON PIN SET
 ○ 360" IRON PIN SET

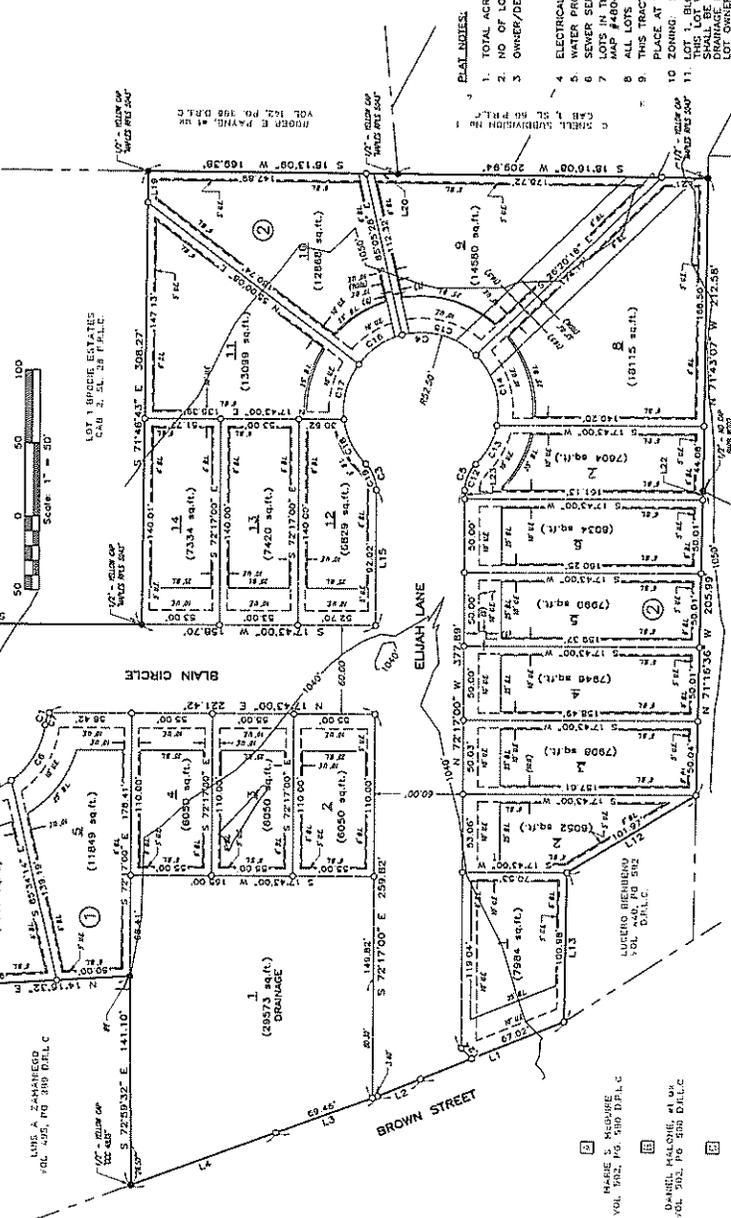
VICINITY MAP
 (N.T.S.)

NO.	DELTA	RADIUS	ARC	CHORD	DIRECTION	CHORD	DISTANCE
C1	24°31'07"	20.50'	8.77'	N 53°43'57" W	8.71'		
C2	205°49'09"	52.50'	186.59'	N 30°55'04" E	102.35'		
C3	44°47'29"	25.00'	19.54'	N 85°19'15" E	19.05'		
C4	269°34'58"	52.50'	247.02'	S 17°43'00" W	74.52'		
C5	44°43'29"	25.00'	19.54'	N 49°25'16" W	19.05'		
C6	49°25'20"	52.50'	45.41'	S 41°12'50" E	44.01'		
C7	24°31'07"	20.50'	8.77'	S 53°43'57" E	8.71'		
C8	48°33'46"	52.50'	44.50'	S 07°50'43" W	43.18'		
C9	43°22'56"	52.50'	39.89'	S 83°50'34" W	36.85'		
C10	40°22'16"	52.50'	36.99'	N 84°15'20" W	36.23'		
C11	23°55'53"	52.50'	21.90'	N 52°07'17" W	21.74'		
C12	44°47'29"	25.00'	19.54'	S 49°53'18" E	19.05'		
C13	33°24'46"	52.50'	30.61'	S 44°11'51" E	30.18'		
C14	56°40'51"	52.50'	51.94'	S 85°14'37" E	49.84'		
C15	59°15'15"	52.50'	54.29'	N 32°47'20" E	51.91'		
C16	39°14'49"	52.50'	35.96'	N 16°27'38" W	35.20'		
C17	43°26'54"	52.50'	39.81'	N 37°48'26" W	38.86'		
C18	37°32'37"	52.50'	34.40'	S 81°41'49" W	33.79'		
C19	44°47'29"	25.00'	19.54'	S 65°19'15" W	19.05'		

- PLAT NOTES:
- TOTAL ACRES: 6.70 ACRES
 - NO. OF LOTS: 23 (22 RESIDENTIAL, 1 BARRIAGE)
 - OWNER/DEVELOPER: STEPHEN McDONALD/S242, INC LAMPASAS, TEXAS 76550
 - ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
 - SEWER SERVICES PROVIDED BY THE CITY OF LAMPASAS
 - LOTS IN THIS SUBDIVISION ARE SHOWN TO LIE WITHIN ZONE C PER FEMA MAP #48043-003 8 DATED JUNE 15, 1982
 - THIS TRACT IS SUBJECT TO THE FULL ZONING AND SUBDIVISION ORDINANCES IN PLACE AT THE TIME OF PLAT (JUNE 2019).
 - ZONING: SINGLE FAMILY RESIDENTIAL 6 DISTRICT
 - LOT 1, BLOCK 1 IS RESERVED FOR DRAINAGE/RETENTION IMPROVEMENTS THIS LOT WILL BE DEDICATED TO THE CITY OF LAMPASAS, BY PLAT, WHO WILL MAINTAIN AND BE RESPONSIBLE FOR THE DRAINAGE IMPROVEMENTS SHOWN ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNER.

TRIPLE C SURVEYING Co.
 P.O. Box 34 (615) Lampasas, Texas 76550
 email: admin@triplecsurveying.com
 www.triplecsurveying.com Firm No. 10193916

JOB NO. 171027
 DRAWN: ASJ
 SHEET: 1 OF 2



LEGEND
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MEMO



September 5, 2019

To: Planning and Zoning Commission
From: Becky Sims, Assistant City Secretary
Re: Food Truck Ordinance

Attached is the Draft Ordinance amending the City of Lampasas' Zoning Regulation in regards to temporary food truck permits. Currently the Ordinance stipulates that the temporary use must be for 14 consecutive days. The amendment would allow more flexibility in utilizing the 14 day period.

Thank you for your consideration,

A handwritten signature in black ink that reads "Becky Sims". The signature is written in a cursive, flowing style.

Becky Sims, Assistant City Secretary
City of Lampasas

_____ ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS, AMENDING CHAPTER 22, ARTICLE V, SECTION 22-321 (a)(3) OF THE CODE OF ORDINANCE OF THE CITY OF LAMPASAS, TEXAS ~~TO ADD ARTICLE V RELATED TO TEMPORARY PERMITS FOR THE REGULATION OF “MOBILE FOOD VENDOR UNITS”; AND AMENDING APPENDIX A “FEE SCHEDULE”, CHAPTER 22. BUSINESSES, TO INCLUDE ARTICLE V “MOBILE FOOD VENDOR UNIT” FEES RELATED TO SAME;~~ PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lampasas, Texas is a Home Rule municipality incorporated and operating under the Laws of the State of Texas; and

WHEREAS, as a Home Rule municipality, the City of Lampasas ~~has is authorized by the State to promulgated~~ regulations that protect the health, safety and welfare of its citizens, including those related to the operation of Mobile Food Vendor Units, that operate within the City’s corporate jurisdiction; and

WHEREAS, the City of Lampasas has determined that it is in the best interest of the health, safety and welfare of its citizens to amend those regulations related to temporary permits for regulate certain business activities and land uses within the City, including the operation of Mobile Food Vendor Units, otherwise locally referred to as “food trucks,” when they operate within the City, as detailed herein below; ~~and~~

~~WHEREAS, in order to accomplish these necessary goals and objectives, the City of Lampasas now finds it necessary to add certain definitions, rules and regulations pertaining to the issuance of permits for those activities associated with Mobile Food Vendor Units, and related activities, within the municipal corporate limits.~~

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS THAT:

Part 1: The City’s Code of Ordinances, Chapter 22, Article V, Section 22-321, shall be amended as follows:

Section 22-321. Required Permits

A Mobile Food Vendor Certificate of occupancy and a separate health permit issued by the State are required for each Mobile Food Vendor Unit. Mobile Food Vendor Certificates and State of Texas issued health permits shall be issued in accordance with the provisions in this Section. Health permits shall comply with the provisions of this Section.

- a) Mobile Food Vendor Certificate
 - 1) All Mobile Food Vendor Units shall obtain Mobile Food Vendor Certificate for each specified location where food/beverage preparation and/or sales to the public are to take place from a Mobile Food Vendor Unit. Unless otherwise specified in this Article, a Mobile Food Vendor Certificate is valid for the following periods:

- i. ~~(no change). Annual Permit—a Mobile Food Vendor Certificate for a Mobile Food Vendor Unit that is valid for a period of one (1) year from the date of issuance.~~
- ii. ~~(no change) Seasonal Permit—a Mobile Food Vendor Certificate for a Mobile Food Vendor Unit that is valid for one hundred eighty (180) days from the date of issuance.)~~
- iii. Temporary Permit - a Mobile Food Vendor Certificate for a Mobile Food Vendor Unit that is valid for fourteen (14) ~~consecutive~~ days, beginning on the date specified in the Certificate that authorizes the operation of a Mobile Food Vendor Unit at the specific location(s) in the City. A calendar outlining detailing the applicable 14 days of operation allowed under the Temporary Permit will be required to be submitted by the applicant to the City's, prior to the City's approval of same and issuance of the Temporary Permit. in connection with a permitted Special Event.

Part 32: If any section or part of a section of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, that holding shall not invalidate or impair the validity, force or effect of any other section or part of a section of this ordinance or Code of Ordinances, City of Lampasas, Texas.

Part 43: This Ordinance supersedes and repeals all ordinances or parts of ordinances specifically amended herein as currently contained the existing ordinances of the City, if any; however, such present ordinances shall remain in full force and effect until the effective date of this ordinance.

Part 54: This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of State of Texas.

PASSED AND APPROVED ON FIRST READING ON THIS ___ DAY OF August, 2019.

PASSED AND ADOPTED ON SECOND READING ON THE ___ DAY OF August, 2019.

APPROVED:

Misti Talbert, Mayor

ATTEST:

Christina Marez, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney

(Signature of Attorney Provided on Separate Page, to be Attached)