

**MINUTES OF MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
THURSDAY FEBRUARY 10, 2022  
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  
Danielle Shepard  
Zach Taylor

**City Staff Present:**

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

**P&Z Members Absent**

Marissa Canales

**REGULAR SESSION**

I. Call to order.

*Chairman Jackson called the meeting to order at 6:03 p.m.*

II. Welcome new board members,

*The Commission welcomed Zachary Taylor and Danielle Shepard to the board.*

III. Discussion and possible action regarding approval of the minutes dated December 2, 2021.

*Commission member Skinner moved to approve the minutes, Commission member McCauley seconded the motion and with a unanimous vote, the motion carried. (Canales absent)*

IV. Discussion and possible action regarding appointment of officers.

*Becky Sims, City Secretary/Zoning Administrator asked the Commission for nominations for Chair.*

*Commission member Shepard nominated Commission member Person for Chair. With no other nominations the Commission voted to appoint Commission member Dorothy Person as Chair.*

**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

*Chair Person opened the Public Hearing for citizen comments.*

*Mrs. Sims advised of the following:*

- *Property is 0.856 acres*
- *Of the 1300 square foot garage, 281 square foot is to be used as guest quarters*
  - *Living space, bathroom and a wet bar with under counter refrigerator*
- *Property is zoned Single Family Residential-10 "SF-10"*

- *It is recommended in Chapter 5 of the Comprehensive Plan to offer “lifecycle” housing; such as Mother in Law or Accessory Units for family members*
- *Notifications were sent to eighteen (18) property owners within 200’, three (3) letters were received in favor of the request and one (1) in protest.*

*Commission member Skinner questioned the height of the garage. Mr. Barkowsky, property owner advised that the height will accommodate an RV; the garage will also store a golf cart and bikes. The guest quarters will be for family, guests and a possible pool house in the future.*

*Chair Person inquired about the setbacks to acknowledge Mrs. Ewing’s protest; Mrs. Walker advised it will conform to the minimum 6 ft. side yard setback; it is currently sitting at 12 ft., from property line.*

*Mr. Joe Corcoran took the opportunity to address the Commission with concerns from the HOA. He introduced Mr. McLean to address the Commission referencing his letter. Mr. McLean was concerned that if approved, the guest quarters will open up the neighborhood for renters. He has lived in the Diamond Ridge subdivision for over 15 years. Grand Canyon is one of the nicest streets in the area and would hate for it to change. He doesn’t want the character of the subdivision to change. Mr. McLean was on the Planning Commission for over 10 years and appreciates their responsibility.*

*Commission member Taylor advised that not too many lots in the Diamond Ridge area even have the land to build an accessory structure. The Barkowsky’s have two lots. .*

*Commission member Shepard advised that from a realtor’s perspective it will increase property values in the area.*

*Commission member Jackson advised that he has never liked the Specific Use Permits as they circumvent the law; but they are allowed in the Zoning Regulations.*

*Mr. Barkowsky assured the Commission and Mr. McLean that the guest quarters is for their own pleasure and will not be rented out.*

*With no additional comments Chair Person closed the public hearing*

<b>REGULAR SESSION</b>
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- 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

*Commission member Shepard moved to recommend approval to City Council for the Specific Use Permit, the motion was seconded by Commission member Taylor and Chair Person voted in favor. With Commission member Skinner, Jackson and McCauley in opposition, the vote was tied. (Canales absent)*

- VII. Adjourn- Commission member McCauley moved to adjourn the meeting at 6:45 p.m., the motion was seconded by Commission member Skinner and with a unanimous vote, the motion carried. (Canales absent)

*PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF MARCH 2022.*

*\_\_\_\_\_  
Dorothy Person, Chair*

*ATTEST:*

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