

**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, JANUARY 5, 2023  
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, January 5, 2023 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 December 1, 2022

**PUBLIC HEARING**

- III. Public hearing to receive citizen comments to consider a request to rezone parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and to rezone parcel 8246, 30.98 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street as follows:
  - Request to rezone 69.859 acres from Agriculture to Single Family Residential-6 “SF-6”
  - Request to rezone 5.867 acres from Agriculture to Single Family Attached (Townhomes)
  - Request to rezone 4.195 acres from Single Family Residential-6 “SF-6” to Commercial “C”

**REGULAR SESSION**

- IV. Discussion and possible action to consider approval, denial or approval with modifications the request to rezone parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and to rezone parcel 8246, 30.98 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street as follows:
  - Request to rezone 69.859 acres from Agriculture to Single Family Residential-6 “SF-6”
  - Request to rezone 5.867 acres from Agriculture to Single Family Attached (Townhomes)

- Request to rezone 4.195 acres from Single Family Residential-6 “SF-6” to Commercial “C”

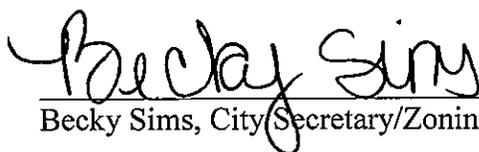
**PUBLIC HEARING**

- V. Public hearing to receive citizen comments regarding proposed amendments to the Lampasas Zoning Ordinance, Chapter III Zoning Districts, Height and Area Regulations; specific to Non-Single-Family Residential Districts; such as Multi-Family-2 (Apartments), Office, Retail, Light and Heavy Industrial.

**REGULAR SESSION**

- VI. Discussion and possible action to consider approval, denial or approval with modifications to the proposed amendments to the Lampasas Zoning Ordinance, Chapter III Zoning Districts, Height and Area Regulations; specific to Non-Single-Family Residential Districts; such as Multi-Family-2 (Apartments), Office, Retail, Light and Heavy Industrial.
- VII. Discussion regarding General Planning and Zoning Inquiries, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments.
- VIII. 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 30 day of December 2022 at 8:40 am

  
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  
TUESDAY DECEMBER 1, 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 Shepard  
Michael Sibberson  
Marisa Canales

City Staff Present:  
Becky Sims, City Secretary/Zoning Administrator  
Lupe Charping, Admin Secretary/Permit Tech  
Finley deGraffenried, City Manager

P&Z Members Absent  
Bob McCauley  
Zach Taylor  
James Skinner

**REGULAR SESSION**

I. Call to order.

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

II. Discussion and possible action regarding approval of the minutes dated November 3, 2022

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

**PUBLIC HEARING**

III. Public hearing to receive citizen comments to consider granting a request to rezone property from Commercial "C" to Single Family Residential-6 "SF-6" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street

*Chair Person opened the public hearing.*

*Becky Sims, Zoning Administrator advised of the following:*

- *Jack Harrell, Owner, is asking that the City's Planning Commission to consider a rezone from Commercial "C" to Single Family Residential-6 "SF-6"*
- *The property is currently zoned Commercial The area surrounding the property is Commercial and Single Family Residential.*
- *The City sent a total of seventeen (17) notices to property owners within 200 feet of the applicant's property. To date, the city has not received any notices in favor or in opposition of the request.*

*With no further discussion the public hearing was closed.*

**REGULAR SESSION**

- IV. Discussion and possible action to consider approval, denial or approval with modifications the request to rezone property from Commercial "C" to Single Family Residential-6 "SF-6" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street

*Commission member Shepard moved to recommend approval to City Council the request to rezone property from Commercial "C" to Single Family Residential-6 "SF-6" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street, the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (McCauley, Taylor & Skinner absent)*

**PUBLIC HEARING**

- V. Public hearing to receive citizen comments to consider a Final Plat with variances of Resubdivision of the West ½ of Lot 1, Block 2, East Lampasas, .25 acres, an addition to the City and County of Lampasas, Texas, commonly known as 1001 Bridge Street.

*Chair Person opened the public hearing.*

*Becky Sims, Zoning Administrator advised of the following:*

- *Jack Harrell, Owner, is asking that the City's Planning Commission to consider the Final Plat with variances of Resubdivision of the West ½ of Lot 1, Block 2 East Lampasas .25 acres an addition to the City and County of Lampasas.*
- *The property is currently zoned Commercial The area surrounding the property is Commercial and Single Family Residential.*
- *The Zoning Board of Adjustment and Appeal approved a variance to the lot depth from 110' to 104' at the November 15, 2022 meeting. The width conforms to the zoning regulation of 50' and the setbacks will meet the 25 ft front yard requirement with 6 ft on the sides and rear of property for both homes.*
- *The City sent a total of seventeen (17) notices to property owners within 200 feet of the applicant's property. To date, the city has not received any notices in favor or in opposition of the request.*

*With no further discussion the public hearing was closed.*

**REGULAR SESSION**

- VI. Discussion and possible action to consider Final Plat with variances of Resubdivision of the West ½ of Lot 1, Block 2, East Lampasas, .25 acres, an addition to the City and County of Lampasas, Texas, commonly known as 1001 Bridge Street.

*Commission member Shepard moved to recommend approval to City Council the Final Plat with variances of Resubdivision of the West ½ of Lot 1, Block 2, East Lampasas, .25 acres, an addition to the City and County of Lampasas, Texas, commonly known as 1001 Bridge Street, the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. ((McCauley, Taylor & Skinner absent)*

**REGULAR SESSION**

- VII. Discussion and possible action to consider vacate, abandon and convey 0.24 acres (60-foot-wide) of un-opened Deb Lynn Street- East of South Howe Street between outlot 18 and outlot 25 of the L.H.W Johnson Survey; part of 1003 S. Howe Street.

*Commission member Canales moved to recommend approval to City Council to vacate, abandon and convey 0.24 acres (60-foot-wide) of un-opened Deb Lynn Street- East of South Howe Street between outlot 18 and outlot 25 of the L.H.W Johnson Survey; part of 1003 S. Howe Street, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried. ((McCauley, Taylor & Skinner absent)*

- VIII. Discussion regarding General Planning and Zoning Inquiries, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments.

*Mrs. Sims reviewed the progress of the Commercial & Residential Developments listed below:*

- *Commercial Storage Units*
- *New Retail Strip Center*
- *Silvercreek Assisted Living*
  - *Amendment to height restrictions will be finalized by Ordinance at a future meeting*
- *Starbucks*
- *Hardin Project*
- *Rutland's Building*
- *Stone Valley*
- *Brodie Estates*
- *Hillside Acres*
- *Hidden Oaks*
- *Northing Creek estates*
  - *New Proposed Concept*
  - *Rezoning will be presented at January 2023 meeting.*

*First Round of LEDC Director interviews were held November 29<sup>th</sup>.*

*Comprehensive Plan Review-*

- *Start identifying areas to tackle first.*
- *Quick wins/ low hanging fruit.*
- *Community needs*

- IX. Adjourn-

*Commission member Canales moved to adjourn at 6:55 p.m., the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (McCauley, Taylor & Skinner absent)*

*Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2023*

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

ATTEST:

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

NOTICE OF PUBLIC HEARINGS

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HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: January 5, 2023- 6:00 p.m.

CITY COUNCIL: January 9, 2023 - 6:00 p.m.

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

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

*To consider a request to rezone parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and to rezone parcel 8246, 30.98 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street as follows:*

- *Request to rezone 69.859 acres from Agriculture to Single Family Residential-6 "SF-6"*
- *Request to rezone 5.867 acres from Agriculture to Single Family Attached (Townhomes)*
- *Request to rezone 4.195 acres from Single Family Residential-6 "SF-6" to Commercial "C"*

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, January 5, 2023 at 6:00 p.m. in the Calvert Municipal Building, 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, January 9, 2023 at 6:00 p.m. in the Calvert Municipal Building, 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. In compliance with the American with Disabilities Act, the City of Lampasas will provide reasonable accommodations for persons attending public meetings. To better serve you, requests should be received 48 hours prior to the meeting.

*I, Becky Sims, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Public Hearing 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 19 day of December 2022 at 11:45AM*

**NOTICE OF PUBLIC HEARINGS  
AND MEETINGS OF GOVERNING BODIES**

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**TWO SEPARATE HEARING AND MEETING DATES/TIMES:**

**PLANNING AND ZONING COMMISSION: January 5, 2023 - 6:00 p.m.**

**CITY COUNCIL: January 9, 2023 - 6:00 p.m.**

**HEARINGS LOCATION: CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 EAST THIRD STREET, LAMPASAS, TEXAS 76550**

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

*To consider proposed amendments to the Lampasas Zoning Ordinance, Chapter III Zoning Districts, Height and Area Regulations; specific to Non-Single-Family Residential Districts; such as Multi-Family-2 (Apartments), Office, Retail, Light and Heavy Industrial.*

The purpose of the first public hearing noticed 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, January 5, 2023 at 6:00 p.m.** in the Calvert Municipal Building, City Council Chambers located at 302 East Third Street, Lampasas, Texas, 76550, and will take place prior to any recommendations being made by the Planning and Zoning Commission to the City Council. After the public hearing, the Commission may convene to consider and/or act upon the zoning issue set forth above, within the scope of its authority.

Subsequently, the City Council will hold the second public hearing noticed hereby on **Monday, January 9, 2023 at 6:00 p.m.** in the Calvert Municipal Building, City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550, on the item described above for the Commission's hearing. At the Council's hearing on this same item, member of the public will be permitted to voice their views concerning the item directly to the Council. After the public hearing, the Council may convene to consider and/or act upon the zoning issue set forth above, within the scope of its authority.

All persons interested in the above referenced item concerning changes to the City's Zoning Ordinance, Chapter III, and potential actions to be considered and/or taken by either the Planning and Zoning Commission or by the City Council, are invited to attend the public hearings and provide their comments at the times and places referenced above. Comments concerning this proposed change to the City's Zoning Ordinance may also be submitted *in writing* to the City Secretary's office, but to be considered at the meetings, such written comments must be received by the city Secretary NO LATER THAN 12 Noon on the date of either public hearing referenced in this public notice. Send mailed comments to 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. In compliance with the American with Disabilities Act, the City of Lampasas will provide reasonable accommodations for persons attending public meetings. To better serve you, requests should be received 48 hours prior to the meeting.

*I, **Becky Sims**, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Public Hearing 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 19 day of December 2022 at HSam*



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: January 5, 2023 City Council 1-9-23

- 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

Name of Subdivision or Project: Northington Creek Estates

Physical Location of Property: 1206 Mills St., Lampasas TX 76550 (BellCAD#8121) and 1705 E 4th St., Lampasas, TX 76550 (BellCAD#8246)

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

Brief Legal Description of Property (must also attach accurate metes and bounds 48.13 Acres, Abstract No. 0042, John Burleson Survey and 30.98 Acres, Abstract No. 0042, John Burleson Survey)

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

SF-6, 69.859 Acres, Lot Size: 55x110  
SFA, 5.867 Acres, Lot Size: 27.5x110  
C, 4.195 Acres, Lot Size: 200x150

Acreage: 79.921 Existing Zoning: AG and SF-6 Proposed Zoning: C

Applicant / Owner's Name: Tri-Cru Ventures, LLC

Contact Person: Emilio Perales Title: Owner/President

Company Name: Tri-Cru Ventures, LLC

Street/Mailing Address: 7446 Honeysuckle Drive City: Temple State: Texas Zip: 76502

Phone: 254-394-6456 Email Address: emilio.perales@yahoo.com

Engineer / Representative's Name: Kendell Wimberly

Contact Person: Robin Harvey Title: Project Administrator

Company Name: Turley Associates, Inc.

Street/Mailing Address: 301 North 3rd Street City: Temple State: Texas Zip: 76501

Phone: 254-773-2400 Email Address: kwimberly@turley-inc.com , rharvey@turley-inc.com

Nature of Request/Proposed Use of the Property: Re-zone from AG and SF-6 to SF-6, SFA and C

**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:  Title: Owner/President Date: 11/22/2022

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

Make payment payable to:

SUSAN JONES  
Lampasas County Appraisal District  
P.O. BOX 175  
LAMPASAS, TX 76550-0175  
(512)-556-8058



# 2022 WEB TAX STATEMENT

\*\*\*\*\* Taxes as Of Today: 11/21/2022 DPI Month Year: 11 2022 \*\*\*\*\*

763 HOLDINGS LLC  
7446 HONEYSUCKLE DR  
TEMPLE, TX 76502

**NO TAXES DUE ON THIS PROPERTY**

**Owner ID:** 65168  
**Parcel ID:** 8121                      **Sequence:** 1  
**Account #:** 20042-706-000-00  
**Owner Interest:** 1

**Legal Description:**  
ACR: 48.13  
ABST: 0042  
SURV: JOHN BURLESON

**Prop Type:** R  
**Prop Address:** 1206 MILLS ST  
**Prop City/St/Zip:** LAMPASAS, TX 76550

**Acres:** 48.13                      **Cat Code:** D1

**Prod Mkt:** 404290  
**Prod 1D1:** 4570

IF YOU PAYING FROM THIS STATEMENT, PLEASE CONTACT THE COLLECTION OFFICE TO VERIFY THE TOTAL DUE. INTERNET CONNECTIVITY COULD POSSIBLY AFFECT CALCULATIONS.  
THIS STATEMENT WAS PRINTED FROM WWW.LAMPASASCAD.ORG.  
PLEASE CONTACT THE COLLECTION OFFICE FOR MORE DETAILED INFORMATION.  
PRINT DATE - 11/21/2022

( Total Tax Due For This Collection Office If Paid In 11/2022 ) \$ **0.00**

** Summary **		Base Tax	Discount	P/I	Additional	Total Amount
If	Paid in Feb 20:	0	0	0	0	0
If	Paid in Feb 20:	0	0	0	0	0
If	Paid in Feb 20:	0	0	0	0	0
If	Paid in Feb 20:	0	0	0	0	0

Make payment payable to:

SUSAN JONES  
Lampasas County Appraisal District  
P.O. BOX 175  
LAMPASAS, TX 76550-0175  
(512)-556-8058



# 2022 WEB TAX STATEMENT

\*\*\*\*\* Taxes as Of Today: 11/21/2022 DPI Month Year: 11 2022 \*\*\*\*\*

RAINWATER JEFFREY GLENN & MARK ANDR  
512 CR 4390  
KEMPNER, TX 76539

**NO TAXES DUE ON THIS PROPERTY**

**Owner ID:** 36733  
**Parcel ID:** 8246                      **Sequence:** 1  
**Account #:** 20042-791-000-00  
**Owner Interest:** 1

**Legal Description:**  
ACR: 30.98  
ABST: 0042  
SURV: JOHN BURLESON

**Prop Type:** R  
**Prop Address:** 1705 4TH ST  
**Prop City/St/Zip:** LAMPASAS, TX 76550

**Acres:** 30.98                      **Cat Code:** D1

**Prod Mkt:** 260230  
**Prod 1D1:** 2880

IF YOU PAYING FROM THIS STATEMENT, PLEASE CONTACT THE COLLECTION OFFICE TO VERIFY THE TOTAL DUE. INTERNET CONNECTIVITY COULD POSSIBLY AFFECT CALCULATIONS.  
THIS STATEMENT WAS PRINTED FROM WWW.LAMPASASCAD.ORG.  
PLEASE CONTACT THE COLLECTION OFFICE FOR MORE DETAILED INFORMATION.  
PRINT DATE - 11/21/2022

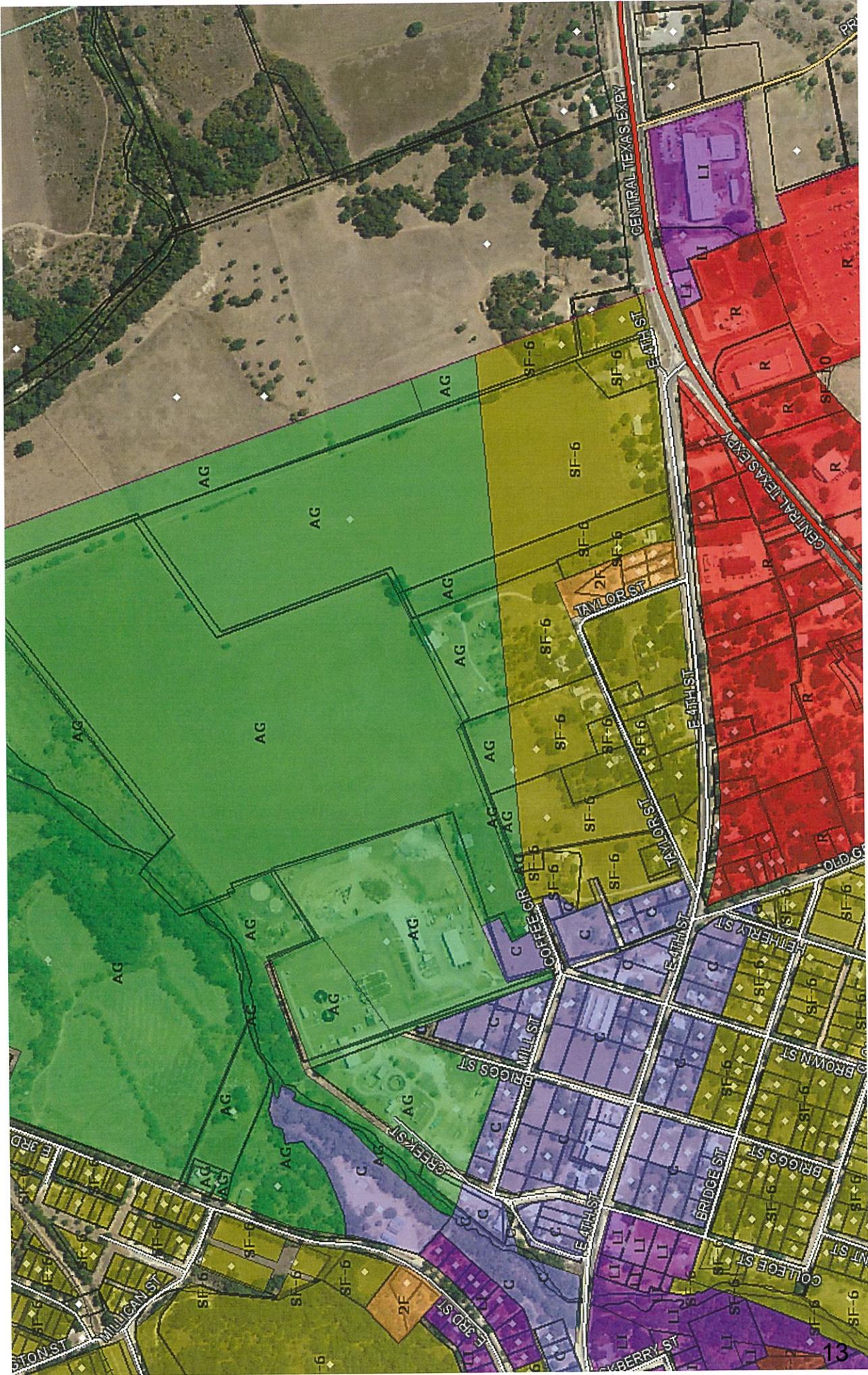
( Total Tax Due For This Collection Office If Paid In 11/2022 ) \$ 0.00

** Summary **	Base Tax	Discount	P/I	Additional	Total Amount
If Paid in Feb 20:	0	0	0	0	0
If Paid in Feb 20:	0	0	0	0	0
If Paid in Feb 20:	0	0	0	0	0
If Paid in Feb 20:	0	0	0	0	0

City of Lampasas  
Zoning Board of Adjustment  
Staff Report (Northington Estates)

Subject Property	The property is described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcel 8246, 30.98 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4 <sup>th</sup> Street
Request	<p>Tri-Cru Ventures, LLC, Emilio Perales is asking that the City's Planning Commission to consider the following rezone</p> <ul style="list-style-type: none"><li>• <i>Request to rezone 69.859 acres from Agriculture to Single Family Residential-6 "SF-6"</i></li><li>• <i>Request to rezone 5.867 acres from Agriculture to Single Family Attached (Townhomes)</i></li><li>• <i>Request to rezone 4.195 acres from Single Family Residential-6 "SF-6" to Commercial "C"</i></li></ul>
Current Zoning	The property is currently zoned Agriculture and Single Family-6 "SF-6" The area surrounding the property is Commercial, Single Family Residential and Retail.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of eleven (11) notices to property owners within 200 feet of the applicant's property. At the time of preparing this report, the City has received one notice in favor of the request and none in opposition.
Consideration	Staff recommends approval of the rezone as the use fits within the existing character of the neighborhood and rooftops are essential to the community as outlined in the Comprehensive Plan.





City of Lampasas  
Zoning Board of Adjustment  
Staff Report (Zoning Amendments)

- Staff has been collecting data and reviewing height restriction regulations among other municipalities, as well as seeking guidance from the American Planning Association.
- The attached draft falls in line with how other municipalities regulate lot size and setbacks in relation to height restrictions by district.
- This draft focuses on multifamily (apartments), commercial, retail and industrial.
- At this time there is no recommended amendment to the height restrictions to residential as the max height is 2 ½ stories (35 feet) which is standard with other municipalities.
- This draft was presented to the Planning Commission at the September 1, 2022 meeting with no recommended changes and to City Council at the September 12, 2022.
- To date no recommendations have been made and Staff would like to move forward with the recommended amendments.
- The recommended zoning amendments align with actionable objectives within the Comprehensive Plan such as; opportunities to accommodate the demand for commercial growth, to catalyze new types of investments and to provide a wide range of housing options such as 4-story multi-family (apartments).

DISTRICT	MINIMUM LOT AREA	MINIMUM DWELLING UNIT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MINIMUM HEIGHT OF BUILDING	MAXIMUM LOT COVERAGE BY BUILDING
MF-2 (Apartments)	15,000 SF/ Lot  1,725 SF/ Dwelling Unit	550 SF- efficiency  600 SF- 1BR  800 SF- 2+BR	100 FT <b>110 FT</b>	125 FT <b>135 FT</b>	40 FT <b>45 FT</b>	20 FT/ <b>25 FT</b>  <b>80 FT in excess of one story/adj to Single Family</b>	15 FT/ <b>20 FT</b>  <b>60 FT in excess of one story/adj to Single Family</b>	3 STORIES <b>4 STORIES (55 FT HEIGHT)</b>	50%
O	6,000 SF	N/A	50 FT <b>60 FT</b>	110 FT <b>120 FT</b>	25 FT <b>30 FT</b>	20 FT <b>25 FT</b>	10 FT <b>15 FT</b>	2 STORIES <b>3 STORIES (45 FT HEIGHT)</b>	50%
R	<b>8,000 SF</b>	<b>1200 SF</b>	70 FT <b>80 FT</b>	100 FT <b>110 FT</b>	25 FT <b>30 FT</b>	25 FT <b>30 FT</b>	25 FT <b>30 FT</b>	2 STORIES <b>3 STORIES (45 FT HEIGHT)</b>	40%
CBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3 STORIES	N/A
C	6,000 SF	N/A	60 FT	100 FT	20 FT	20 FT	15 FT	3 STORIES	50%
LI	15,000 SF	N/A	100 FT	150 FT	25 FT <b>30 FT</b>	20 FT <b>25 FT</b>	15 FT <b>20 FT</b>	2 STORIES <b>3 STORIES</b>	65%
HI	15,000 SF	N/A	100 FT	150 FT	25 FT <b>30 FT</b>	20 FT <b>25 FT</b>	15 FT <b>20 FT</b>	3 STORIES	65%

## SECTION 22

## MF-2 -- MULTI-FAMILY RESIDENTIAL-2 DISTRICT (APARTMENTS)

### 22.1 GENERAL PURPOSE AND DESCRIPTION:

The MF-2, Multi-Family Residential-2, district is an attached residential district intended to provide the highest residential density of twenty-five (25) dwelling units per acre. The principal permitted land uses will include low-rise multiple-family dwellings and garden apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. This district should be located adjacent to a major thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic and medium or low-density residential development.

### 22.2 PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
2. Multi-family dwelling greater than four (4) units per building.
3. Municipally-owned facilities and uses.
4. Leasing offices for the apartment complex.
5. Temporary field or construction office for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Building Official. The specific time period allowed shall be specified by the Building Official upon issuance of a temporary structure permit, and site plan review and approval by the Building Official is also required. The allowed time period may be extended for an additional one (1) year period upon approval of an extension by the Building Official.
6. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:
- a. The term accessory use shall include customary home occupations as herein defined.
- b. Covered parking areas.
- c. Antennae (amateur or CB radio) or satellite dish antennae, as specified in Section 41.5.
7. Swimming Pool (private).
8. Common open space, community center, recreational building, and other facilities or amenities, provided they are for use by the residents and guests of the multi-family complex.
9. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

### 22.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - ~~Three (3)~~ (Four (4) stories (max 55 ft) for the main building including recreational buildings; ~~however, structures may exceed 35 feet if part of a Planned Development, or no greater than 5 over 2 if a podium structure.~~
- B. All accessory buildings shall be limited to one (1) story in height.

## 22.4 AREA REGULATIONS:

### A. Size of Lots:

1. **Minimum Lot Area** - One thousand, seven hundred twenty-five (1,725) square feet per dwelling unit, not to exceed twenty-five (25) dwelling units per acre (calculated on gross acreage). The minimum lot size shall be fifteen thousand (15,000) square feet
2. **Minimum Lot Width** - One hundred feet (100')
3. **Minimum Lot Depth** - One hundred twenty-five feet (125')

### B. Size of Yards:

1. **Minimum Front Yard** - ~~Forty-five~~ **forty-five** feet (40') **(45')** All areas adjacent to a street shall be deemed front yards.
2. **Minimum Side Yard** - ~~Fifteen feet~~ **Twenty feet** (15') **(20')**; sixty feet (60') when building is in excess of one story in height and adjacent to a Single-Family Zoning District
3. **Minimum Rear Yard** - ~~Twenty-five~~ **(20')** **(25')**; eighty feet (80') when the building is in excess of one story and adjacent to a Single-Family Zoning District
4. **Building Separation:**
  - a. One story buildings - Ten feet (10'), for buildings with or without openings
  - b. Two story buildings (or a two-story building adjacent to a one-story building) - Fifteen feet (15'), for buildings with or without openings
  - c. Three story buildings (or a three-story building adjacent to a one- or two-story building) - Twenty feet (20'), for buildings with or without openings
  - d. **Four story buildings (or a four-story building adjacent to a one- or two-story building) - Twenty-five (25'), for buildings with or without openings**

### C. Minimum Floor Area per Dwelling Unit:

1. Efficiency unit - Five hundred fifty (550) square feet per unit.
2. One-bedroom unit - Six hundred (600) square feet per unit.
3. Two- or more bedroom unit - Eight hundred (800) square feet for the first two bedrooms, plus an additional two hundred (200) square feet for every bedroom over two (e.g., three-bedroom unit must have 1,000 square feet, etc.).

### D. Maximum Lot Coverage: Fifty percent (50%) total, including main and accessory buildings

### E. Parking Regulations:

1. 1.75 spaces for each efficiency or 1 bedroom unit
2. 2 spaces for each 2 bedroom unit
3. 2.5 spaces for each 3 bedroom unit
4. 3 spaces for each 4 or more bedroom unit
5. All parking areas adjacent to public streets shall be screened from view. Screening may be in the form of live plant materials, berms or brick masonry walls.
6. See Section 36, Off-Street Parking and Loading Requirements, for additional requirements.

## 22.5 REFUSE FACILITIES:

- A. Every multi-family dwelling unit shall be located within two hundred and fifty feet (250') of a refuse facility; measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling. Refuse dumpsters shall be no closer than thirty feet (30') to any adjacent single-family property.
- B. Each refuse facility shall be screened from view on three (3) sides (gate on fourth side is optional) from persons standing at ground level on the site or immediately adjoining property, by a solid screening device constructed of materials approved by the Building Official and not less than six (6) feet in height, or by an enclosure within a building. Refuse containers shall be provided and maintained in a

manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies. (See Illustration 11 for refuse container enclosure diagrams).

**22.6 SPECIAL REQUIREMENTS:**

- A. Single-family or duplex units constructed in this district shall conform to SF-6 and 2F district standards, respectively.
- B. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- C. Open storage is prohibited.
- D. The front door of each dwelling unit shall be no more than one hundred fifty feet (150') from a fire lane (measured by an unobstructed pathway, or route, for fire hoses).
- E. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- F. Buildings shall not exceed two hundred feet (200') in length.
- G. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as part of the approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- H. All buildings containing residential units shall provide signage which clearly identifies the numbers (i.e., addresses) of the units within each building. Signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.
- I. All parking areas shall have appropriate lighting and positioned such that no light adversely impacts adjacent residential areas.
- J. Swimming pools shall be enclosed by a security fence not less than six (6) feet in height. All swimming pool security fences shall be constructed so as not to have openings, holes or gaps larger than two (2) inches in dimension, except for doors and gates. All doors and gates shall be equipped with self-closing, self-latching devices.
- K. **Other Regulations:** As established in the Development Standards, Sections 36 through 44.

**22.7 USABLE OPEN SPACE:**

- A. Each lot or parcel of land which is used for multi-family residential uses shall provide usable open space area(s) on at least twenty percent (20%) of the total lot area. Required open space area(s) shall be located on the same lot or parcel of land upon which the multi-family uses are located.

## SECTION 24      0 -- OFFICE DISTRICT

### 24.1    GENERAL PURPOSE AND DESCRIPTION:

The O, Office, district is established to create a flexible district for low intensity office and professional uses. The district can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting heights to two (2) stories and utilizing buffers and landscape requirements. Adaptive reuse of existing structures is encouraged. Buildings in this district should be compatible and in similar scale with residential uses and adjacent property.

### 24.2    PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
2. Accessory uses to the main use.
3. Professional, administrative, and general office uses.
4. Uses permitted by Specific Use Permit, according to Section 34.

### 24.3    HEIGHT REGULATIONS:

- A. **Maximum Height** ~~Two~~ **Three** (2) (3) stories (see Subsection 24.4(A)4).

### 24.4    AREA REGULATIONS:

#### A.    Size of Yards:

1. **Minimum Front Yard:** ~~Twenty-five~~ **Thirty-feet** (25') (30'); all yards adjacent to a street shall be considered a front yard, except that a corner lot may reduce the front yard to fifteen feet (15') provided the lot is not adjacent to a residential lot front yard, in which case the setback shall be the same as the neighboring residential lot.
2. **Minimum Side Yard:** ~~Ten~~ **Fifteen feet** (10') (15')
3. **Minimum Rear Yard:** **Twenty-five feet** (20') (25')
4. **Adjacent to a Single-Family District:** The side or rear setback, whichever is adjacent to the single-family zoning district, shall observe a sixty-foot (60') setback if the office use is over one story in height.

#### B.    Size of Lots:

1. **Minimum Lot Size:** Six thousand (6,000) square feet
2. **Minimum Lot Width:** ~~Fifty-Sixty~~ feet (50') (60')
3. **Minimum Lot Depth:** One hundred ~~ten~~ **twenty** feet (110') (120')

- C. **Maximum Lot Coverage:** Fifty percent (50%); including accessory buildings.

### 24.5    SPECIAL DISTRICT REQUIREMENTS:

#### A.    Parking Requirements:

1. As established by Section 36, Off-Street Parking and Loading Requirements.

- B. Open storage is prohibited.

- C. For site plan requirements, see Section 40.

- D. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.

- E. **Other Regulations** - As established in the Development Standards, Sections 36 through 44.

## SECTION 26 R -- RETAIL DISTRICT

### 26.1 GENERAL PURPOSE AND DESCRIPTION:

The R, Retail, district is established to provide areas for neighborhood, local and regional shopping and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The R district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

### 26.2 PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
2. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

### 26.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - ~~Two~~ **Three (2) (3)** stories.

### 26.4 AREA REGULATIONS:

#### A. Size of Lot:

1. **Minimum Lot Area** – Eight thousand (8,000) square feet
2. **Minimum Lot Width** - ~~Seventy~~ **Eighty** feet (~~70'~~ **80'**)
3. **Minimum Lot Depth** – One hundred-~~ten~~ feet (100') (**110'**)

#### B. Size of Yards:

1. **Minimum Front Yard** - ~~Twenty-five~~ **Thirty** feet (~~25'~~ **30'**)
2. **Minimum Side Yard** – ~~Fifteen~~ feet **Twenty** (~~15'~~ **20'**) adjacent to a street or public right-of-way
3. **Interior Side Yards** – Ten feet (10') when adjacent to existing residential uses or vacant property zoned for residential use. No setback is required when adjacent to existing retail or other non-residential uses or vacant property zoned for retail or non-residential uses, provided structure complies with the building code.
4. **Minimum Rear Yard** – ~~Fifteen~~ **Twenty** feet (~~15'~~ **20'**)

- C. **Maximum Lot Coverage:** Forty percent (40%).

#### D. Parking Regulations:

1. As required by Section 36, Off-Street Parking and Loading Requirements.

### 26.5 SPECIAL REQUIREMENTS:

- A. For site plan requirements, see Section 40.
- B. No Recreational Vehicle Park will be allowed without first obtaining a "Special Use Permit", as set forth by Section 34 of the City of Lampasas Comprehensive Zoning Ordinance.
- C. Open Storage shall not exceed twenty-five (25%) of the inside total floor area of the main structure of the business. Open storage shall not occupy any required parking space(s), or traffic circulation drive aisle, and/or fire lane(s).
- D. The minimum size for a permanent structure shall be 1,200 square feet. Any permanent structure less

than 1,200 square feet will require a "Specific Use Permit" as set forth by Section 34 of the City of Lampasas Comprehensive Zoning Ordinance.

- E. No temporary/portable building will be allowed without first obtaining a "Specific Use Permit", as set forth by Section 34 of the City of Lampasas Comprehensive Zoning Ordinance.
- F. **Other Regulations** - As established in the Development Standards, Sections 36 through 44.

## SECTION 29

## LI -- LIGHT INDUSTRIAL DISTRICT

### 29.1 GENERAL PURPOSE AND DESCRIPTION:

The LI, Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation.

### 29.2 PERMITTED USES:

A. The following uses are permitted in the LI district, provided that such light manufacturing or industrial operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property upon which such use is located, and which produces no noise exceeding the average intensity of noise of street traffic, as further defined by the Performance Standards (Section 42), at that point, and provided that such use does not create fire or safety hazards on surrounding property.

1. Those uses specified in Section 35 (Use Charts).
2. Light industrial, fabrication and manufacturing plants, including the assembling of prefabricated parts for the production of finished equipment, where the process of manufacturing or treatment of materials is such that no dust, odor, fumes, gas, smoke or noise is emitted, and not more than ten percent (10%) of the lot or tract is used for the open storage of products, materials, or equipment (see Section 39 for additional screening requirements).
3. Such uses as may be permitted under provisions of Specific Use Permits, Section 34.

### 29.3 HEIGHT REGULATIONS:

#### A. Maximum Height:

1. Occupied structures/buildings - ~~Thirty~~ **Forty-five feet (35') (45')**, or ~~two~~ **three (2) (3)** stories
2. Unoccupied structures (e.g., grain silos, etc., except communications antennae, see Section 41.5C) - No height limit unless adjacent to a residential zoning district (AG, SF-20, SF-10, SF-8, SF-6, SF-PH, 2F, SFA, MF-1, MF-2 and MH), whereas additional setback (i.e., front, side, rear yard) distance must be provided from the residential zoning district boundary line of one (1) additional foot for each foot that such structures exceed thirty-five feet (35').

### 29.4 AREA REGULATIONS:

#### A. Size of Lot:

1. **Minimum Lot Area** - Fifteen thousand (15,000) square feet
2. **Minimum Lot Width** - One hundred feet (100')
3. **Minimum Lot Depth** - One hundred fifty feet (150')

#### B. Size of Yards:

1. **Minimum Front Yard** - ~~Twenty-five~~ **Thirty** feet (25') (30')
2. **Minimum Side Yard** - ~~Fifteen~~ **Twenty** feet (15') (20'); twenty-five feet (25') on a corner lot
3. **Minimum Rear Yard** - ~~Twenty-five~~ feet (20') (25'); forty feet (40') if adjacent to single-family uses or zoning district

C. **Maximum Lot Coverage:** Sixty-five percent (65%)

D. **Parking Regulations:** As established by Section 36, Off-Street Parking and Loading Requirements.

29.5 **SPECIAL REQUIREMENTS:**

A. For site plan requirements, see Section 40.

B. No permanent use of temporary buildings or dwellings.

C. **Other Regulations:** As established in the Development Standards, Sections 36 through 44.

## SECTION 30

## HI -- HEAVY INDUSTRIAL DISTRICT

### 30.1 GENERAL PURPOSE AND DESCRIPTION:

The HI, Heavy Industrial, district is intended primarily for the conduct of general manufacturing, assembling and fabrication, and for larger-scale warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses do require accessibility to major thoroughfares, major highways, and/or other means of transportation.

### 30.2 PERMITTED USES:

- A. The following uses are permitted in the HI district, provided that such general manufacturing or industrial operations shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property upon which such use is located, and which produces no noise exceeding the average intensity of noise of street traffic, as further defined by the Performance Standards (Section 42), at that point, and provided that such use does not create fire or safety hazards on surrounding property.
1. Those uses specified in Section 35 (Use Charts).
  2. General industrial, fabrication and manufacturing plants, including the production of products from raw materials and the assembling of prefabricated parts for the production of finished equipment, where the process of manufacturing or treatment of materials is such that dust, odor, fumes, gas, smoke or noise may be emitted (in compliance with the Performance Standards, Section 42), and not more than twenty percent (20%) of the lot or tract is used for the open storage of products, materials, or equipment (see Section 39 for additional screening requirements).
  3. A "high risk or hazardous industrial use" is permitted by Specific Use Permit only. In this district, "high risk or hazardous industrial use" means any industrial use whose operation, in the opinion of the Building Official, involves a much higher than average risk to public health and safety. These uses include, but are not limited to, facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored and/or disposed of.
  4. Such uses as may be permitted under provisions of Specific Use Permits, Section 34.

### 30.3 HEIGHT REGULATIONS:

#### A. Maximum Height:

1. Occupied structures/buildings - Forty-five feet (45'), or three (3) stories
2. Unoccupied structures (e.g., grain silos, etc., except communications antennae, see Section 41.5C) - No height limit unless adjacent to a residential zoning district (AG, SF-20, SF-10, SF-8, SF-6, SF-PH, 2F, SFA, MF-1, MF-2 and MH), whereas additional setback (i.e., front, side, rear yard) distance must be provided from the residential zoning district boundary line of one (1) additional foot for each foot that such structures exceed forty-five feet (45').

### 30.4 AREA REGULATIONS:

#### A. Size of Lot:

1. **Minimum Lot Area** - Fifteen thousand (15,000) square feet
2. **Minimum Lot Width** - One hundred feet (100')

3. **Minimum Lot Depth** - One hundred fifty feet (150')
- B. **Size of Yards:**
1. **Minimum Front Yard** - ~~Twenty-five~~ Thirty feet (~~25'~~) (30')
  2. **Minimum Side Yard** - ~~Fifteen-Twenty~~ feet (~~15'~~) (20'); twenty-five feet (25') on a corner lot
  3. **Minimum Rear Yard** – Twenty-five feet (~~20'~~) (25'); forty feet (40') if adjacent to single-family uses or zoning district
- C. **Maximum Lot Coverage:** Sixty-five percent (65%)
- D. **Parking Regulations:** As established by Section 36, Off-Street Parking and Loading Requirements.
- 30.5 **SPECIAL REQUIREMENTS:**
- A. For site plan requirements, see Section 40.
  - B. No permanent use of temporary buildings or dwellings.
  - C. **Other Regulations:** As established in the Development Standards, Sections 36 through 44.