

**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, FEBRUARY 3, 2022
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, February 3, 2022 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Welcome new board members
- III. Discussion and possible action regarding approval of the minutes dated December 2, 2021
- IV. Discussion and possible action regarding appointment of officers.

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding a request for a Specific Use Permit to allow for a Garage Apartment/Accessory Structure in an area zoned Single Family Residential-10 "SF-10". The property is described as Lot 20-A, Block 3, Replat of Lots 20 & 21 Diamond Ridge 0.856 acres; commonly known as 1900 Grand Canyon, Lampasas Texas, Lampasas County

REGULAR SESSION

- VI. Discussion and possible action to approve, deny or approve with modifications a request for a Specific Use Permit to allow for a Garage Apartment/Accessory Structure in an area zoned Single Family Residential-10 "SF-10". The property is described as Lot 20-A, Block 3, Replat of Lots 20 & 21 Diamond Ridge 0.856 acres; commonly known as 1900 Grand Canyon, Lampasas Texas, Lampasas County
- VII. 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 26 day of January, 2022 at 8:30am


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 DECEMBER 2, 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
Lupe Charping, Administrative Secretary

P&Z Members Absent
N/A

REGULAR SESSION

- I. Call to order- Chairman Jackson called the meeting to order at 6:02 p.m.
- II. Discussion and possible action regarding approval of the minutes dated August 5, 2021

Commission member Canales moved to approve the minutes, Commission member McCauley seconded the motion and with a unanimous vote, the motion carried.

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as Warren Badger First Tract 2.5 acres and Warren Badger Second Tract 2.55 acres of the Daniel Stanley Survey, Abstract No. 631; commonly known as 2209 S. Highway 183, Lampasas Texas, Lampasas County to allow for the sale of storage buildings.

Chair Jackson opened the Public Hearing

Becky Sims, Zoning Administrator advised of the following:

- The property owner is applying for a Specific Use Permit (SUP) to allow for Portable Building Sales (outdoor display) in an area zoned Commercial "C"
- The area is characterized as mixed use, the property is surrounded by single family homes, businesses, and undeveloped land
- All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed seven (7) notices to property owners within 200 feet of the applicant's property, to date no written testimony has been received.
- Reviewed and explained photos provided of Badger Storage, Homestead and proposed placement of portable storage buildings on Highway 183.
- Commission member Person inquired about setbacks; Mrs. Sims advised the buildings are temporary and would be placed on Mr. Badgers property.
- Chair Jackson was displeased with the map, plat and pictures provided. He stated the map was upside down in the packet and that the plat was not informative.

- Chair Jackson inquired about storage buildings located on property line near Lampasas County Jail. Mr. Badger advised they did not belong to him.

With no additional questions or comments, 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 Warren Badger First Tract 2.5 acres and Warren Badger Second Tract 2.55 acres of the Daniel Stanley Survey, Abstract No. 631; commonly known as 2209 S. Highway 183, Lampasas Texas, Lampasas County to allow for the sale of storage buildings.

Commission member Skinner moved to recommend approval to City Council, Commission member Person seconded the motion, with Canales and McCauley in favor and Chair Jackson abstaining due to Mrs. Sims failing to provide an appropriate map, the motion carried.

- V. Discussion and possible action regarding the approval of the Final Plat of Oncken-Sheppard Lane Subdivision within the Extra Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas being part of the James W. Robinson Survey, Abstract 583, Lampasas County.

Commission member Canales moved to recommend approval to City Council with the condition that PR 1015 be labeled on the Final Plat as an access point for Lots 5-7, the motion was seconded by Commission member Person and with a unanimous vote, the motion carried.

- VI. Discussion regarding Elements 1-6 of the Comprehensive Plan Short-Term Objectives.

Becky Sims, Zoning Administrator reviewed the short-term objective with the Planning Commission.

- VII. Discussion and possible action regarding applicants for board appointments to fill vacancies.

Chair Jackson inquired as to what they are to do with this item; he did not feel it was their responsibility to select board members. Mrs. Sims advised that they have the opportunity to recommend applicants to City Council to fill vacancies; they should review applicants to identify those qualified and/or whom would make a good addition to the board. Chair Jackson recommended that each board member recommend two applicants.

Commission member Canales recommended Zachary Taylor and Danelle Shepard
 Commission member McCauley recommended Tim Hefley and Zachary Taylor
 Chair Jackson recommended Michael Sibberson and Kathy Crawford
 Commission member Skinner recommended Michael Sibberson and Tim Hefley
 Commission member Person recommended Danielle Shepard and Michael Zalaznick

- VIII. Adjourn- Commission member Canales moved to adjourn the meeting at 6:56 p.m., the motion was seconded by Council member Skinner 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

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: February 3, 2022- 6:00 p.m.

CITY COUNCIL: February 14, 2022 - 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:

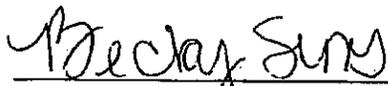
Request for a Specific Use Permit for property described as Lot 20-A, block 3, Replat of Lots 20 & 21 Diamond Ridge 0.856 acres; commonly known as 1900 Grand Canyon, Lampasas Texas, Lampasas County to allow for a Garage Apartment/Accessory Structure in an area zoned Single Family Residential-10 "SF-10"

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 Thursday, February 3, 2022 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 Monday, February 14, 2022 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.

I, Becky Sims, City Secretary/Zoning Administrator of the City of Lampasas, Texas, do hereby certify this Notice of Public Hearings/Meeting was posted on the bulletin board of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 12th day of January 2022 at 12:30pm



Becky Sims, City Secretary/Zoning Administrator



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

REC#: 01295525 12/28/2021 10:35 AM
OPER: RW1 TERM: 072
REF#: 3363

ANTICIPATED MEETING DATES: P&Z: Feb 3 City Council F

TRAN: 210.0000 PERMITS & LICENSES
KELVIN BARKOWSKY
PLANNING & ZONING F 250.00CR

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

TENDERED: 250.00 CHECK
APPLIED: 250.00-
CHANGE: 0.00

Name of Subdivision or Project: Diamond Ridge
Physical Location of Property: 1900 Grand Canyon, Lampasas, TX 76550
Brief Legal Description of Property (must also attach accurate metes and bounds): Lot 20-A BIK 3
Replat of Lots 20 + 21

Acres: .0856 Existing Zoning: SF-10 Proposed Zoning: SF-10- SUP

Applicant / Owner's Name: Kelvin and Donna Barkowsky
Contact Person: Kelvin Barkowsky Title: owner
Company Name: NA
Street/Mailing Address: P.O. Box 2031 City: Lampasas State: TX Zip: 76550
Phone: 806-759-3733 Email Address: kgbd16@gmail.com

Engineer / Representative's Name:
Contact Person:
Company Name:
Street/Mailing Address: City: State: Zip:
Phone: Email Address:

Nature of Request/Proposed Use of the Property: construct garage/sleeping area - Guest House

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: Kelvin Barkowsky Title: Date: 12/21/2021

Lampasas Central Appraisal District



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 19259

Account / Geo Number:
10053-003-020-10

Property Legal Description:
LOT: 20-A
BLK: 3
ADDN: REPLAT OF LTS 20 AND 21
BLK 3 DIAMOND RIDGE

Survey / Sub Division Abstract:
DIAMOND RIDGE

Property Location:
1900 GRAND CANYON DR
LAMPASAS TX 76550

Block:

Owner Information:
BARKOWSKY KELVIN G ETUX DONNA B
P O BOX 2031
LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
PROCTER JUANITA FERN WELCH

Deed Information:

Volume:	588
Page:	636
File Number:	188507
Deed Date:	9/14/2021

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.856
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	H
Homestead Cap Value:	406,630
Land Ag/Timber Value:	0
Land Market Value:	55,350
Improvement Value:	471,400
Property Market Value:	526,750

[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	526,750	HOMESTEAD	27,000	379,630
R&B	ROAD & BRIDGE	526,750	HOMESTEAD	12,000	394,630
CLA	CITY OF LAMPASAS	526,750	HOMESTEAD	27,000	379,630
SLA	LAMPASAS ISD M&O	526,750	HOMESTEAD	47,000	359,630
SLAIS	LAMPASAS ISD I&S	526,750	HOMESTEAD	47,000	359,630

* Where supporting website data is available.

[New Property Search](#)

[Go To Previous Page](#)

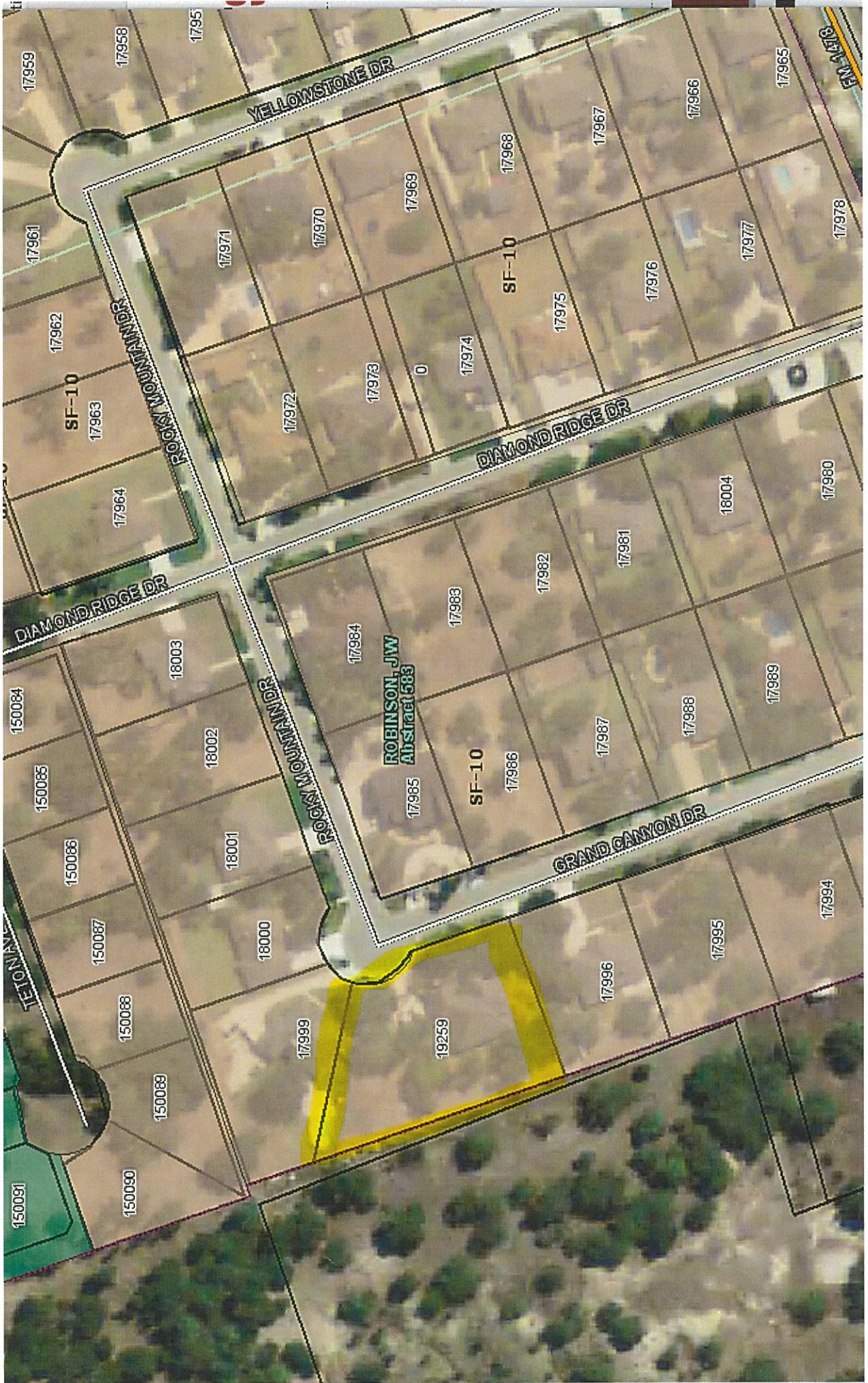
[Home](#) | [Contact Us](#) | [Location](#) | [Forms](#) | [Disclaimer](#)

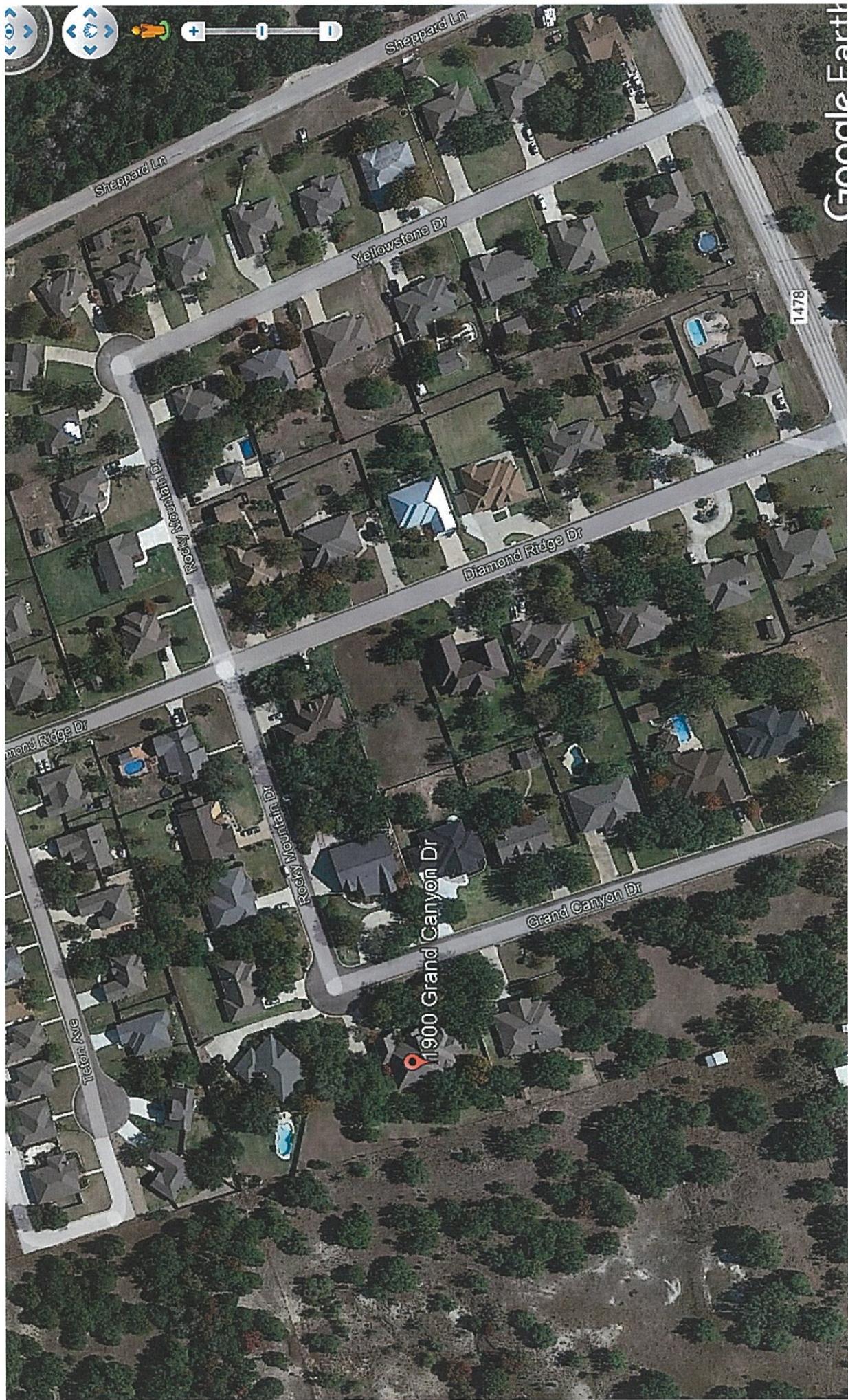
Real Estate Appraisal Information is the 2021 CERTIFIED Appraisal Values. © Lampasas County Appraisal District | Last Real Estate Update: 12/06/2021

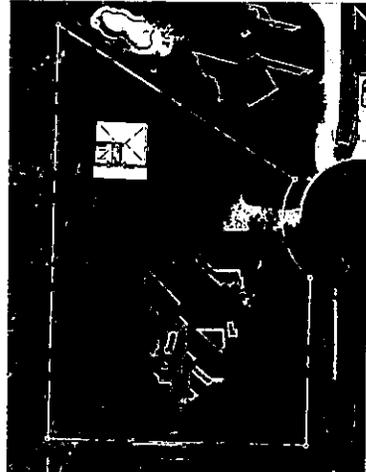
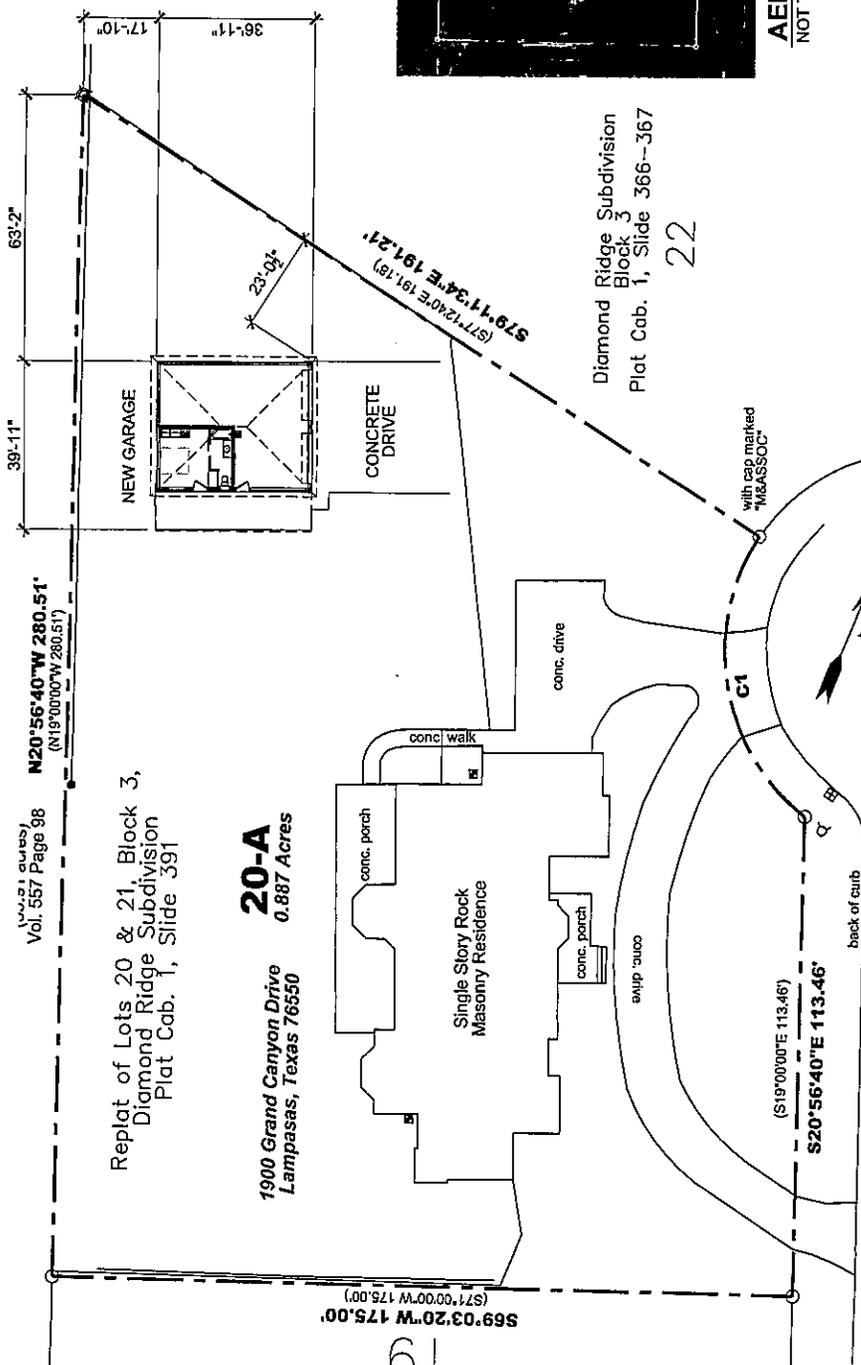


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Version 3.2.2

1900 Grand Canyon

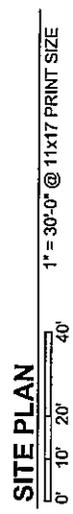






AREA TABULATIONS

LIVING	281 S.F.
GARAGE	821 S.F.
FOUNDATION	1,142 S.F.
PATIO	335 S.F.
MAIN ROOF	1,311 S.F.
AWNING	357 S.F.



Grand Canyon Drive

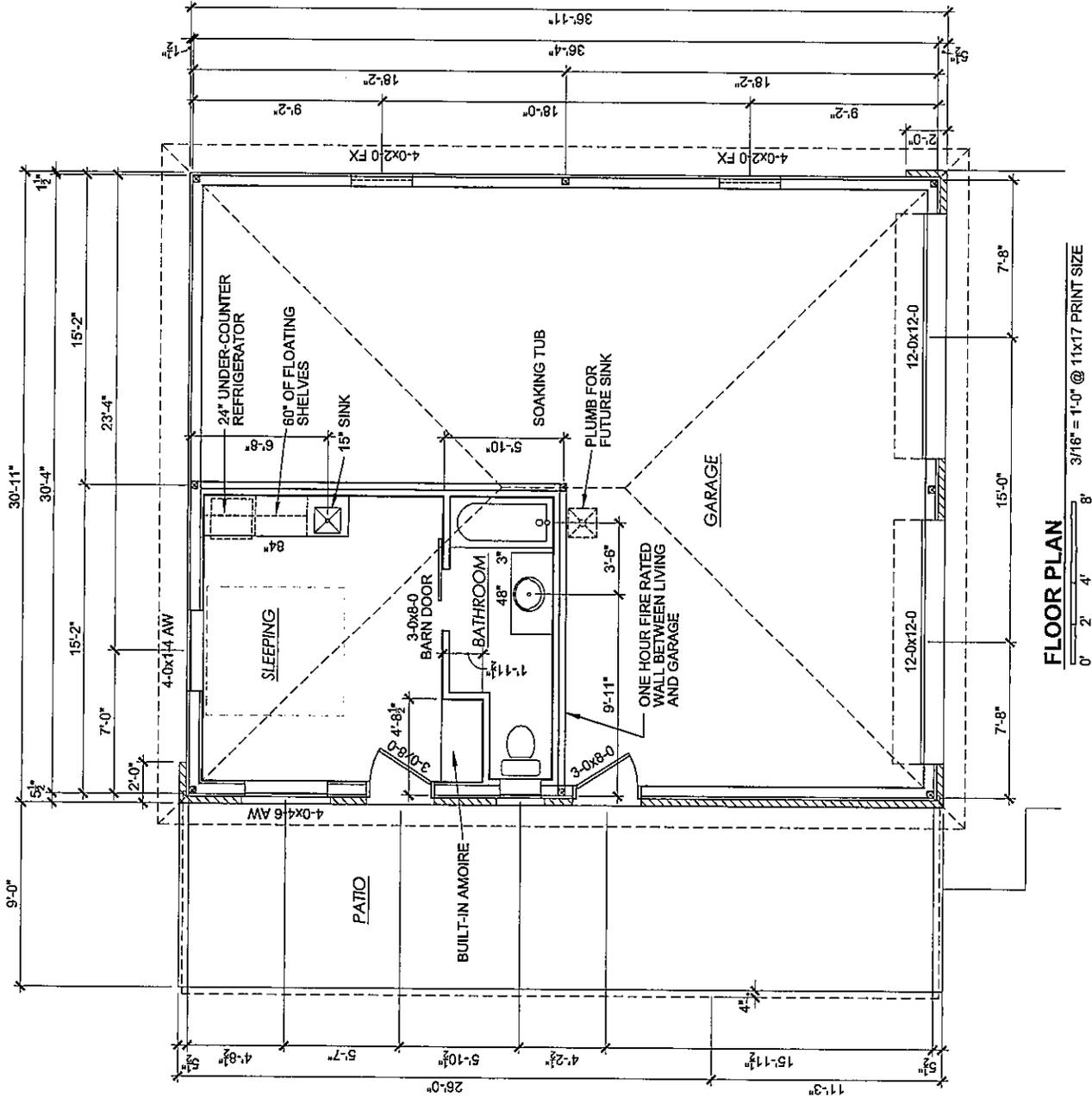
- SHEET INDEX**
- 1 SITE PLAN
 - 2 FLOOR PLAN
 - 3 FRONT & LEFT ELEVATIONS
 - 4 REAR & RIGHT ELEVATIONS
 - 5 CROSS SECTIONS

Revisions:

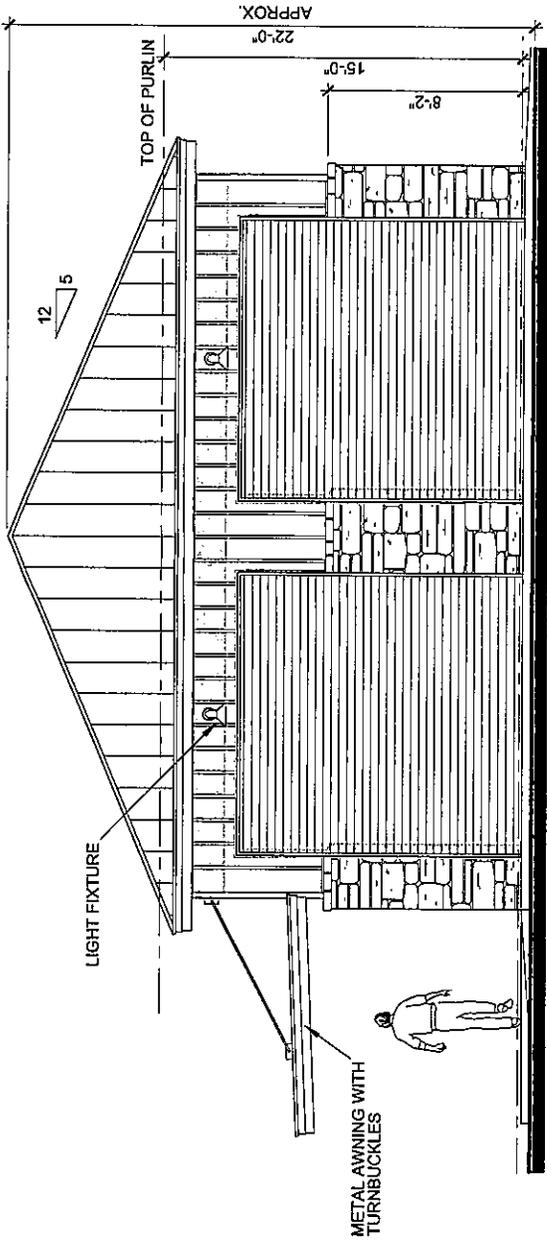
Date: 10/07/21
Drawn by: S.K.
Checked by: M.L.
File Name: BKSJY-04

Sheet Description:
FLOOR PLAN

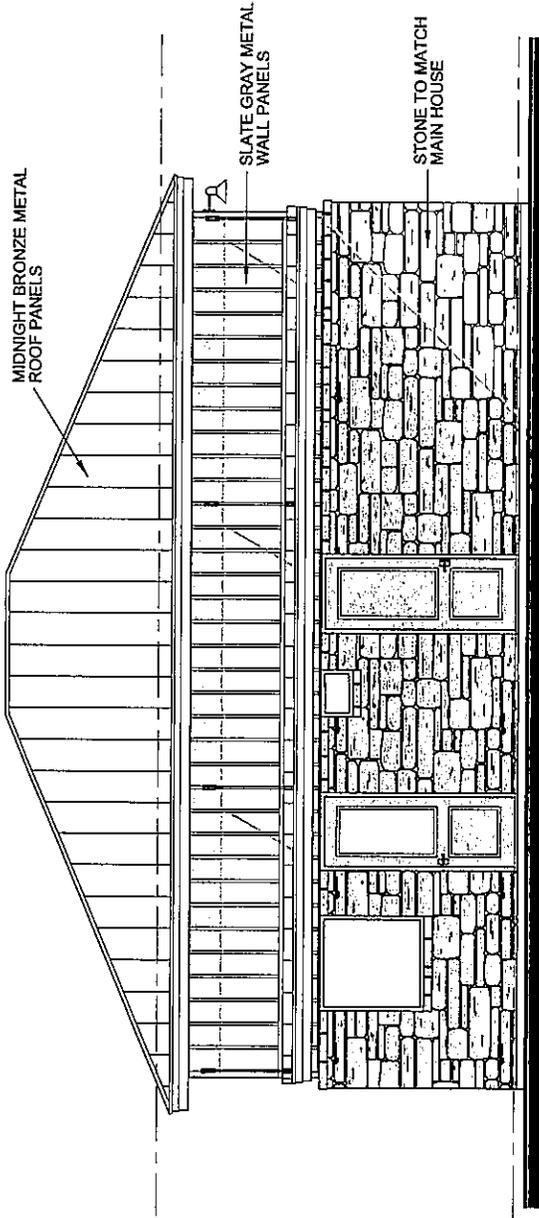
Sheet Number:
2
2 of 5



FLOOR PLAN
0' 2' 4' 8' 3/16" = 1'-0" @ 11x17 PRINT SIZE



FRONT ELEVATION
 3/16" = 1'-0" @ 11x17 PRINT SIZE



LEFT ELEVATION
 3/16" = 1'-0" @ 11x17 PRINT SIZE

City of Lampasas
Planning and Zoning Board
Staff Report
(Barkowsky)

Subject Property	The property is described as Lot 20-A, Block 3, Replat of Lots 20 & 21 Diamond Ridge 0.856 acres; commonly known as 1900 Grand Canyon, Lampasas Texas, Lampasas County
Request	The property owner is applying for a Specific Use Permit (SUP) to allow for a Garage Apartment/Accessory Structure
Current Zoning	The property is zoned Single Family Residential-10 "SF-10"
Comp Plan	It is recommended in Chapter 5 of the Comprehensive Plan to offer "life cycle" housing; such as Mother in Law or Accessory Units to house family members.
Character	The area is characterized as residential, the property is surrounded by single family homes and undeveloped land.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed eighteen (18) notices to property owners within 200 feet of the applicant's property, to date two letters in favor of the request have been received and none in protest.
Consideration	In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors outlined in Section 34, City of Lampasas Zoning Regulations.
Recommendation	<p>In approving a requested SUP, the Planning and Zoning Commission and City Council may consider the following:</p> <ol style="list-style-type: none">1. The use is in conformance with the intent of the Comprehensive Plan and with general objectives of the City; and containing such requirements and safeguards as are necessary to protect adjoining property;2. The use is harmonious and compatible with surrounding existing uses or proposed uses;3. The activities requested by the applicant are normally associated with the permitted uses in the base district;4. The nature of the use is reasonable;5. Any negative impact on the surrounding area has been mitigated;6. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Action 3.1.3

Review and amend the zoning and subdivision regulations to allow a greater mix of housing types in each neighborhood. Encourage the development of a wider variety of housing types at varying price points to offer “life cycle” housing and achieve a broader housing and income mix across the City. In a community like Lampasas, where multiple generations of a family often express the desire to return to the community where they were raised, mixed-income and mixed-housing type neighborhoods can strengthen the social capital of the area. Indeed, many of our older communities were developed this way and today are being recognized as some of the most vibrant and coveted places to live. It was not until the advent of zoning and the mass proliferation of tract-style subdivision housing that every housing type and price point was separated into their own neighborhood. The housing types that were left out are often referred to as the “Missing Middle”, which can include homes on smaller lots, duplexes, fourplexes, townhomes and modestly sized apartments. Some communities allow developers to configure lots as the market demands by establishing an average, in conjunction with a minimum, lot size whereby lot sizes are required to vary in width with a certain percentage being narrower or wider than the average. Other options to expand housing types include providing locations where “Mother in Law” or Accessory Units, can house a family member or a tenant; where two and four family structures are permitted and where townhomes can provide an alternative ownership option. One housing model that is becoming increasingly popular is the “cottage neighborhood”, which offers a scaled down version of a master planned community, with small footprint homes with commonly owned and maintained grounds. These subdivisions are often targeted toward downsizing homeowners.

Action 3.1.4

Consider developing a quick reference guide which clearly specifies the development, zoning and annexation process for citizens and the development community. In a growing community like Lampasas, planning staff has the daunting task of orienting each new developer to the City’s development process, rules and regulations. Presenting them with a clear, consistent set of guidelines minimizes staff time devoted to this task and protects neighbors by ensuring that new development follows the rules. A quick reference guide for property owners and developers can serve to walk them through the steps of zoning and subdivision procedures, instruct them on the documents required when submitting an application and provide an approximate timeline for completion. Copies of relevant forms can be included or linked to the guide for easy reference, and to minimize staff time devoted to answering administrative inquiries.

Action 3.1.5

Maintain a consistent process for codifying adopted City ordinances, and effectively communicate that process to the public. The City’s process of codifying adopted City ordinances includes maintaining a hard copy of the City Zoning map in the Planning Department office and sending quarterly updates to Municode to provide citizens and developers with online access. It is important to consider that the pace of updates may need to speed up as more developers express an interest in the City. Staff should continue to communicate this process to citizens and developers alike, and to emphasize that they must check in both locations before proceeding with design and construction. Encouraging applicants to participate in a pre-development meeting can help ensure that all new development projects comply with the property’s current legal requirements, while ensuring that all are aware that they need to be following the same rules.

SINGLE FAMILY RESIDENTIAL – 10 “SF-10”

Permitted in District with SUP

- BED AND BREAKFAST INN OR FACILITY
- CARETAKER'S OR GUARDS RESIDENCE
- CEMETERY OR MAUSOLEUM
- CHILD CARE CENTER/ DAY CARE CENTER
- COLLEGE OR UNIVERSITY
- COMMUNITY CENTER (PUBLIC)
- CONVENT OR MONASTERY
- COUNTRY CLUB (PRIVATE)
- DAY CAMP FOR CHILDREN
- ELECTRICAL SUBSTATION (HIGH VOLTAGE BULK POWER)
- ELECTRICAL TRANSMISSION LINE (HIGH VOLTAGE)
- FRANCHISED PRIVATE UTILITY (NOT LISTED)
- **GARAGE/ACCESSORY DWELLING**
- GAS LINE AND REGULATING STATION
- GOLF COURSE (COMMERCIAL)
- GROUP DAY CARE HOME
- HOSPITAL, ACUTE CARE
- INSTITUTION OF RELIGIOUS, CHARITABLE, OR PHILANTHROPIC NATURE
- KINDERGARTEN OR NURSERY SCHOOL (PRIVATE)
- PLAYFIELD OR STADIUM (PUBLIC)
- SCHOOL, PRIVATE (PRIMARY OR SECONDARY)
- SINGLE FAMILY DWELLING ATTACHED
- STABLE (COMMERCIAL)
- SWIM, TENNIS OR HANDBALL CLUB
- SWIMMING INSTRUCTIONS AS HOME OCCUPATION
- TENNIS COURT (LIGHTED)

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Barkowsky Specific Use Permit Request)

I own 2207 Rocky Mountain Dr, [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) NA
- (2) _____
- (3) _____

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

Signed *Charles & Judith Salerno* Date Jan 18, 2022

Charles & Judith Salerno
2207 Rocky Mountain
Lampasas, Texas 76550

Written Form Received by City Staff on: 1-18-22, 20____ by BSP.

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Barkowsky Specific Use Permit Request)

I own 2203 Rocky Mtn. Drive, [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) Im in support of the BARKOWSKYS
- (2) _____
- (3) _____

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

Signed Rex Brown - Katherine Brown Date 1-21-, 2022

Rex & Katherine Brown
2203 Rocky Mountain
Lampasas, Texas 76550

Written Form Received by City Staff on: 1-25, 2022 by BSM