

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY AUGUST 5, 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
Reese Vann
Marisa Canales

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator
Frank Ellett, Building Official
Lupe Charping, Administrative Secretary

P&Z Members Absent

Jackie Baltrun
Dorothy Person

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 June 3, 2021

Commission member Canales moved to approve the minutes with the modification from Chair Jackson to remove reference to aerial view of parcel, Commission member Vann seconded the motion and with a unanimous vote, the motion carried. (Baltrun & Person absent)

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as Lot 7-8, part of lot 6, Block 66 of the Lampasas Springs Company 1st Addition, commonly known as 607 W 1st Street, Lampasas, Texas, Lampasas County to allow for an Accessory Dwelling in an area zoned Single Family Residential-10 "SF-10"

Chair Jackson opened the Public Hearing

Becky Sims, Zoning Administrator advised of the following:

- The property and surrounding area is zoned Single Family Residential-10 "SF-10"
- Staff mailed sixteen (16) notices to property owners; received one in favor and none in protest
- Applicant is requesting a Specific Use Permit to allow for a 640 sq. ft. cottage
 - Accessory Building-subordinate building that is attached or detached and issued for a purpose that is customarily incidental to the main structure but not involving the conduct of a business. The building cannot be used for commercial purposes and not rented.
- This type of use is in line with the newly adopted Comprehensive Plan. Chapter 5, Action 3.1.3 encourages development of a wider variety of housing types to offer "life cycle housing." Such as "mother in law" or "accessory units" to house family members.

Planning Commission Discussion:

- Chair Jackson questioned the reference to the Comprehensive Plan.
 - He asked if the Chapter 5 Plan Recommendations Action 3.1.3 in the Zoning Regulations. Mrs. Sims advised no, it is out of the adopted Comprehensive Plan, that we are to reference when

making land use decisions. Chair Jackson disagreed since the Zoning Regulations is what we currently adhere to.

- Commission member McCauley inquired if the building had to follow HUD regulations.
 - Frank Ellett, Building Official advised no it is not a mobile home. It will conform to building standards.
- Commission member Skinner questioned if the building would have its own utilities and who would pay for the installation. Mr. Ellett Advised yes and the applicant is responsible.
- Chair Jackson had concerns with the placement of the structure as shown on exhibit. Not able to identify lot lines.
 - Mrs. Sims advised placement will be part of the planning and inspection process. At this time the Commission is asked to consider the Specific Use Permit not validate that it will meet setbacks.

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| REGULAR SESSION |
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IV. Discussion and possible action to approve, deny or approve with modifications a request for a Specific Use Permit for property described as Lot 7-8, part of lot 6, Block 66 of the Lampasas Springs Company 1st Addition, commonly known as 607 W 1st Street, Lampasas, Texas Lampasas County to allow for an Accessory Dwelling in an area zoned Single Family Residential-10 “SF-10”

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

V. Discussion and possible action regarding the approval of the Hidden Oaks Final Plat.

Commission member Skinner moved to approve the Hidden Oaks Final Plat, the motion was seconded by Commission member Vann and with a unanimous vote the motion carried. (Baltrun & Vann absent)

VI. Adjourn- The meeting ended at 6:24 p,m,

PASSED AND APPROVED THIS _____ day of _____, 2021

Jeff Jackson, Chairman

ATTEST:

Becky Sims, City Secretary/Zoning Administrator