

**MINUTES OF MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
THURSDAY JUNE 3, 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  
Marisa Canales

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

P&Z Members Absent  
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 April 1, 2021.

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

**PUBLIC HEARING**

- III. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as Lot 3, Block 8, Hanna Springs Addition, commonly known as 206 N Chestnut, Lampasas, Texas Lampasas County to allow for a Storage Building in an area zoned Retail.

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 storage building in an area zoned Retail.
- The property is currently zoned Retail the area surrounding the property is zoned Retail and Single Family Residential.
- All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirteen (13) notices to property owners within 200 feet of the applicant's property, and to date have received two in favor and none in protest.
- The contractor will remove the existing storage building and replace with a 1500 sq foot storage building. The new building will meet setbacks.

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 Lot 3, Block 8, Hanna Springs Addition, commonly known as 206 N Chestnut, Lampasas, Texas Lampasas County to allow for a Storage Building in an area zoned Retail.

Commission member McCauley moved to recommend approval to Council for the Specific Use Permit, Commission member Canales seconded the motion and with a unanimous vote, the motion carried. (Baltrun and Vann absent)

- V. Discussion and possible action to approve, deny or approve with modifications the replat of Lots 1 & 4, Block 10, East Lampasas Addition

Becky Sims, City Secretary/Zoning Administrator reviewed the following:

- Mr. Dan Johnson is asking for Council consideration to approve the replat of Lots 1&4, Block 10, East Lampasas Addition; generally known as 1203 Bridge Street.
- The replat will subdivide the two (2) lots into five (5) lots.
- The replat meets the zoning regulations for Single Residential Family-6 “SF-6”.
- The lots meet the minimum square footage requirement; including the depth and width.
- City utilities are available for each of the lots.

Chair Jackson and Commission member McCauley were concerned with lot sizes. Chair Jackson would like to see the original plat to compare with the proposed replat. Mr. Johnson advised he doesn't have the current plat with him; however, the property is split in the middle to create lots 1 & 4.

Commission member Person, Canales and Skinner voted to recommend approval to Council of the replat of Lots 1 & 4, Block 10; Chair Jackson and Commission member McCauley were not in favor of the recommendation.

- VI. Discussion and possible action to approve, deny or approve with modifications the Final Plat of Cloud Street with variances.

Becky Sims, City Secretary/Zoning Administrator reviewed the following:

- The property owner is wanting to subdivide the lot into two (2) parcels and build a new home in Lot 1A.
- The existing lot is 10,800 square foot.
- This replat was heard before the Zoning Board of Adjustments on May 18, 2021 for variance consideration. The property owner asked for a reduction in minimum lot size from 6,000 to 5,400 and lot depth from 110' to 103'. The Zoning Board members present voted unanimously to approve the variances.

Chair Jackson inquired about an aerial view of the block; Staff did not have an aerial available

Commission member Person and Skinner voted to recommend approval to Council the Final Plat of Cloud Street with variances. Chair Jackson, Commission member McCauley and Canales were not in favor of the recommendation.

VII. Adjourn

Commission member McCauley moved to adjourn the meeting at 6:27 p.m.; the motion was seconded by Commission member Person and with a unanimous vote, the motion carried. (Baltrun & Vann Absent)

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Jeff Jackson, Chairman

ATTEST:

\_\_\_\_\_  
Becky Sims, City Secretary/Zoning Administrator