

**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, April 1, 2021
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, April 1, 2021 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Discussion and possible action regarding approval of the minutes dated March 4, 2021

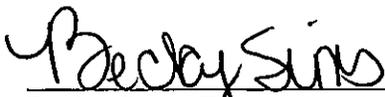
PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as 0.160 acres, PT of Frac PT 6, Block 20, Old Town Addition commonly known as 809 East Fourth Street, Lampasas, Texas Lampasas County to allow for a Mini-Warehouse in an area zoned Commercial.

REGULAR SESSION

- IV. Discussion and possible action to approve, deny or approve with modifications a request for a Specific Use Permit for property described as 0.160 acres, PT of Frac PT 6, Block 20, Old Town Addition commonly known as 809 East Fourth Street, Lampasas, Texas Lampasas County to allow for a Mini-Warehouse in an area zoned Commercial.
- V. Discussion and possible action to approve, deny or approve with modifications the Final Plat of Hillside Acres.
- VI. Adjourn

I, Becky Sims, City Secretary/Zoning Administrator 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 26th day of March, 2021 at 12:45pm



Becky Sims, Zoning Administrator/City Secretary

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY MARCH 4, 2021
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:

Jackie Baltrun
Bob McCauley
Dorothy Person
James Skinner
Reese Vann

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator
Finley deGraffenried, City Manager

P&Z Members Absent

Marisa Canales

REGULAR SESSION

- I. Call to order- Chairman Jackson called the meeting to order at 6:00 p.m.
- II. Discussion and possible action regarding approval of the minutes dated February 4, 2021.

Commission member Person moved to approve the minutes, Commission member Vann seconded the motion and with a unanimous vote, the motion carried. (Canales absent)

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding the City of Lampasas Draft Comprehensive Plan

Chair Jackson opened the Public Hearing

Finley deGraffenried, City Manager provided an overview of the Comprehensive Plan:

Timeline

2014-2016 Initial Land Use Inventory, Zoning Modifications, recognized as a need by Capital Improvement Committee (CIP)

2018-2019- CIP Priority, Funding Approved, Kick-off meetings, Survey, Town Hall, Community Involvement

October 2019- Draft Chapters 1&2

February 2020- Draft Chapters 3&4

December 2020- Draft Chapters 5&6

February 2021- Presentation to P & Z

February 2021- Joint Session between City Council and P&Z

March 4, 2021- P&Z Public Hearing

March 8, 2021- City Council Public Hearing

Statutory Guidance- Texas Local Government Code 211.004/ 213.001-213.005

P & Z Minutes March 4, 2021

General Observations

- Weighted on Observation, Vision, Desired Future Conditions
- Observation and Vision grounded in Public Input and Engagement
- Maintain Character, Allow Latitude for Use
- Identification of Needs: Downtown, Key Avenue, Mobility/Trails/Sidewalks, Design Guidelines
- Implementation Schedule based on input from CPAC, Planning Commission and City Council
- Implementation will require more precise action steps
- Implementation will require robust public engagement

Plan Elements and Goals (Chapters)

1. Growth and Community Character
2. Updating Infrastructure and Critical Services
3. Land Use and Development
4. Economic Development
5. Mobility
6. Community Facilities and Services

Mr. deGraffenried stressed the importance of referencing the Comprehensive Plan by citation in all land use cases.

Commission member Skinner commented that the Comprehensive Plan is only as good as it is being utilized
Commission member Person commended the City for developing a Comprehensive Plan when it is not mandated. She hopes it will be maintained and adhered to

Chair Jackson- had some comments and recommended edits to Chapter 1 and Chapter 2; specifically, to the history of Lampasas. He referred to Native Americans, Sulphur Springs, Central Business District Zoning and to possibly add a business strip zoning.

Commission member Vann had no comments

Commission member Baltrun commented that she is happy with the draft Comprehensive Plan; more modern zoning

Commission member McCauley comments that it is a good outline, lots of detail behind it.

REGULAR SESSION

IV. Discussion and possible action to recommend approval, denial, or approval with modification(s) to City Council regarding the City of Lampasas Comprehensive Plan

Commission member Skinner moved to recommend approved to City Council, the motion was seconded by Commission member Baltrun and with a unanimous vote, the motion carried. (Canales absent)

V. Adjourn- Commission member Person moved to adjourn at 6:29 p.m.; Commission member Vann seconded the motion and with a unanimous vote, the motion carried. (Canales Absent)

PASSED AND APPROVED THIS _____ day of _____, 2021

Jeff Jackson, Chairman

ATTEST:

Becky Sims, City Secretary/Zoning Administrator



CITY OF LAMPASAS
***** REPRINT RECEIPT *****

REC#: 01252970 3/05/2021 10:45 AM
OPER: LC1 TERM: 072
REF#: 1024

TRAN: 210.0000 PERMITS & LICENSES
EXTRA LEVEL LLC
PLANNING & ZONING F 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-
CHANGE: 0.00

ANTICIPATED MEETING DATES: P&Z: _____ City Council _____

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

Name of Subdivision or Project: 809 E 4th St. Apts.
 Physical Location of Property: 809 E 4th St.
 [General Location -- approximate distance to nearest existing street corner]
 Brief Legal Description of Property (must also attach accurate metes and bounds SEE Attached)

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

Acreage: .16 Existing Zoning: Commercial Proposed Zoning: COMMERCIAL "C"

Applicant / Owner's Name: JAMIE BROWN
 Contact Person: JAMIE BROWN Title: OWNER
 Company Name: EXTRA LEVEL LLC
 Street/Mailing Address: 2708 S. LAMAR #400 City: AUSTIN State: TX Zip: 78704
 Phone: 720 341 3187 Email Address: JAMIE@ONIONCREEKAERIAL.COM

Engineer / Representative's Name: JAMIE BROWN
 Contact Person: JAMIE BROWN Title: _____
 Company Name: EXTRA LEVEL LLC
 Street/Mailing Address: 2708 S. LAMAR #400 City: AUSTIN State: TX Zip: 78704
 Phone: 720 341 3187 Email Address: JAMIE@ONIONCREEKAERIAL.COM

Nature of Request/Proposed Use of the Property: SELF STORAGE / MINI-WAREHOUSE

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).
 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.)
 All application materials (one copy) must be delivered to the Planning Department. The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees 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.

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: OWNER Date: 2/22/21
 City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 bsims@cityoflampasas.com

Lampasas Central Appraisal District



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 2250

Account / Geo Number:
10240-020-006-10

Property Legal Description:
LOT: PT OF FRAC PT 6
BLK: 20
ADDN: OLD TOWN

Survey / Sub Division Abstract:

Property Location:
809 E 4TH ST
LAMPASAS TX 76550

Block:

Owner Information:
EXTRA LEVEL LLC
C/O ONION CREEK AERIAL LLC
2708 S LAMAR BLVD #400
AUSTIN TX 78704

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
BROWN JAIME

Deed Information:

Volume:	564
Page:	338
File Number:	179563
Deed Date:	12/13/2019

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	B1
Total Acres:	0.173
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	13,070
Improvement Value:	27,500
Property Market Value:	40,570

[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 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	40,570		0	40,570
R&B	ROAD & BRIDGE	40,570		0	40,570
CLA	CITY OF LAMPASAS	40,570		0	40,570
SLA	LAMPASAS ISD M&O	40,570		0	40,570
SLAIS	LAMPASAS ISD I&S	40,570		0	40,570

* Where supporting website data is available.

[New Property Search](#)

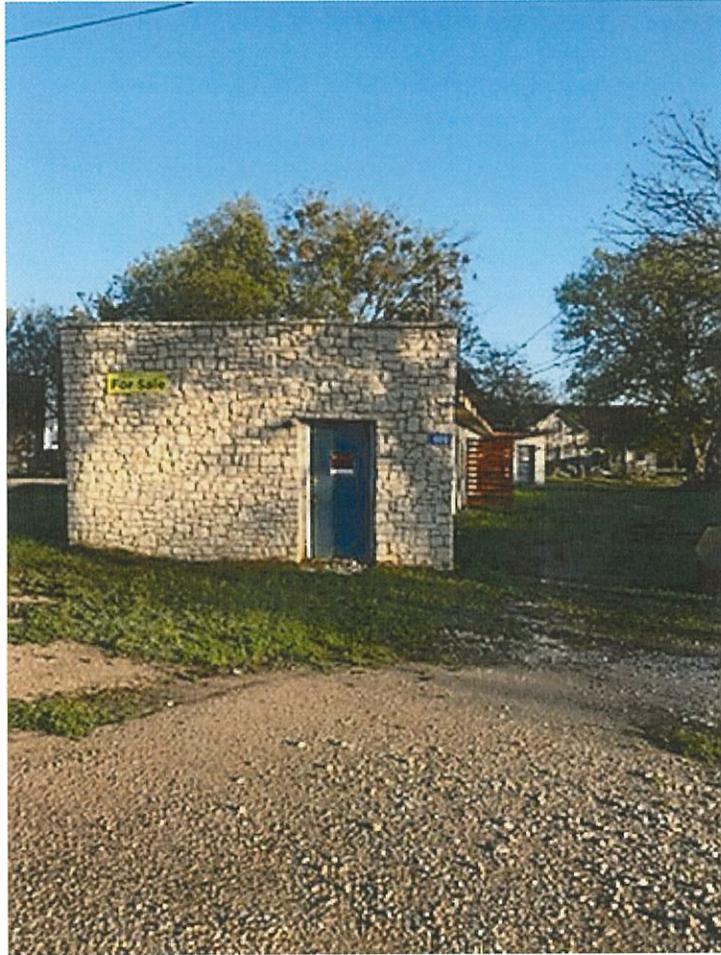
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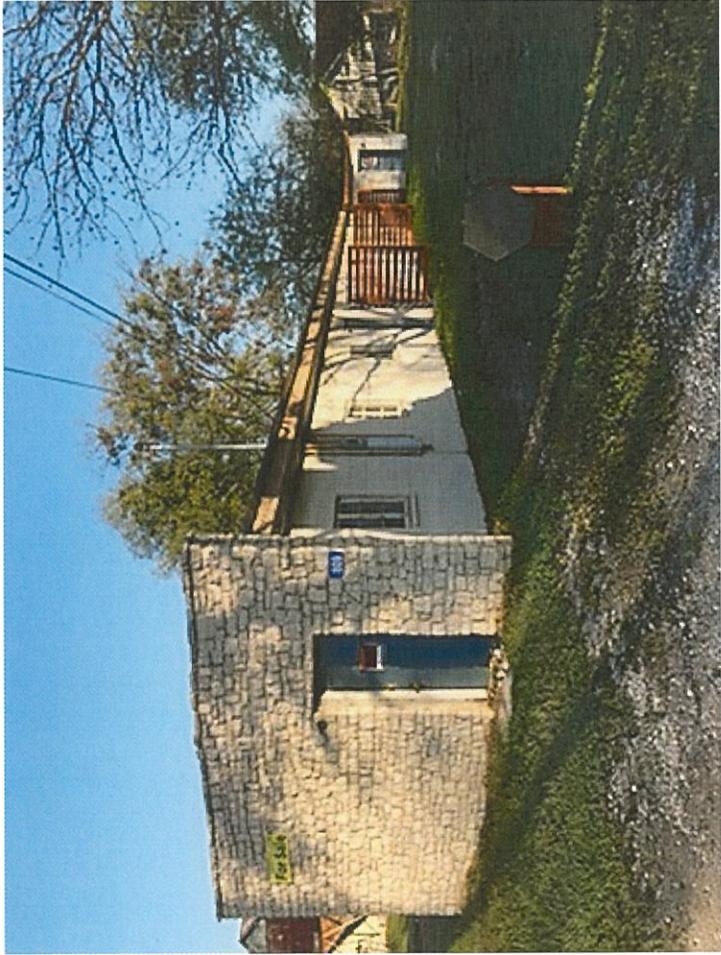
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Version 3.2.2











WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Brown -SUP)

I own House of Forgiveness, [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 (protest) or approve the requested 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) _____

(2) _____

(3) _____

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

Signed Jelene McCord Date 3-21, 2021

Heart of Forgiveness Ministries
228 PR 2225
Lampasas, TX 76550

Written Form Received by City Staff on: 3-26-21, 2021 by BJM

HILLSIDE ACRES

A REPLAT OF A LOT 1, 2, 3 AND 4, HILLSIDE SUBDIVISION, IN THE E.T.J. OF THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS

Remainder of ROBERT B. VIKTORIN & CHARLOTTE A. VIKTORIN (Called 236.83 ACRES) VOL. 386, PG. 51 D.R.L.C.

MARVIN DUBOSE, et ux (Called 194.57 ACRES) VOL. 375, PG. 61 D.R.L.C.

GARY R. KINDRED & BARBARA A. KINDRED (Called 24.00 ACRES) VOL. 418, PG. 217 D.R.L.C.

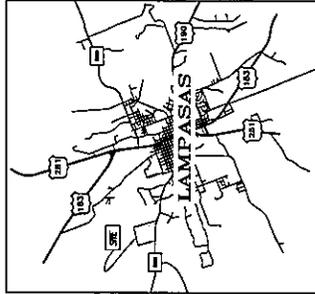
RANBELL J. & MARY K. ROYER (Called 100.28 ACRES) VOL. 581, PG. 600 D.R.L.C.

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD DIRECTION	CHORD DISTANCE
C1	9°25'14"	1482.52	243.76' N 87°36'09" W	243.48'	
C2	20°18'38"	100.00'	35.45' N 07°23'51" W	35.26'	
C3	87°45'37"	90.00'	153.56' N 31°19'39" E	135.60'	
C4	78°34'35"	90.00'	123.43' S 60°30'16" E	113.98'	
C5	24°44'45"	110.00'	47.81' S 08°50'36" E	47.14'	
C6	24°44'45"	50.00'	21.59' N 08°50'36" W	21.43'	
C7	78°34'35"	30.00'	41.14' N 60°30'16" W	37.98'	
C8	87°45'37"	30.00'	51.19' S 31°19'39" W	45.20'	
C9	20°18'38"	160.00'	56.72' S 07°23'51" E	56.42'	
C10	20°18'38"	100.00'	35.45' S 07°23'51" E	35.26'	
C11	46°51'39"	90.00'	73.61' S 05°52'39" W	71.57'	
C12	50°53'58"	90.00'	79.95' S 54°45'28" W	77.35'	
C13	38°47'55"	90.00'	60.84' N 60°23'36" W	59.79'	
C14	39°46'40"	90.00'	62.48' N 41°06'18" W	61.24'	
C15	24°44'45"	110.00'	47.81' N 08°50'36" W	47.14'	
C16	9°13'11"	1482.52	238.56' N 82°30'08" W	238.30'	
C17	20°18'38"	160.00'	56.72' N 07°23'51" W	56.42'	
C18	87°45'37"	30.00'	51.19' N 31°19'39" E	45.20'	
C19	78°34'35"	30.00'	41.14' S 60°30'16" E	37.98'	
C20	24°44'45"	50.00'	21.59' S 08°50'36" E	21.43'	

PLAT NOTES:
 1. TOTAL ACRES, 36.78 ACRES
 2. NO. OF LOTS: 28
 3. USE: RESIDENTIAL (SINGLE FAMILY)
 4. OWNER/DEVELOPER: MO HOMES, LLC
 101 NORTH SUMMER STREET
 LAMPASAS, TEXAS 76850

ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS.
 WATER PROVIDED BY THE CITY OF LAMPASAS.
 SEWER SERVICES PROVIDED BY D.S.F.

- LOTS IN THIS SUBDIVISION ARE SHOWN TO LIE WITHIN ZONE X PER FEMA MAP #40899 0225 B DATED JANUARY 2, 1981.
- THIS TRACT IS SUBJECT TO THE SUBDIVISION ORDINANCES IN FORCE AT THE TIME OF PRELIMINARY PLAT APPLICATION (JULY 2018).
- TO THE LOCAL JURISDICTION WHO SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND. A 9'-FOOT DRAINAGE/RETENTION DRAINAGE ALONG THE REAR OF LOTS 11-14, BLOCK 1 IS RESERVED FOR DRAINAGE/RETENTION IMPROVEMENTS. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THIS DRAINAGE/RETENTION IMPROVEMENTS.
- FROM CDRS AND OTHER RECOMMENDATIONS SINCE IT MEETS THE FOLLOWING CRITERIA:
 a. EACH LOT WITHIN THE SUBDIVISION MUST CONTAIN A MINIMUM FRONTAGE OF 150 FEET MEASURED ALONG THE BUILDING SETBACK LINE.
 b. EACH LOT WITHIN THE SUBDIVISION MUST CONTAIN A MINIMUM FRONTAGE OF 150 FEET MEASURED ALONG THE BUILDING SETBACK LINE.
 c. ANY LOT, TRACT OR PARCEL, INTO A LOT, TRACT OR PARCEL CONTAINING LESS THAN ONE ACRE, PREVIOUS EASEMENTS DEPICTED BY PLAT WILL BE REPLACED WITH THE EASEMENTS SHOWN HEREON.
 d. MO HOMES ACKNOWLEDGES AND AGREES THAT IF ANY RESIDENTIAL WATER METERS ARE LOCATED ABOVE 1000 FEET IN ELEVATION, THE CORRESPONDING RESIDENTIAL DRILLING WILL BE REQUIRED TO BE COMPLETED AND THE COST OF THE DRILLING TO BE PAID BY THE SUBDIVISION DEVELOPER AS REQUIRED BY TEXAS LAW FOR DOMESTIC WATER SERVICE. THE BOOSTER PUMP WILL BE THE DEVELOPER'S SOLE COST.

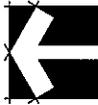


VICINITY MAP
 N.T.S.

JOB No.: 160720
 DRAWN: ABW
 SHEET: 1 OF 1

TRIPLE C SURVEYING Co.
 P.O. Box 544 - Lampasas, Texas 76850
 (512) 845-5440
 email: admin@triplecsurveying.com
 www.triplecsurveying.com Firm No.: 10193916

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N 87°20'57" W	103.83'
L2	S 03°31'47" W	60.28'
L3	N 03°31'47" E	70.15'
L4	S 07°45'28" W	24.68'
L5	S 80°12'27" W	32.88'
L6	N 17°33'10" W	21.13'



BEARINGS BASED ON
 2011 NAD 83
 COORDINATE SYSTEM
 CENTRAL ZONE NAD 83.



LEGEND

- 1/2" BROWN SWR 500
- IRON PIN FOUND (64 FOUND)
- BLOCK NO. (64 FOUND)
- UTILITY EASEMENT
- DRAINAGE/RETENTION POND
- D.S.F. RECORDS LAMPASAS CO.
- PLAT RECORDS LAMPASAS CO.

THIS DOCUMENT WAS PREPARED FOR RECORD PURPOSES ONLY AND SUBSTANTIALLY COMPLIES WITH THE CODE OF PRACTICE FOR SURVEYING IN THE STATE OF TEXAS. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY.
 GARY R. KINDRED, JR.
 REG. NO. 44535
 02/18/2021