

**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, SEPTEMBER 1, 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, September 1, 2022 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 May 5, 2022

PUBLIC HEARING

- III. Public Hearing to receive citizen comments regarding a request for a Specific Use Permit (SUP) to allow for an accessory structure commonly referred to as a guesthouse in an area zoned Single Family Residential-10 "SF-10" Lampasas County, Lampasas, Texas, for property described as Block 2, lots 6-7, Fairview Addition, commonly known as 101 N Rice Street, Lampasas, Texas.

REGULAR SESSION

- IV. Discussion and possible action to consider approval, denial or approval with modifications for a Specific Use Permit (SUP) to allow for an accessory structure commonly referred to as a guesthouse in an area zoned Single Family Residential-10 "SF-10" Lampasas County, Lampasas, Texas, for property described as Block 2, lots 6-7, Fairview Addition, commonly known as 101 N Rice Street, Lampasas, Texas

PUBLIC HEARING

- V. Public Hearing to receive citizen comments regarding the Gamel Addition Minor Plat with variances being all of two tracts of land and part of lot 2, Block 30 of Matthew & Wilkes Addition, Lampasas, Texas Lampasas County.

REGULAR SESSION

- VI. Discussion and possible action regarding approval, denial or approval with modifications the Gamel Addition Minor Plat with variances being all of two tracts of land and part of lot 2, Block 30 of Matthew & Wilkes Addition, Lampasas, Texas Lampasas County.

PUBLIC HEARING

- VII. Public Hearing to receive citizen comments regarding the Minor Plat of Cresta De Mesa Soleads, 6.13 acres out of the James R. Cook Survey, Abstract No. 110, Lampasas County, Texas.

REGULAR SESSION

- VIII. Discussion and possible action regarding approval, denial or approval with modifications the Minor Plat of Cresta De Mesa Soleads, 6.13 acres out of the James R. Cook Survey, Abstract No. 110, Lampasas County, Texas.
- IX. Discussion regarding General Planning and Zoning Inquiries and/or Developments.
- X. 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 23 day of August 2022 at 4:30pm



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 MAY 5, 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 Chair Person presiding:

P&Z Members Present:

Danielle Sheppard
Bob McCauley
Marissa Canales
Zach Taylor

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator
Lupe Charping, Administrative Secretary
Ryan Ward, Assistant City Manager
Finley deGraffenried, City Manager
Jeff Smith, Fire Chief

P&Z Members Absent

James Skinner

REGULAR SESSION

I. Call to order.

Chair Person called the meeting to order at 6:00 p.m.

Ms. Person welcomed new board member, Michael Sibberson.

II. Discussion and possible action regarding approval of the minutes dated April 7, 2022.

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

III. Planning and Zoning Commission Training

Finley deGraffenried, City Manager conducted training to the Commission. The session included the following:

- *Land Use Regulations*
- *Commission and Staff Roles*
- *Compatibility*
- *Meeting Mechanics and Best Practices*
- *Public Hearings*
- *References, Citations and Findings of the Fact*
- *Comprehensive Plan*
- *Additional Notes*

IV. Discussion regarding Planning and Zoning items presented at the April Council Meeting

Mrs. Sims, City Secretary/Zoning Administrator updated the Commission on the items presented in April Meeting

- *Council approved the Preliminary Plat of Gibson Branch*
 - *Verified Railroad Setbacks as requested by Commission*
 - *Removed plat note regarding Commercial Development for lots 51 &52*
 - *No Fly-Zone Regulations are being prepared*
 - *Received a copy of the Bylaws-Restrictive Covenants*
 - *Received the Final Plat of Gibson Branch for review*
- *Council approved the Minor Plat of Morris Cedar Break*

V. Discussion regarding General Planning and Zoning Inquires and/or Developments

Becky Sims, City Secretary/Zoning Administrator advised the owner of the Assisted Living Facility on Hwy 281 is proposing two (2) 4-story Multi-Family age restricted apartment complexes and one 2-story, Current Zoning Regulations do not allow for 4-Story buildings. The max height is 35 ft. (2 ½ stories). Staff will bring back zoning amendments for consideration.

Things to consider:

- Lot size
- Density
- Set backs
- Water Availability
- Fire Safety/Suppression
- Character of Neighborhood
- Protection of view/obstruction
- Aesthetics- appreciation of surroundings
- Aviation Regulations

Updates on current developments:

- Starbucks
 - SCC Development selected Link Partners as GC
 - Location is scheduled for demo week of the 10th
- Whiskey & Wrenches/Ben Davis- new bar opening soon in the old Perks building
- Loly's Ice Cream- Santa Fe Square
- Hidden Oaks
 - Infrastructure near completion
 - 12 home subdivision
- Stone Valley approximately 9 lots left to develop (68 home subdivision)

VI. Adjourn- Commission member Canales moved to adjourn the meeting at 7:24, the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (Skinner absent)

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Dorothy Person, Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: September 1, 2022- 6:00 p.m.

CITY COUNCIL: September 12, 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 public hearings to receive comments on the following items:

Ronald W and Debra F Kuker (owner) is asking the City of Lampasas Planning and Zoning Commission and City Council to consider approval, denial, or approval with modification(s) a request for a Specific Use Permit (SUP) for and accessory structure, commonly referred to as a guest house in an area zoned Single Family Residential-10 "SF-10" Lampasas County, Lampasas, Texas. The property is described as Block 2, lots 6-7, Fairview Addition, commonly known as 101 N Rice Street, Lampasas, Texas.

Dan Johnson, (owner) is asking the City of Lampasas Planning and Zoning Commission and City Council to consider approval, denial, or approval with modifications the Gamel Addition Minor Plat with variances being all of two tracts of Land and Part of Lot 2, Block 30 of Matthew & Wilkes Addition.

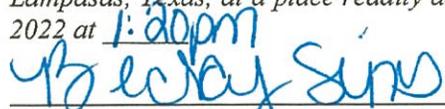
John Thomas Allen, Janice Morene Allen, David Joseph O'Neal and Pamela Kay O'Neal, (owners) are asking the City of Lampasas Planning & Zoning Commission and City Council to consider approval, denial, or approval with modifications the Minor Plat of Cresta De Mesa Soleads, 6.13 acres out of the James R. Cook Survey, Abstract No. 110, Lampasas County, Texas.

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, September 1, 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, September 12, 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 15th day of August 2022 at 1:00pm



Becky Sims, City Secretary/Zoning Administrator

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

| | |
|------------------|---|
| Subject Property | The property is described as Block 2, Lots 6-7, Fairview Addition, commonly known as 101 N Rice Street, Lampasas, Texas. |
| Request | The property owner is applying for a Specific Use Permit (SUP) to allow for an accessory dwelling to the main structure commonly referred to as a guesthouse. The property owner is in the process of adding a bedroom and bathroom to the building and upon approval would like to add a kitchenette for guest use. Mr. Kuker is aware that this dwelling cannot be used as rental property as stated in the letter and will only be used at the pleasure of the homeowner/occupant. |
| Current Zoning | The property is zoned Single Family Residential-10 "SF-10", the area surrounding the property is Single Family Residential-10 "SF-10" |
| Notification | All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-six (26) notices to property owners within 200 feet of the applicant's property, to date no letters have been received; however, one verbal acknowledgment was received in favor of the request. |
| 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. |





Lampasas Central Appraisal District



General Real Estate Property Information

[New Property Search](#)

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Property ID: 582

Account / Geo Number:
10090-002-006-00

Property Legal Description:
LOT: LOTS 6-7
BLK: 2
ADDN: FAIRVIEW

Survey / Sub Division Abstract:

Property Location:
101 N RICE ST
LAMPASAS TX 76550

Block:

Owner Information:
KUKER RONALD W ETUX DEBRA F

PO BOX 934

LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
DUNCAN DOROTHY B

Deed Information:

| | |
|--------------|-----------|
| Volume: | 597 |
| Page: | 820 |
| File Number: | 191731 |
| Deed Date: | 4/18/2022 |

[View Previous Owner Information](#)

Property Detail:

| | |
|------------------------|------------|
| Agent: | None |
| Property Exempt: | |
| Category/SPTB Code: | A1 |
| Total Acres: | 0.544 |
| Total Living Sqft: | See Detail |
| Owner Interest: | 1.000000 |
| Homestead Exemption: | |
| Homestead Cap Value: | 0 |
| Land Ag/Timber Value: | 0 |
| Land Market Value: | 48,310 |
| Improvement Value: | 204,320 |
| Property Market Value: | 252,630 |

[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 | 252,630 | | 0 | 252,630 |
| R&B | ROAD & BRIDGE | 252,630 | | 0 | 252,630 |
| CLA | CITY OF LAMPASAS | 252,630 | | 0 | 252,630 |
| SLA | LAMPASAS ISD M&O | 252,630 | | 0 | 252,630 |
| SLAIS | LAMPASAS ISD I&S | 252,630 | | 0 | 252,630 |

* Where supporting website data is available.

[New Property Search](#)

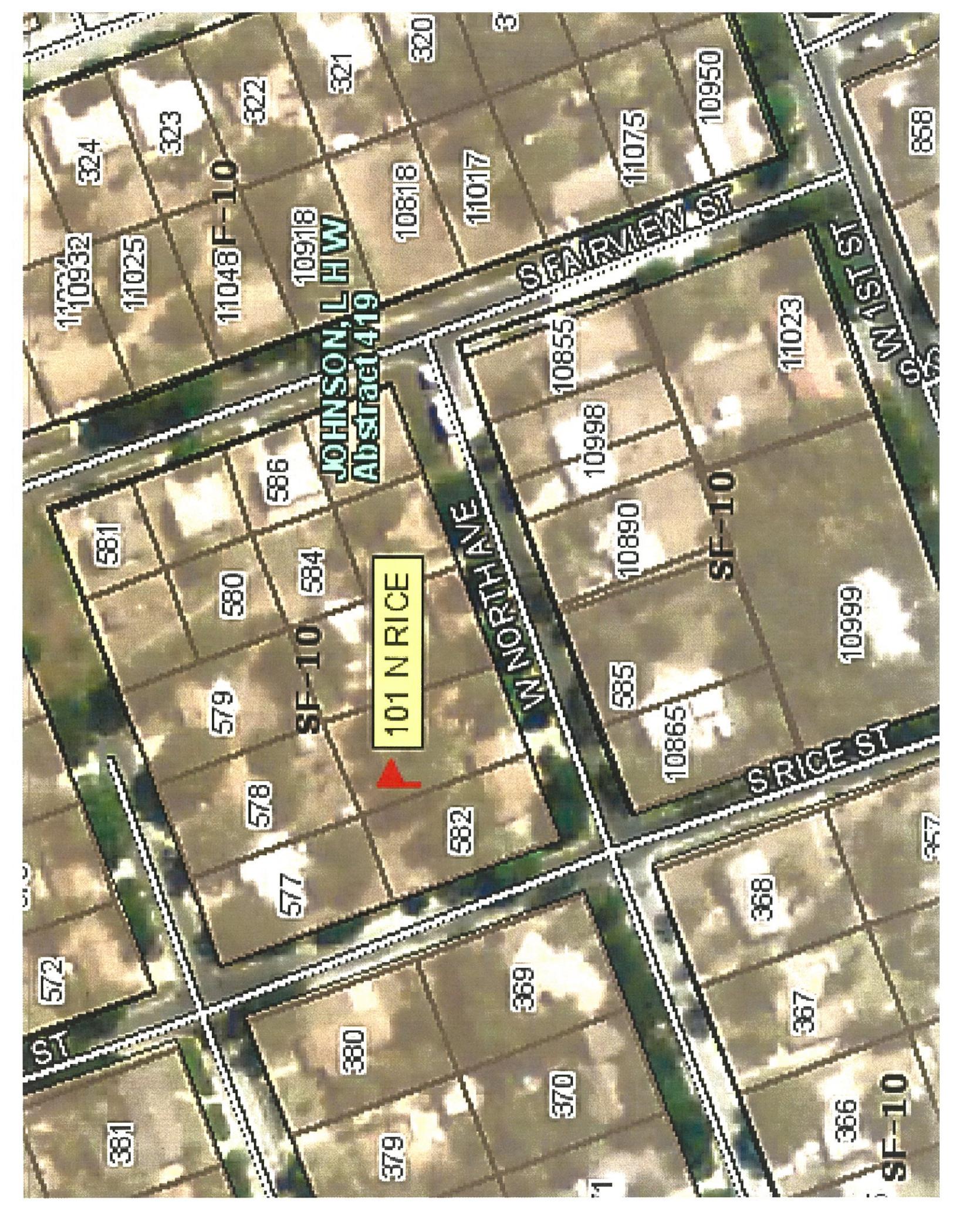
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Version 4.1.0



JOHNSON, L HW
Abstract 419

101 N RICE

ORDINANCE NO. _____

AN ORDINANCE GRANTING A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW FOR AN ACCESSORY DWELLING COMMONLY KNOWN AS A GUEST HOUSE IN AN AREA ZONED SINGLE FAMILY RESIDENTIAL-10 "SF-10"; BLOCK 2, LOTS 6-7 FAIRVIEW ADDITION, SPECIFICALLY LOCATED AT 101 N RICE, LAMPASAS, TEXAS LAMPASAS COUNTY, DETAILING RESTRICTIONS RELATED THERETO; ORDERING A CHANGE TO ORDINANCE NO. 878 AND THE ACCOMPANYING CITY OF LAMPASAS' ZONING MAP REFLECTING SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ronald W and Debra F Kuker, property owners filed a request for a Specific Use Permit to allow for an accessory dwelling, commonly known as a guesthouse in an area zoned Single Family Residential -10 "SF-10" Lampasas County, Lampasas, Texas. The property is described as Block 2, Lot 6-7 Fairview Addition, specifically located at 101 N Rice, Lampasas, Texas.

WHEREAS, pursuant to Section 10.4 of the City's Zoning Ordinance, notice of the Specific Use Permit request was given to all property owners located within two hundred feet (200') of the property; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on September 1, 2022 by the Planning & Zoning Commission regarding the request for a Specific Use Permit by the Applicant; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on September 12, 2022, by the City Council regarding the request for a Specific Use Permit by the Applicant; and

WHEREAS, the City Council finds that it is in the public interest to approve the requested Specific Use Permit for an accessory dwelling, commonly known as a guesthouse in an area zoned Single Family Residential-10 "SF-10"

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS:

Part 1: That the Specific Use Permit requested by Ronald W and Debra F Kuker (owner), for an Accessory Dwelling, commonly known as guesthouse in an area zoned Single Family Residential-10 "SF-10" Lampasas County, Lampasas, Texas. The property is described as Block 2, Lot 6-7 Fairview Addition, specifically located at 101 N Rice Lampasas, Texas.

Part 2: The City's staff shall take actions necessary to reflect this revision in City documentation, including a change to the City's Zoning map.

Part 3: This Ordinance shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, Code of Ordinances, and the laws of State of Texas.

Passed and approved the First Reading on the 12^h day of September 2022.

Passed and Adopted on the Second Reading on the 26th day of September 2022.

APPROVED:

ATTEST:

TJ Monroe, Mayor

Becky Sims, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney
[Signature of Attorney Provided on Separate Page, to be Attached]

City of Lampasas
Planning & Zoning
Staff Report (Johnson)

| | |
|------------------|---|
| Subject Property | The property is described as Part of Lot 2, Block 30 Matthews & Wilkes Addition, Northington Street Lampasas, Texas Lampasas County |
| Request | Daniel K Johnson, <u>Owner</u> , presented his request to the City's Zoning Board of Adjustment to grant a variance(s) to the City's Zoning Ordinance; which was approved at the July 26, 2022 meeting; specifically, Single Family Residential-6 "SF-6" for a reduction in depth from 110' to 105' and a reduction in width from 50' to 45' |
| Current Zoning | The property is currently zoned Single Family Residential-6 "SF-6". The area surrounding the property is Single Family Residential-6 "SF-6". |
| Character | The lot is irregular, it requires a variance to the width and depth to make it buildable. The lot does comply with the 25 ft front yard setback and 6 ft side & rear set back. |
| Notification | All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of seventeen (17) notices to property owners within 200 feet of the applicant's property. At the time of preparing this report for the Zoning Board Meeting the City received one letter in favor of the request and none in protest. |
| Consideration | Mr. Johnson is asking the Planning Commission to recommend approval of the Gamel Additional Minor Plat with variances to lot 1 to City Council. |

**GAMEL ADDITION A MINOR PLAT
BEING ALL OF TWO TRACTS OF LAND & PART OF
LOT 2, BLOCK 30 OF MATHEW AND WILKES ADDITION,
AS RECORDED IN CABINET 1, SLIDE 15, OF THE
PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, IN
THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.**



GOODSON SURVEYORS

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550
512-556-6885 FAX 512-556-6261 jerry@goodson.com
TBPLS FIRM REGISTRATION NO. 10068100
A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS

The State of Texas:
County of Lampasas:

KNOW ALL MEN BY THESE PRESENTS, that Daniel K. Johnson, being the owner of 0.24 Acre, tract of land recorded in Vol. 592 Pg. 149, and owner of 0.25 Acre, tract of land recorded in Vol. 596 Pg. 317, of the Deed Records of Lampasas, Texas, do in all things adopt and approve this Plat.

By:

Daniel K. Johnson
Owner

The State of Texas
County of Lampasas

This instrument was acknowledged before me on the _____, Day of _____, 2022, by Daniel K. Johnson, owner of above said property.

Notary Public, State of Texas

Planning and Zoning Commission

Approved this the _____ day of _____, 20____, after public hearing before the Planning and Zoning Commission and recommended for approval to City Council, City of Lampasas, Texas on _____ day of _____, 20____.

Dorothy Person, Chairman
Planning and Zoning Commission

Attest:
Becky Sims, City Secretary
City of Lampasas

City of Lampasas

Approved this the _____ day of _____, 20____, by the City Council of the City of Lampasas, Lampasas Texas after public hearing before the City Council on the _____ day of _____, 20____.

T.J. Monroe, Mayor
City of Lampasas

Attest:
Becky Sims, City Secretary

NOTES

- Survey was performed without the benefit of a title commitment.
- No further search was made for easements
- Total Acreage = 0.49 Acres
- No. of Lots 3
- Use = Residential
- Owner = Owner/Developer = Daniel K. Johnson, PO BOX 1263, Lampasas TX.
- Electrical Service Provided By the City of Lampasas.
- Water Provided By the City of Lampasas.
- Sewer Services Provided By City of Lampasas.
- All Lots Lie Within The Full Purpose City Limits Of Lampasas.
- These Lots Are Subject To The Zoning And Subdivision Ordinances In Place At Time Of Plat
- All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations.
- 25' Building Line (BL) along the front of all lots. 6' building line along the side and rear of all lots.
- 10' Public Utility Easement (UE) along the front of all lots.
- Pertaining to Lot 1, The Lampasas Zoning Board on Adjustment on July 19, 2022, granted variance for Single Family Residential-6, (SF-6), to change the required depth from 110' to 105', and the required width from 50' to 45'.

Field Crew= IT & CW
Drawn By= Evan Blakley

Field Notes

BEING 0.49-Acres, more or less, being all of that called 0.25-Acre tract of land described in a deed to Daniel K. Johnson as recorded in Vol. 596 Pg. 317 of the deed records of Lampasas County, Texas, and all of that called 0.24-Acre tract of land described in Vol. 592 Pg. 419 of said deed records, said Lots Said 0.49-Acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a 1/2" rebar found, with "GOODSONS 4330" cap, in the West Right of Way line of Northington Street (West Street), being the Northwest corner of said Lot 1A, of the replat of Lots 3, 4 and part of 2 of Mathew and Wilkes, as recorded in Cab. 2 Slide 164 of the plat records of Lampasas County Texas, same being the East line of Lot 2 for the Southeast corner of the remainder of said Lot 2, Block 30 of the Mathews and Wilkes, subdivision as recorded in Cab. 1 Slide 15 of said plat records.

THENCE S 68° 50' 00" W, 107.36 feet, with the North line of said Lot 1A same being the South line of the remainder of Lot 2, to a 1/2" rebar found, with "GOODSONS 4330" cap, for the Northwest corner of said Lot 1A, being an inner ell corner of said 0.24-Acre tract.

THENCE S 15° 53' 08" E, 12.82 feet, with the West line of said Lot 1A to the Southeast corner of said 0.24-Acre tract and being the Northeast corner of said 0.25-Acre tract.

THENCE S 19° 38' 30" E, 97.50 feet, with the East line of said 0.25-Acre tract and being the West line of said Lot 1A, and Lot 2A of the Same plat in Cab. 2 Slide 164, to a Pipe Post for the Southeast corner of said 0.25-Acre tract, and being the Northeast corner of a 0.209-Acre tract described in a deed to Isidro Castruita and Cecilia Marina Castruita as recorded in Vol. 560 Pg. 121 of said deed records.

THENCE S 70° 21' 30" W, along the North line of said 0.209-Acre tract South line of said 0.25-Acre tract, 112.50 feet, to a 1/2" rebar found, with "GOODSONS 4330" cap, for the Southwest corner of said 0.25-Acre tract and being the Northwest corner of said 0.209-Acre tract, for the Southwest corner hereof, in the East Right of Way of Gamel St. (Pecan Street).

THENCE N 19° 34' 20" W, along the East line of said Street and the West line of said 0.25-Acre tract, to a 1/2" rebar found, with "GOODSONS 4330" cap, for the Northwest corner of said 0.25-Acre tract and being the Southwest corner of said 0.24-Acre tract.

THENCE N 21° 55' 05" W, 49.97 feet, along the East line of said Street and the West line of said 0.24-Acre tract, to a 1/2" rebar found, for the Westernmost Northwest corner of said 0.24-Acre tract, and being the Southwest corner of that tract described in a deed to L. P. Lindsey and wife Doris Jean Lindsey as recorded in Vol. 182 Pg. 130 of said deed records.

THENCE N 68° 56' 55" E, 140.81 feet, to a 1/2" rebar found, with "GOODSONS 4330" cap, for the Southeast corner of said Lindsey tract, and being an inner ell corner of said 0.24-Acre tract and hereof.

THENCE N 17° 55' 06" W, 12.60 feet, to a 1/2" rebar found, with "GOODSONS 4330" cap, at the Northwest corner of said Lot 2 of the Wilkes addition, and being the Southwest corner of Lot 1 in said addition, and an outer ell corner of said 0.24-Acre tract.

THENCE N 71° 39' 06" E, 78.89 feet, to a 1/2" rebar found, with "GOODSONS 4330" cap, in the West Right of Way line of Northington Street (West Street) and being the Northeast corner of said 0.24-Acre tract and Lot 2, Southeast corner of Lot 1.

THENCE S 22° 47' 48" E, 45.54 feet, to the POINT OF BEGINNING and Containing 0.49-ACRES.

The State of Texas
County of Lampasas

I, Connie Hartmann, Clerk of the County Court of said County do hereby certify that this instrument in writing with it's certificate of authentication was

filed in my office the _____ day of _____, 2022, at _____ o'clock, _____ M. and duly recorded this the _____ Day of _____, 2022, at _____ o'clock _____ M. in Plat Cabinet 2, Slide _____

Witness my hand and seal at the County Court of said County, the last date above written.

Connie Hartmann, County Court Clerk
Lampasas County, Texas.

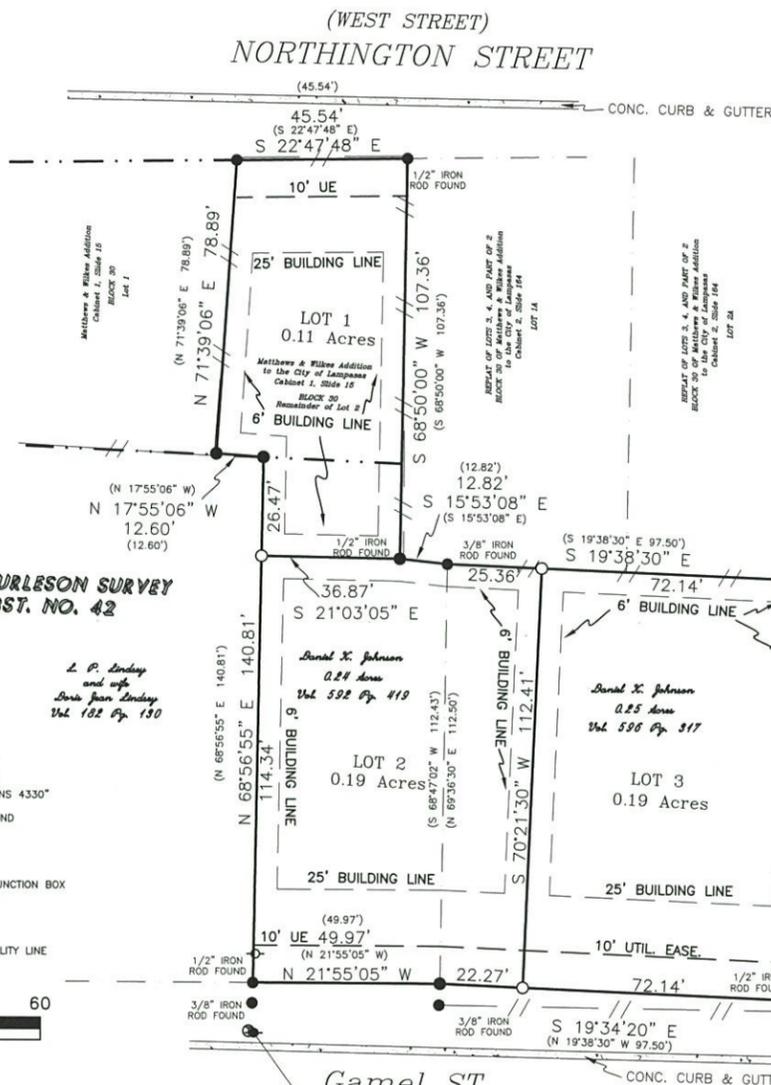
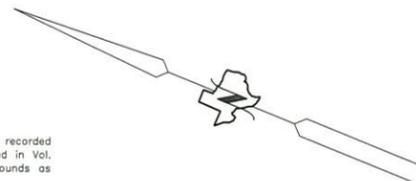
TAX CERTIFICATE

The Lampasas County Appraisal District, the taxing authority for all taxing entities in Lampasas County, Texas does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.
Dated this the _____ day of _____, 2022

LAMPASAS COUNTY APPRAISAL DISTRICT

By:

Susan Jones
Chief Appraiser



LEGEND

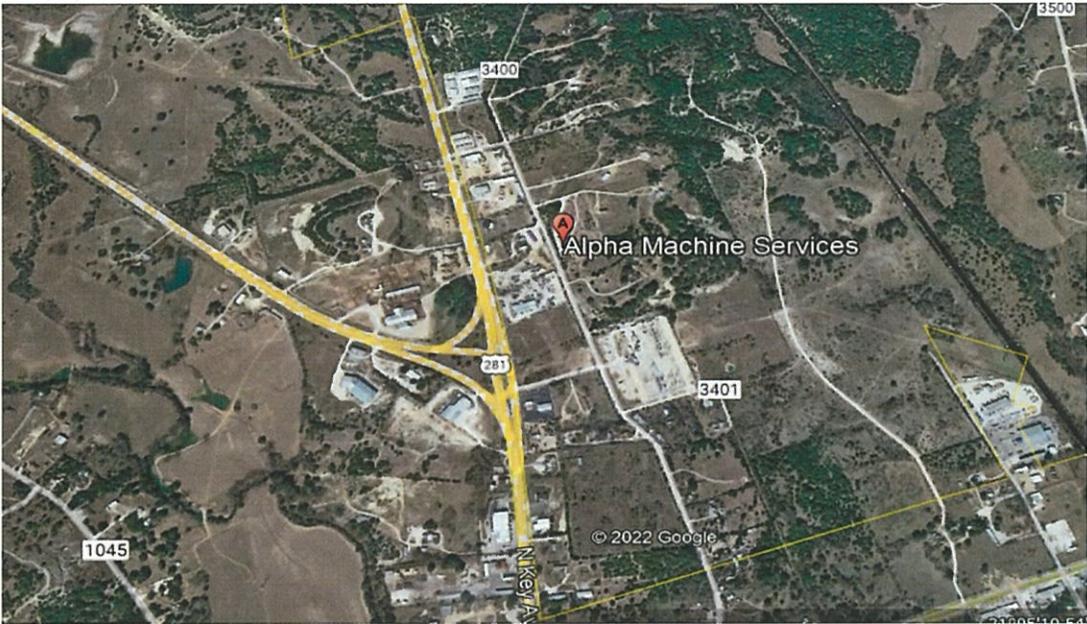
- = IRON PIN SET
- = IRON PIN FOUND
- = UTILITY POLE
- = DOWN GUY
- ⊕ = TELEPHONE JUNCTION BOX
- = DEED LINE
- //— = WIRE FENCE
- O— = OVERHEAD UTILITY LINE (RECORD DATA)



Mike W. Kriegel
Registered Professional Land Surveyor No. 4330
Surveyed August 22, 2022

City of Lampasas
Planning & Zoning
Staff Report (Allen)

- Subject Property** The property is described as 6.13 acres out of the James R. Cook Survey, Abstract No. 110, Lampasas County, Texas.
- Request** John and Janice Allen and David O'Neal, Owners, are requesting approval of a Minor Plat of Cresta de Mesa Soleads; 6.13 acres subdivided into three tracts within the Extra-Territorial Jurisdiction (ETJ) of Lampasas City Limits.
- Current Zoning** The property is located in the ETJ and does not have a Zoning Designation.



Consideration City Water is readily available for all three tracts

 City Electric is available for Tract One & Tract Three, Tract Two will require an extension of services otherwise this plat would have been approved administratively.

 Sewer Services provided by Onsite Sanitary Septic Facilities (OSSF)

Recommendation Staff recommends consideration of approval to City Council.

Lampasas Central Appraisal District



Official Website

Hosted By Pritchard & Abbott, Inc.



General Real Estate Property Information

[New Property Search](#)

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Property ID: 8601

Property Legal Description:
 ACR: 5.15 ACRES
 ABST: 0110
 SURV: JAMES R COOK
 ALPHA MACHINE SHOP

Property Location:
 736 CR 3400
 LAMPASAS TX 76550

Owner Information:
 ALLEN JOHN THOMAS JR ETUX JANICE MORENE
 P O BOX 2017
 LAMPASAS TX 76550

Previous Owner:
 HANER THOMAS E & REBECCA

[View Previous Owner Information](#)

Property Detail:

| | |
|------------------------|------------|
| Agent: | None |
| Property Exempt: | |
| Category/SPTB Code: | F1 |
| Total Acres: | 5.150 |
| Total Living Sqft: | See Detail |
| Owner Interest: | 1.000000 |
| Homestead Exemption: | |
| Homestead Cap Value: | 0 |
| Land Ag/Timber Value: | 0 |
| Land Market Value: | 47,280 |
| Improvement Value: | 22,340 |
| Property Market Value: | 69,620 |

Account / Geo Number:
 20110-190-000-20

Survey / Sub Division Abstract:
 JAMES R COOK
 110

Block:

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Deed Information:

| | |
|--------------|------------|
| Volume: | 590 |
| Page: | 337 |
| File Number: | 189079 |
| Deed Date: | 10/20/2021 |

[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](#)

[View Appraisal Notice](#)

| Jur Code | Description | Market Value | Homestead | Total Exemption | Taxable |
|----------|------------------|--------------|-----------|-----------------|---------|
| LAM | LAMPASAS COUNTY | 69,620 | | 0 | 69,620 |
| R&B | ROAD & BRIDGE | 69,620 | | 0 | 69,620 |
| SLA | LAMPASAS ISD M&O | 69,620 | | 0 | 69,620 |
| SLAIS | LAMPASAS ISD I&S | 69,620 | | 0 | 69,620 |

* Where supporting website data is available.

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Version 4.1.0

Lampasas Central Appraisal District



Official Website

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General Real Estate Property Information

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Property ID: 156050

Account / Geo Number:
20110-190-000-21

Property Legal Description:
ACR: 1.0 ACRE
ABST: 0110
SURV: JAMES R COOK
ALPHA MACHINE SHOP

Survey / Sub Division Abstract:
JAMES R COOK
110

Property Location:
CR 3400
LAMPASAS TX 76550

Block:

Owner Information:
ALLEN JR JOHN THOMAS ETUX JANICE MORENE &
DAVID JOSEPH ONEAL ETUX PAMELA KAY
723 CR 3400
LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
HANER THOMAS E & REBECCA

Deed Information:

[View Previous Owner Information](#)

| | |
|--------------|------------|
| Volume: | 591 |
| Page: | 752 |
| File Number: | 189592 |
| Deed Date: | 11/23/2021 |

Property Detail:

| | |
|------------------------|------------|
| Agent: | None |
| Property Exempt: | |
| Category/SPTB Code: | F1 |
| Total Acres: | 1.000 |
| Total Living Sqft: | See Detail |
| Owner Interest: | 1.000000 |
| Homestead Exemption: | |
| Homestead Cap Value: | 0 |
| Land Ag/Timber Value: | 0 |
| Land Market Value: | 9,180 |
| Improvement Value: | 0 |
| Property Market Value: | 9,180 |

[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.

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Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)

[View Appraisal Notice](#)

| Jur Code | Description | Market Value | Homestead | Total Exemption | Taxable |
|----------|------------------|--------------|-----------|-----------------|---------|
| LAM | LAMPASAS COUNTY | 9,180 | | 0 | 9,180 |
| R&B | ROAD & BRIDGE | 9,180 | | 0 | 9,180 |
| SLA | LAMPASAS ISD M&O | 9,180 | | 0 | 9,180 |
| SLAIS | LAMPASAS ISD I&S | 9,180 | | 0 | 9,180 |

* Where supporting website data is available.

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MINOR PLAT OF
CRESTA DE MESA SOLEADS
 6.13 ACRES OUT OF THE JAMES R. COOK SURVEY, ABSTRACT NO. 110,
 LAMPASAS COUNTY, TEXAS, TEXAS

TAX CERTIFICATE:

The Lampasas County Appraisal District, the taxing authority for all taxing entities in Lampasas County, Texas, does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.

Susan Jones
 Chief Appraiser

OWNER'S CERTIFICATION:

STATE OF TEXAS §
 COUNTY OF LAMPASAS § KNOW ALL MEN BY THESE PRESENTS

That, We, John Thomas Allen, Jr., Janice Morene Allen, David Joseph O'Neal, owners of that certain tract of land shown hereon being called 5.15 ac out of the James R. Cook Survey, Abstract No. 110, Lampasas County and described in a Texas General Warranty Deed dated October 20, 2021 and recorded in Volume 590, Page 337 of the Deed Records of Lampasas County, Texas, and being called 1.00 acre in a Texas General Warranty Deed dated November 22, 2021 and recorded in Volume 591, Page 752 of said deed records, do in all things adopt and approve this minor plat.

JOHN THOMAS ALLEN, JR. _____ JANICE MORENE ALLEN _____

DAVID JOSEPH O'NEAL _____

STATE OF TEXAS §
 COUNTY OF Lampasas § KNOW ALL MEN BY THESE PRESENTS

Before me, the under signed authority, on this day personally appeared John Thomas Allen, Jr., known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, _____ County

STATE OF TEXAS §
 COUNTY OF Lampasas § KNOW ALL MEN BY THESE PRESENTS

Before me, the under signed authority, on this day personally appeared Janice Morene Allen, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, _____ County

STATE OF TEXAS §
 COUNTY OF Lampasas § KNOW ALL MEN BY THESE PRESENTS

Before me, the under signed authority, on this day personally appeared David Joseph O'Neal, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, _____ County

PLANNING & ZONING COMMISSION APPROVAL:

Considered this the ____ day of _____, 20____, after public hearing before the Planning and Zoning Commission, and recommended for approval by the Planning and Zoning Commission, City of Lampasas, Texas.

Dorothy Person
 Chairperson, Planning & Zoning Commission

Becky Sims
 Attest: City Secretary

CITY OF LAMPASAS

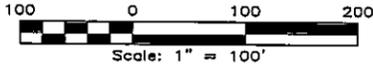
Approved this the ____ day of _____, 20____, by the City Council of the City of Lampasas, Lampasas County, Texas, after public hearing before the City Council on the ____ day of _____, 20____, City of Lampasas, Texas.

T.J. Monroe
 Mayor, City of Lampasas

Becky Sims
 Attest: City Secretary

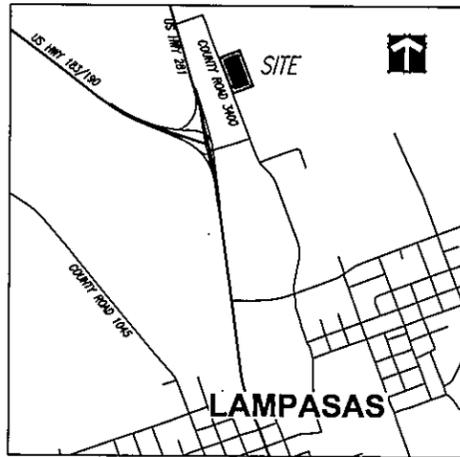


BEARINGS BASED ON
 TEXAS STATE PLANE
 COORDINATE SYSTEM,
 CENTRAL ZONE NAD 83.



LEGEND

- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
- IRON PIN FOUND (As Noted)
- P.R.L.C. PLAT RECORDS LAMPASAS CO.
- D.R.L.C. DEED RECORDS LAMPASAS CO.



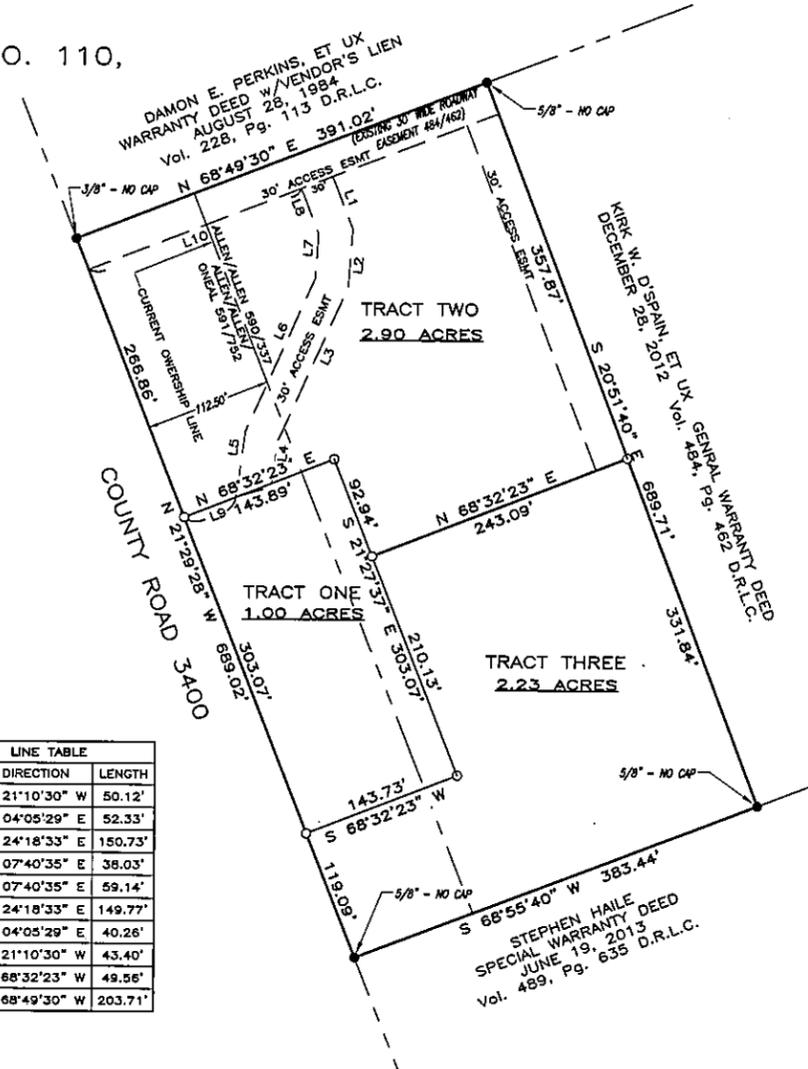
VICINITY MAP
 (N.T.S.)

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS §
 COUNTY OF LAMPASAS § KNOW ALL MEN BY THESE PRESENTS

I, Clyde C. Castleberry, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that the corner monuments shown thereon were found or properly placed under my supervision in accordance with the City of Lampasas Regulations.

Clyde C. Castleberry, Jr.
 Registered Professional Land Surveyor No 4835
 State of Texas



| NO. | DIRECTION | LENGTH |
|-----|---------------|---------|
| L1 | N 21°10'30" W | 50.12' |
| L2 | N 04°05'29" E | 52.33' |
| L3 | N 24°18'33" E | 150.73' |
| L4 | N 07°40'35" E | 38.03' |
| L5 | N 07°40'35" E | 59.14' |
| L6 | N 24°18'33" E | 149.77' |
| L7 | N 04°05'29" E | 40.26' |
| L8 | N 21°10'30" W | 43.40' |
| L9 | S 68°32'23" W | 49.56' |
| L10 | S 68°49'30" W | 203.71' |

PLAT NOTES:

1. TOTAL ACREAGE: 6.13 ACRE
2. NO. OF LOTS: 3
3. USE: TRACT ONE COMMERCIAL/TRACTS TWO & THREE RESIDENTIAL
4. OWNER/DEVELOPER: JOHN THOMAS ALLEN/JANICE ALLEN
 P.O. BOX 2017
 LAMPASAS, TEXAS 76550
5. ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
6. WATER PROVIDED BY THE CITY OF LAMPASAS
7. SEWER SERVICES PROVIDED BY O.S.S.F.
8. LOTS IN THIS SUBDIVISION ARE SHOWN TO LIE WITHIN ZONE X PER FEMA MAP #480899 0225 B DATED JANUARY 2, 1991.
9. ALL LOTS LIE WITHIN THE FULL PURPOSE CITY LIMITS OF LAMPASAS
10. THIS TRACT IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCES IN PLACE AT TIME OF PLAT (MAY 17, 2022).

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS §
 COUNTY OF LAMPASAS § KNOW ALL MEN BY THESE PRESENTS

I, Connie Hartmann, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20____, A.D., at ____ o'clock ____ M., in the Plat Cabinet ____ Slide ____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, the date last shown above written

Connie Hartmann, County Court Clerk,
 Lampasas County, Texas

TRIPLE C SURVEYING Co.
 P.O. Box 544 - Lampasas, Texas 76550
 (512) 845-5440
 email: admin@triplecsurveying.com
 www.triplecsurveying.com Firm No. 10193916

JOB No.: 220108
 DRAWN: CCC
 SHEET:
 1 OF 1

C/220108 SFC P.L.C./C.C./M.V./10/22/2022