

**MINUTES OF 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.**

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
Bob McCauley
Zach Taylor
James Skinner

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator
Lupe Charping, Admin Secretary/Permit Tech
Ryan Ward, Assistant City Manager
Frank Ellett, Building Official

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 December 1, 2022.

Commission member Sibberson moved to approve the minutes as presented, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried.

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 4th 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"

Chair Person opened the public hearing.

The following citizens/property owners took the opportunity to address the Planning Commission regarding their concerns with the development:

Mr. Dale Kemp

- *Zoning/Density/Congestion*
- *Drainage/Runoff*
 - *Planning and Execution of Plan*
- *Retention/Detention Areas*
 - *Existing/New/Proposed*
- *Traffic Problems*

- *Property Values*
- *Quality of Life*
- *Infrastructure Costs*
- *Utilities Supply/Demand*
- *Impact to Taxpayers*
- *Discourage Building in Floodplain*

Mr. Jim Spivey

- *Growth is coming*
- *Supports Subdivision*
- *Proposed area is more suited as rural*
- *Density/Zoning*
- *Changing Character of Area*
- *Comprehensive Plan Objectives*
- *Watershed*
- *WCID-*
 - *9 High Hazard Dam Areas*
- *Sulfur Creek flooding concerns*
- *Recreation Areas/Park*

Mr. Jim Jones

- *Make decisions acceptable to grandkids*
- *Concerns with density/drainage*

Mr. David Matthews

- *Presented video of flooding in front of house*
- *Flooding/Drainage issues*
- *Impact to citizens*
 - *Water/sewer/electric needs*
 - *Costs to taxpayers*
 - *Traffic*
 - *School capacity*

Mr. CM Crawford is in opposition of townhome placement, development violates planning regulations

Mr. Mike Richardson

- *Supports Progress*
- *Development not right for area*
- *Why Single Family Residential-6 "SF-6"*
 - *Density*
 - *Congestion*
 - *Traffic*
- *Drainage/Flooding*

BJ Little, Turley Associates provided the following comments to the Planning Commission:

- *Developers are local*
 - *Emilio Perales and Jimmy Torres reside in the Nolanville, Salado area, local business office (Vista Real Estate)*
 - *Engineering/Developers have been in business for many years/reputable firm.*
- *Development will take many years to develop and they will see it through to the end.*
- *Meeting to consider zoning only/ engineered plans are still underway*
- *Developer will incur cost of development*

- *Purchased additional acreage to meet egress/ingress requirements*
- *Water loop/upsized project*
- *Drainage concerns will be addressed and built to standards.*
 - *Understand concept of accepting flow and not passing on to neighbors*
- *Establish turn lanes for traffic flow*
- *6-8 months to complete engineered plans*
- *Develop in phases*
 - *Phase 1- 50-60 lots*
 - *12-18-month construction*
- *Depending upon market may take 6-10 years to complete subdivision*

With no further comments, Chair Person closed the public hearing at 7:08 p.m.

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 4th 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”

Commission member Shepard moved to deny the request to rezone the parcels to Single Family Residential-6 “SF-6” and Single Family Attached (Townhomes) as requested to allow the developers to rework zoning and density concerns, the motion was seconded by Commission member Taylor and with a unanimous vote the motion carried.

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.

Chair Person opened the Public Hearing.

Becky Sims, Zoning Administrator advised of the following:

- *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 110 FT	125 FT 135 FT	40 FT 45 FT	20 FT/ 25 FT 80 FT in excess of one story/adj to Single Family	15 FT/ 20 FT 60 FT in excess of one story/adj to Single Family	3 STORIES 4 STORIES (55 FT HEIGHT)	50%
O	6,000 SF	N/A	50 FT 60 FT	110 FT 120 FT	25 FT 30 FT	20 FT 25 FT	10 FT 15 FT	2 STORIES 3 STORIES (45 FT HEIGHT)	50%
R	8,000 SF	1200 SF	70 FT 80 FT	100 FT 110 FT	25 FT 30 FT	25 FT 30 FT	25 FT 30 FT	2 STORIES 3 STORIES (45 FT HEIGHT)	40%
CBD (NO CHANGE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3 STORIES	N/A
C (NO CHANGE)	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 30 FT	20 FT 25 FT	15 FT 20 FT	2 STORIES 3 STORIES	65%
HI	15,000 SF	N/A	100 FT	150 FT	25 FT 30 FT	20 FT 25 FT	15 FT 20 FT	3 STORIES	65%

Commission member Shepard asked if these height amendments will accommodate the Assisted Living proposed expansion; Staff advised yes, they are proposing 4-story apartments.

With no additional comments or questions Chair Person closed the Public Hearing at 7:14 pm

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.

Commission member Canales moved to recommend approval of 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, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried.

- 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.

Becky Sims, Zoning Administrator advised there were no new updates from previous meeting,

Additional group discussion relating to the Northington Estates

- *Congestion/Density*
- *Drainage*
- *Ingress/Egress*
- *Townhomes Layout*
 - *Sprinklered/Fire Walls*
- *TxDOT Approval*
 - *4th Street Access*
 - *Proximity to existing traffic signal*
 - *Need for additional traffic signal*
 - *Deceleration/Acceleration lanes*
- *Impact to School*
- *Impact to existing infrastructure*

- VIII. Adjourn-

Commission member Skinner moved to adjourn at 7:28 p.m., the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried.

Passed and approved this _____ day of _____ 2023

Dorothy Person, Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator