

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY APRIL 7, 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:

James Skinner
Bob McCauley
Marissa Canales
Zach Taylor

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator
Lupe Charping, Administrative Secretary
Ryan Ward, Assistant City Manager

P&Z Members Absent

Danielle Shepard

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 March 3, 2022.

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

III. Discussion and possible action regarding the Morris Cedar Break Minor Plat.

Becky Sims, City Secretary/Zoning Administrator presented the following:

- *Morris's Homestead*
 - *Replat 1.47 acres of the total 7.67 acres into a separate tract*
 - *Property is located in the ETJ (CR1030~Kathie Lane)*
 - *Requires extension of electric service to feed 1.47-acre tract or the Minor Plat would be approved administratively*
 - *City Water*
 - *Septic*

Commission member McCauley moved to approve the Morris Cedar Break Minor Plat, Commission member Taylor seconded the motion and with a unanimous vote, the motion carried. (Shepard absent)

IV. Discussion and possible action regarding the Estates of Gibson Branch Preliminary.

Mrs. Sims, City Secretary/Zoning Administrator presented the following:

- *Mr. Brown is asking for preliminary plat approval.*
- *187 acres*
- *52 residential lots*
- *ETJ/ Proximity to Lampasas Airport*
- *Per 1445 agreement City has signatory authority for Plats in the ETJ*
- *Mr. Brown has been working with Commissioner Rainwater*
- *No connection to City Utilities- Hamilton Electric/Corix Water*
- *Reviewed by Fire Marshal*
- *HOA/No Fly Zone Regulations*

Commission member Canales would like the Commercial Plat Note removed to alleviate any confusion since lots 51 & 52 will be Residential.

Commission member Skinner questioned about setbacks to railroad. Mr. Schaub advised that the property line is more than 50 feet from the railroad, it just appears closer on the Plat.

Commission member Canales moved to approve the Estates of Gibson Branch Preliminary Plat, the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried. (Shepard absent)

V. Discussion regarding Planning and Zoning items presented at the March Council Meetings.

Maxey Rezone and Jones Specific Use Permit were both approved and adopted by Ordinance at the March 28, 2022 City Council Meeting.

VI. Discussion regarding General Planning and Zoning Inquiries and or Developments

- *Barkowsky permits issued*
 - *Guest Quarters*
- *Hidden Oaks*
 - *12 lot subdivision*
 - *Infrastructure phase*
- *Hillside Acres*
 - *26 lot subdivision*
 - *7 building permits issued, 1 home completed, CO issued*
- *Stone Valley*
 - *58 lot subdivision*
 - *90% complete approximately 10 lots left*
- *Brodie Estates*
 - *22 lot subdivision*
 - *4 permits issued, 3 homes completed*
- *Northington Creek Estates Proposed Subdivision*
 - *Brown/Mill Street Area*
 - *40+ acres*
 - *177 homes*
- *Starbucks*
 - *Corner of First/Key Avenue*
 - *Begin Demo end of April*
- *4th & Pecan New Coffee Shop*
- *New Storage Units*
 - *4th/Brown*
 - *4th/Briggs*
- *Eco-Strong*
 - *Pecan Street Location*
- *New Bar*
 - *Old Perks Location*
 - *Third/Western*
- *Old Rutlands Building- Remodeling*
- *My Girls/Wool & Vine*
 - *New Inventory*
 - *New Menu*
 - *Entertainment*
- *Mark & Tilley's*
 - *Two Floors/Expansion*
 - *New Inventory*

VII. *Adjourn- Commission member Canales moved to adjourn the meeting at 6:33 p.m., the motion was seconded by Commission member Skinner and with a unanimous vote, the motion carried.*

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Dorothy Person, Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator