

**MINUTES OF 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.**

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:
James Skinner
Bob McCauley
Dorothy Person

City Staff Present:
Becky Sims, City Secretary/Zoning Administrator

P&Z Members Absent
Marisa Canales
Jackie Baltrun
Reese Vann

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 March 4, 2021.

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

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.

Chair Jackson opened the Public Hearing

Becky Sims, Zoning Administrator advised of the following:

- The applicant is requesting a Specific Use Permit (SUP) to allow for a Mini-Warehouse in an area zoned Commercial
- The property is currently zoned Commercial the area surrounding the property is zoned Commercial, Light Industrial and Central Business District.
- All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty (20) notices to property owners within 200 feet of the applicant's property, and to date have received one in protest and none in favor of the request.
- The property was previously used as substandard apartments,
- The proposed use is in line with the Comprehensive Plan

The Commission inquired about the type of building, roof and number of storage units. These items will be part of the plan review and permitting process.

With no additional discussion the public hearing was closed

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.

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

- V. Discussion and possible action to approve, deny or approve with modifications the Final Plat of Hillside Acres.

Becky Sims, Zoning Administrator advised the Commission that the developer has not provided a Performance Bond which is a requirement for the Final Plat approval as defined under the City of Lampasas Subdivisions Regulations, Chapter 212 and 380 in the Local Government Code. The developer will be asking Council to consider an alternative method of guarantee in the form of a Letter of Credit; which will be heard at the April 12, 2021 meeting.

Sam Eckermann, Engineer addressed the Commission:

- Plat was submitted on February 24, 2021
- Development Agreement is still in negotiations between Developer and City
- Infrastructure is 75% complete
- Denying the Plat will prolong approval by City Council
- Letter of Credit is on the April 12, 2021 Council agenda for consideration
- Only determining factor is Letter of Credit vs. Performance Bond

Mrs. Sims advised that the plat was received on February 24, 2021; however, was returned to Mr. Walker for amendments and was resubmitted on March 9, 2021. The Performance Bond is a requirement for Final Plat Approval; until the alternative method of guarantee in the form of a Letter of Credit has been considered by Council the Plat is deficient.

Commission member McCauley moved to recommend denial of the Final Plat to City Council; the motion was seconded by Commission member Person and with a unanimous vote, the motion carried. (Canales, Baltrun & Vann absent)

- VI. Adjourn

Commission member McCauley moved to adjourn the meeting at 6:22 p.m.; the motion was seconded by Commission member Person and with a unanimous vote, the motion carried.

PASSED AND APPROVED THIS _____ day of _____, 2021

Jeff Jackson, Chairman

ATTEST:

Becky Sims, City Secretary/Zoning Administrator