

**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, AUGUST 5, 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, August 5, 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 June 3, 2021.

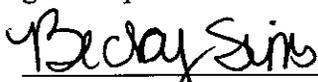
PUBLIC HEARING

- 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"

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 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"
- V. Discussion and possible action regarding the approval of the Hidden Oaks Final Plat.
- 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 28 day of July, 2021 at 8:30



Becky Sims
Becky Sims, City Secretary/Zoning Administrator

**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. The motion carried to recommend approval to City Council.

- 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. The motion failed to recommend approval to City Council due to required vote of four members to carry the vote.

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

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: August 5, 2021-6:00 p.m.

CITY COUNCIL: August 9, 2021 - 6:00 P.M.

**HEARING(S) LOCATION: CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 EAST THIRD STREET, LAMPASAS, TEXAS**

The Planning and Zoning Commission of the City of Lampasas, Texas will hold a public hearing to receive comments on the following item:

Request for a Specific Use Permit for property described as Lot 7-8, pt of 6, Block 66, 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".

The purpose of the public hearing noted herein is to allow members of the public to voice their views to the Planning and Zoning Commission. The first public hearing will be held on August 5, 2021 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas, before a recommendation is made to the City Council.

The City Council will hold a public hearing on August 9, 2021 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550.

All persons interested in the above referenced item 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 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, City Secretary at (512) 556-6831 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: Aug 5, 2021 City Council Aug 9, 2021

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

Name of Subdivision or Project: _____

Physical Location of Property: 607 W First St, Lampasas, corner 1st + Spring

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds _____)

Lots 7-8 part 6 blk 66

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

Acreage: 0.478 Existing Zoning: _____ Proposed Zoning: _____

Applicant / Owner's Name: Carol M Smith

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: 607 W First St City: Lampasas State: TX Zip: 76550

Phone: 254-760-2909 Email Address: carol.ms@att.net

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: grandma / mother-in-law cottage

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: Carol M Smith Title: _____ Date: 6-22-21

City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 bsims@cityoflampasas.com

Richard Petree
 LAMPASAS CENTRAL APPR DISTRICT
 P.O. Box 175
 109 E. FIFTH ST.
 LAMPASAS TX 76550
 Phone: (512)556-8058
 Fax: (512)556-4660

NOTICE OF APPRAISED VALUE

This is NOT a Tax Statement - Do NOT Pay From This Notice.

Appraisal Year - 2021
 Location of ARB Hearings:
 LAMPASAS CENTRAL APPRAISAL DISTRICT
 109 E. FIFTH ST.
 LAMPASAS, TEXAS 76550

Protest Deadline: 06/17/2021
 ARB Hearings to Begin: 6/21/2021 8:30:00AM
 Owner ID: 58771

Website: www.lampasascad.org

Postmark Date: 05/17/2021

Dear Property Owner:

We have appraised the property listed below for the 2021 tax year. The appraisal is for the following property:
 Percent difference from 2016 is a 24.00% increase.

APPRAISAL INFORMATION	LAST YEAR	PROPOSED THIS YEAR	PROPOSED 2021 TAXABLE VALUE	ACCOUNT NUMBER / PROPERTY DESCRIPTION
Total Market Value	193,930	252,550		ACCT #: 10180-066-007-00 PARCEL: 1535
HIS Land Market Value	33,000	36,290		ADDR: 607 W 1ST ST LAMPASAS, TX 76550
HIS Structures (Buildings) Value	160,930	216,260		ABST/Block/Lot:
Total Homestead Cap Value	193,930	213,320	213,320	LEGAL: LOT: LOTS 7-8 PT 6 BLK: 66 ADDN: L S C 1ST
Total Proposed Taxable Value (with Homestead Limit)	193,930		213,320	ACRES: 0.478 INTEREST: 1.000000
Exemptions: OVER 65		* HOMESTEAD CAP APPLIED		CATEGORY: A1

Taxing Units	Last Year's Taxable (less exemptions)	Proposed Taxable Value	Proposed Exemptions	Proposed Taxable (less exemptions)
COUNTY - HIS Ceiling Freeze	178,930	213,320	15,000	198,320
ROAD BRIDGE - HIS Ceiling Freeze	193,930	213,320	0	213,320
LAMPASAS CITY - HIS Ceiling Freeze	178,930	213,320	15,000	198,320
LAMPASASISD I&S - HIS Ceiling Freeze	158,930	213,320	35,000	178,320
LAMPASASISD M&O - HIS Ceiling Freeze	158,930	213,320	35,000	178,320

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

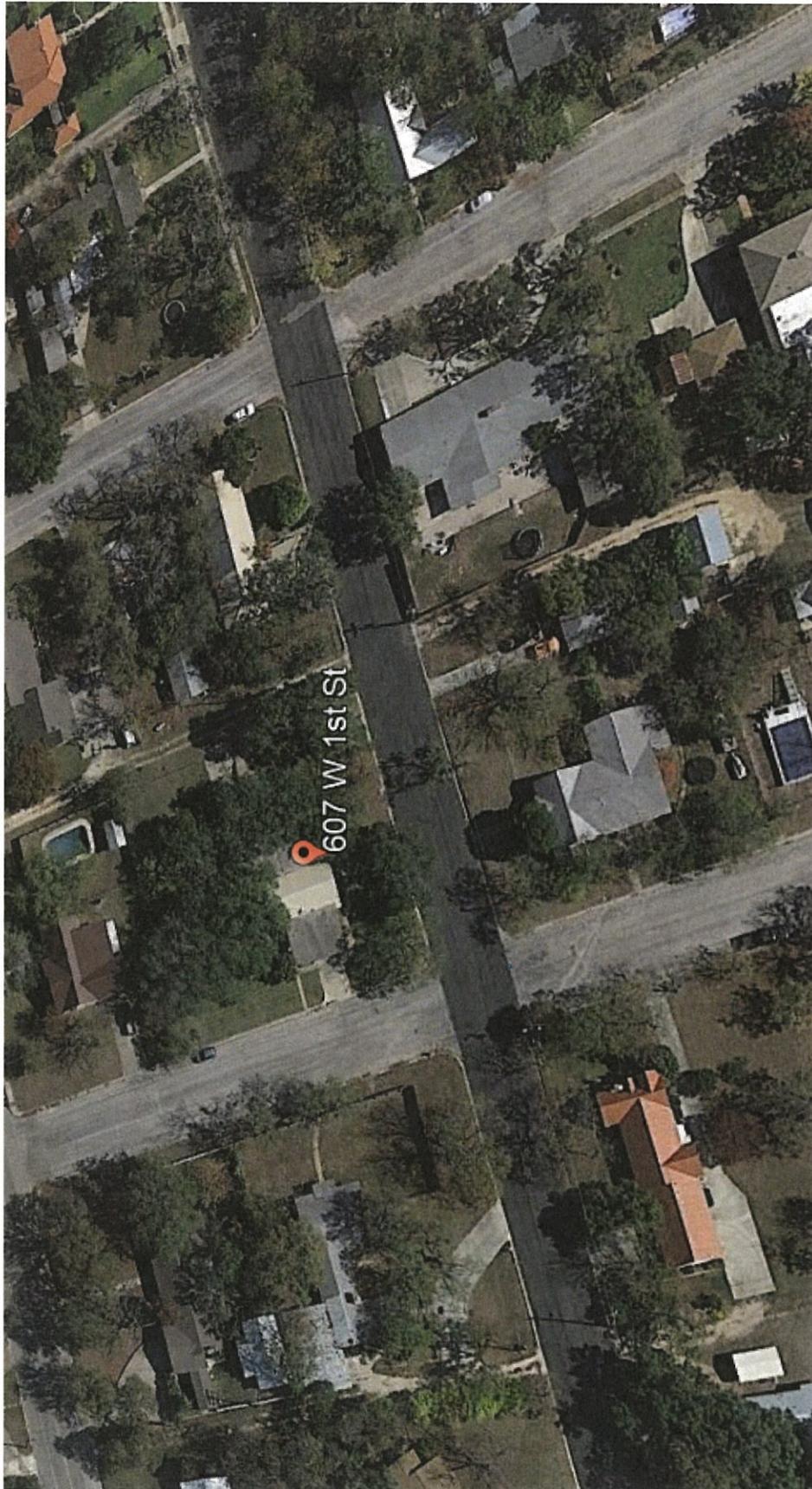
If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; and (2) notice of protest. The Appraisal Review Board will begin hearing protests on 6/21/2021 8:30:00AM. To file a protest, complete the notice of protest form by following the instructions included on the form and, no later than 06/17/2021, mail or deliver the form to the appraisal review board at the following address: P.O. Box 175; 109 E. FIFTH ST., LAMPASAS TX 76550.

Sincerely,
 Richard Petree, Chief Appraiser - LAMPASAS CENTRAL APPR DISTRICT

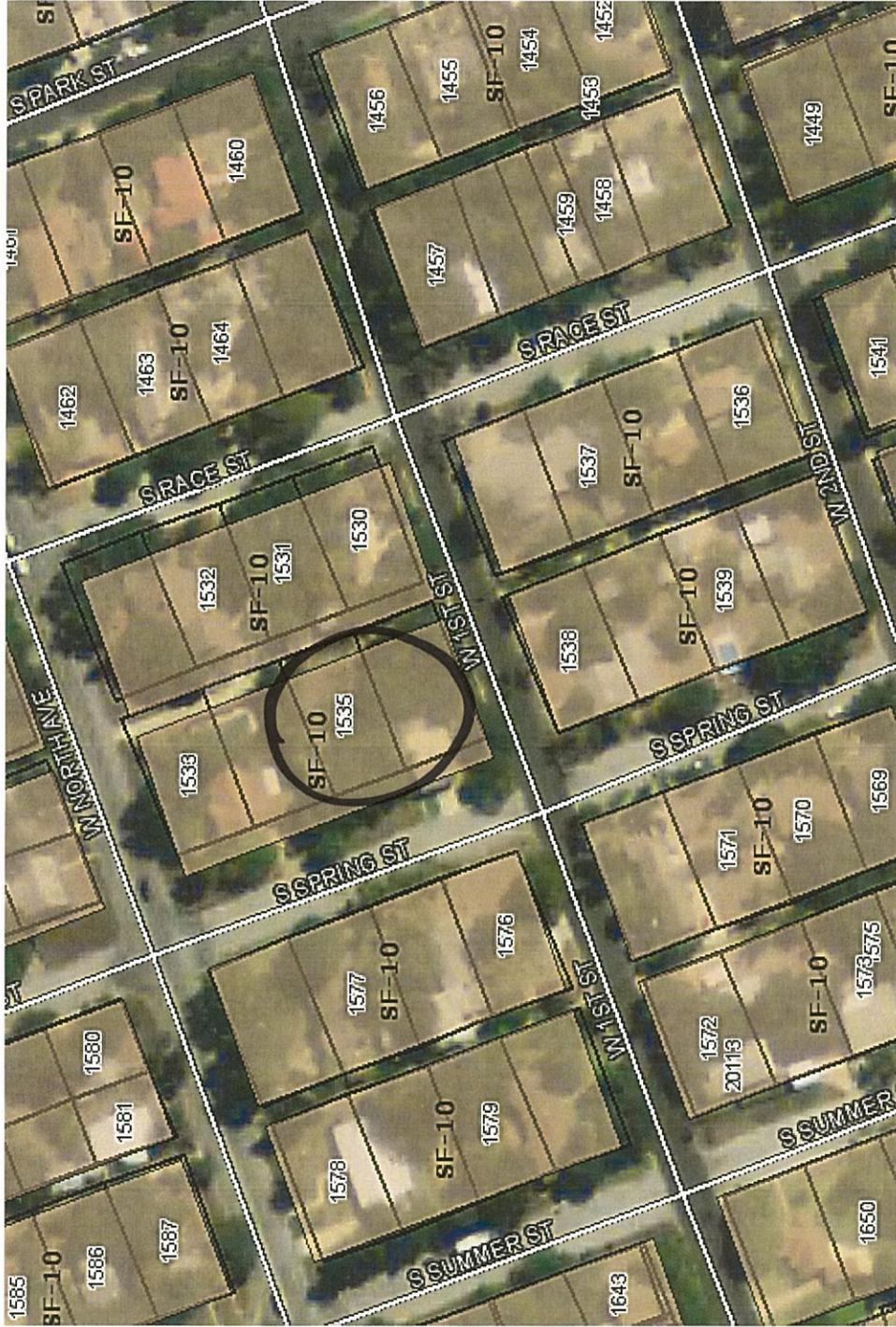
City of Lampasas
Planning and Zoning Board
Smith (SUP)
Staff Report

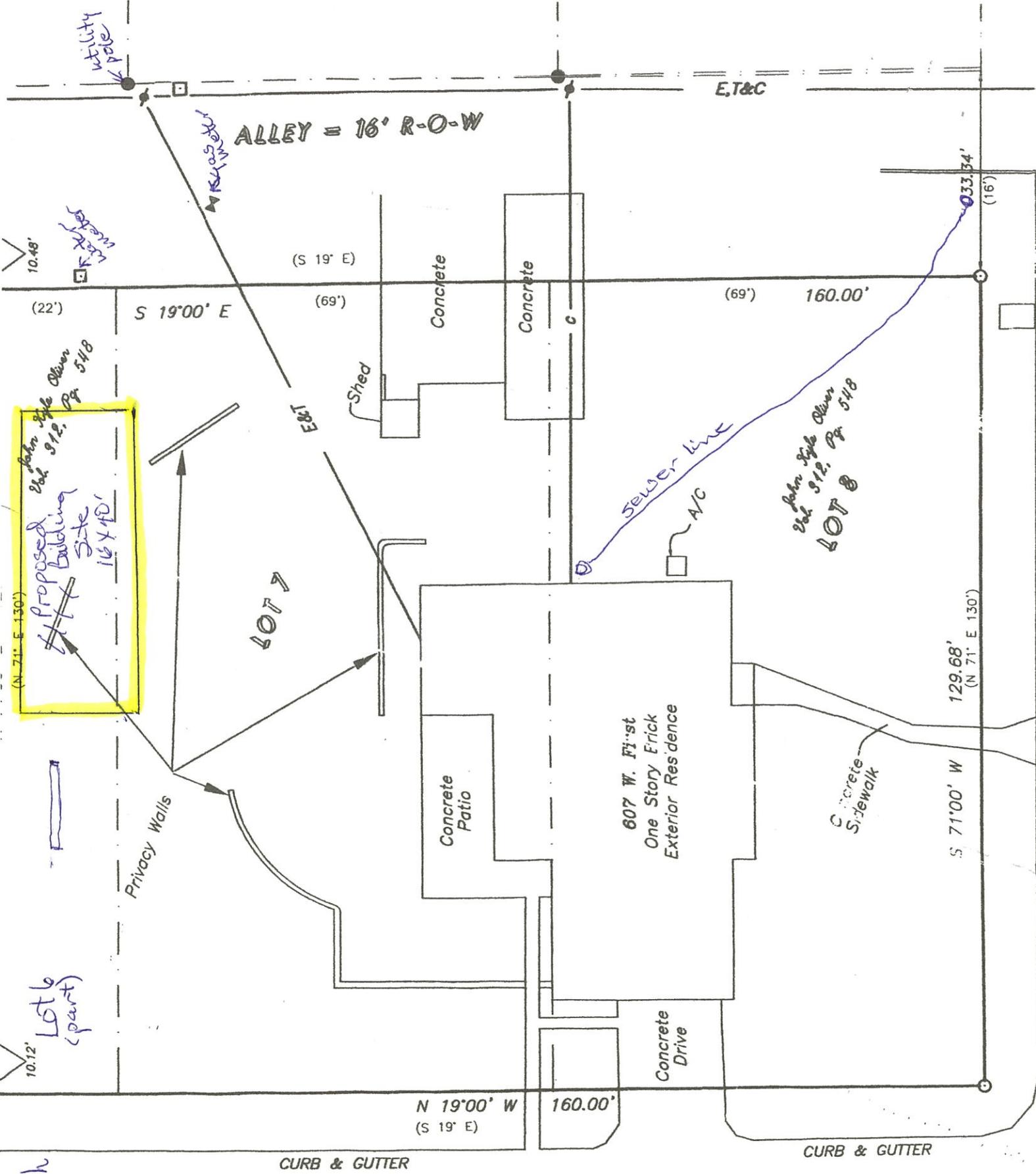
Subject Property	The property is described Lots 7-8, part of 6, Block 66, Lampasas Springs Company, commonly known as 607 W First Street, Lampasas, Texas Lampasas County.
Request	The applicant is requesting a Specific Use Permit (SUP) to allow for an accessory dwelling. The purpose is to build a 640 sq ft cottage
Current Zoning	The property is currently zoned Single Family Residential-10 the area surrounding the property is zoned Single Family Residential- 10.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed sixteen (16) notices to property owners within 200 feet of the applicant's property, and to date have received one in favor of the request and none in protest.
Consideration	<p>In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors as outlined in Section 34, City of Lampasas Zoning Regulations. In approving a requested Specific Use Permit, the Planning & Zoning Commission and City Council may consider the following:</p> <ol style="list-style-type: none">1. The use is harmonious and compatible with surrounding existing uses or proposed uses;2. The activities requested by the applicant are normally associated with the permitted uses in the base district;3. The nature of the use is reasonable;4. Any negative impact on the surrounding area has been mitigated;5. That any additional conditions specific ensure that the intent of the district purposes are being upheld.
Recommendation	<p>If the Planning and Zoning Board and the City Council find the request in compliance with Section 34 City of Lampasas Zoning Regulations, then a motion to approve the change of zoning may be made.</p> <p>If the Planning and Zoning Board and the City Council find that the request is not in compliance with Section 34 City of Lampasas Zoning Regulations, then a motion to deny the request may be made.</p>



607 W. 1st

Parcel 1535





Spring Street

Carol M Smith

RPLS1960 CAP
 VD (NO CAP)
 HARMON CAP
 D. W. TAYLOR



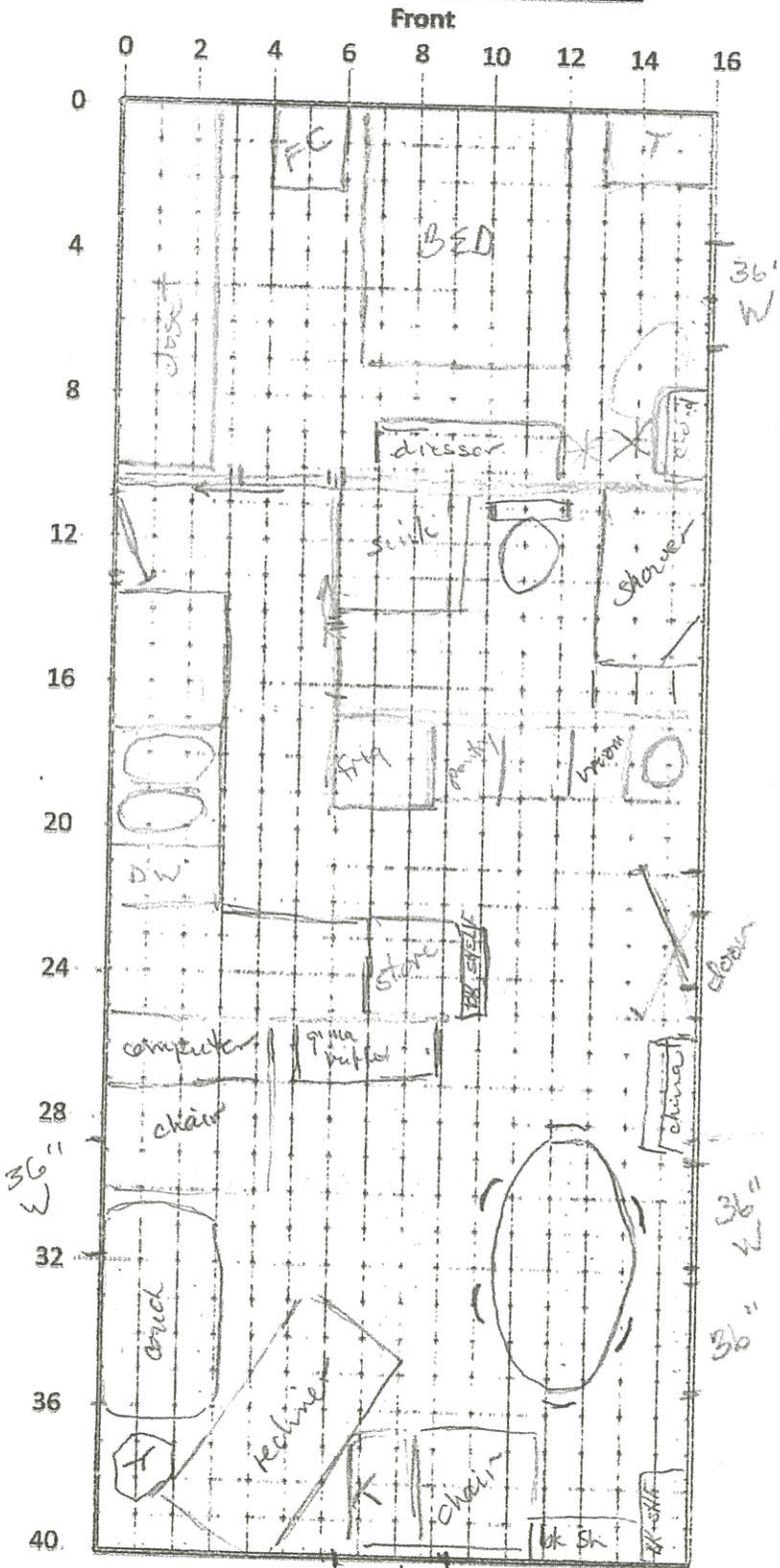
GRACELAND PORTABLE

Style and Size: Graceland (

Customer Name:

back fence

facing back of main house



Each square represents approximately one foot
BUILDING IS APPROXIMATELY 12' W

Customer Signature:

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Carol Smith -SUP)

I own 601 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 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 Vickie Kelley Date 7-27-, 2021

Vickie Elaine Kelley
601 W North Ave
Lampasas, TX 76550

Handwritten signature and date: [Signature] 7/27/21

Written Form Received by City Staff on: _____, 2021 by _____.

City of Lampasas
Planning and Zoning Board
Hidden Oaks Final Plat
Staff Report

Subject Property The property is described as 4.00 acres out of the C.K. Reese Survey, Abstract No. 581, Lampasas, Texas, Lampasas County

Request Hidden Oaks Final Plat Approval

Conditions Met Civil Plan Review was completed- January 2021

 TxDOT approval for entry/ new city road- April 2021

 Final Infrastructure Costs have been submitted by developer

 Curb and gutter to be installed

 Dedicated PUE for Lift Station

 Underground Electric

 Water, Sewer and Electric will be provided by the City of Lampasas

 Development Agreement Terms have been agreed upon by City & Developer

 Plat will be filed upon completed and acceptance of infrastructure by City

 Developer has requested Voluntary Annexation of Subdivision