

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
TUESDAY NOVEMBER 3, 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
Marissa Canales
Zach Taylor
James Skinner
Bob McCauley

City Staff Present:

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

P&Z Members Absent

N/A

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 October 4, 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 abstained)

PUBLIC HEARING

- III. Public Hearing to receive citizen comments to consider vacating 2.03 acre plat out of Daniel Stanley Survey, Abstract No. 631 Lampasas County, Texas. Per Local Government Code (LGC) 212.013 Vacating Plat.

Chair Person opened the public hearing.

Becky Sims, Zoning Administrator presented the following:

- *WTG Fuels purchased land in 2015 from LEDC*
- *LEDC purchased the land from WTG Fuels in 2022*
- *LEDC, property owner requesting to vacate subdivision*

Chair Person closed the public hearing

REGULAR SESSION

- IV. Discussion and possible action to recommend approval to City Council to vacate 2.03 acre plat out of Daniel Stanley Survey, Abstract No. 631 Lampasas County, Texas. Per Local Government Code (LGC) 212.013 Vacating Plat and 212.014 Replatting without Vacating Preceding Plat.

Commission member McCauley moved to recommend approval to vacate 2.03-acre plat out of Daniel Stanley Survey, Abstract No. 631 Lampasas County, Texas. Per Local Government Code (LGC) 212.013 Vacating Plat, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried.

PUBLIC HEARING

- V. Public Hearing to receive citizen comments to consider the approval, denial or approval with modifications the Preliminary Lampasas Business Park Subdivision Plat of ~~158.638~~ 151.638 acres of and out of the Daniel Stanley Survey, Abstract No 631, Lampasas County, Texas.

Chair Person opened the public hearing.

Becky Sims, Zoning Administrator presented the following:

- *Property described as 151.638 acres out of the Daniel Stanley Survey*
- *Request to subdivide into 5 lots*
 - *Lot 1- 7.526 acres*
 - *Lot 2- 7.706 acres (Detention Pond)*
 - *Lot 3- 9.762*
 - *Lot 4- 98.813*
 - *Lot 5- 25.192*
- *Property is located on the west side of US Highway 183 South within Lampasas City Limits*
- *Zoning- Low, Medium and High Intensity*
- *Phase 1 Electric, Sewer & Water*

Chair Person closed the public hearing

REGULAR SESSION

- VI. Discussion and possible action to consider approval, denial or approval with modifications the Preliminary Lampasas Business Park Subdivision Plat of 158.638 acres of land out of the Daniel Stanley Survey, Abstract No 631, Lampasas County, Texas.

Commission member Taylor moved to recommend approval of the Preliminary Lampasas Business Park Subdivision Plat of ~~158.638~~ 151.638 acres of land out of the Daniel Stanley Survey, Abstract No 631, Lampasas County, Texas, the motion was seconded by Commission member Canales and with a unanimous vote, the motion carried.

PUBLIC HEARING

- VII. Public Hearing to receive citizen comments to consider the approval, denial or approval with modifications the Final Lampasas Business Park Subdivision Plat of ~~158.638~~ 151.638 acres of land out of the Daniel Stanley Survey, Abstract No 631, Lampasas County, Texas.

Chair Person opened the public hearing.

Becky Sims, Zoning Administrator presented the following:

- *Property described as 151.638 acres out of the Daniel Stanley Survey*
- *Request to subdivide into 5 lots*
 - *Lot 1- 7.526 acres*
 - *Lot 2- 7.706 acres (Detention Pond)*
 - *Lot 3- 9.762*

- Lot 4- 98.813
- Lot 5- 25.192
- Property is located on the west side of US Highway 183 South within Lampasas City Limits
- Zoning- Low, Medium and High Intensity
- Phase I Electric, Sewer & Water

City Manager deGraffenried advised of the following:

- Zoning
- Marketing
- Replatting
- Development

Chair Person closed the public hearing

REGULAR SESSION

- VIII. Discussion and possible action to consider approval, denial or approval with modifications the Final Lampasas Business Park Subdivision Plat of 158.638 acres of land out of the Daniel Stanley Survey, Abstract no 631, Lampasas County, Texas.

Commission member Canales moved to recommend approval of the Final Lampasas Business Park Subdivision Plat of 158.638 acres of land out of the Daniel Stanley Survey, Abstract no 631, Lampasas County, Texas, the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried.

PUBLIC HEARING

- IX. Public Hearing to receive citizen comments to consider vacation and abandonment of 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.

Chair Person opened the Public Hearing

Becky Sims, Zoning Administrator presented the following:

Mike Kriegel, Surveyor on behalf of Jarvis Carlile, property owner is asking the Planning Commission and City Council to consider request to close, abandon, vacate and convey .24 acres (60 foot-wide) un-opened Deb Lynn Street between outlot 18 & outlot 25; part of 1003 S. Howe Street.

- The plat and field notes deeding the property to the Carlile's from the Stultzs was filed in 1985.
- Of the 0.64 acres; .04 acres is in outlot 25
- Copy of letter received from McCoy's lying on dais.

Commission member Canales commented on the description to use for conveyance.

Mrs. Sims commented that the surveyor and legal counsel will prepare descriptions for conveyance documents.

Mr. deGraffenried advised that quick claim deeds are generally comprised on metes and bounds.

Mrs. Sims conferred with Mrs. McCoy to make sure she understood proceedings

Mrs. McCoy addressed the Commission advising that all she wants is what is rightfully hers, The Carlile's and her parents were great friends. She is concerned about her rights to the 0.04 acres in outlot 25.

Mrs. McCoy referred to a letter she received back in 2006/2007 that addressed this same issue. She is not sure of the outcome since she did not attend the meeting. Mrs. Sims advised would research and report back regarding findings.

The public hearing was closed.

REGULAR SESSION

- X. Discussion and possible action to consider vacation and abandonment of 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 Commission chose to take no action until research is completed to recommend approval or denial to City Council.

- XI. Discussion regarding General Planning and Zoning Inquiries and/or Developments.

Mrs. Sims advised no new updates since the last Planning Commission

- XII. Adjourn-

Commission member Canales moved to adjourn at 6:40 p.m., the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried.

Passed and approved this _____ day of November 2022.

Dorothy Person, Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator