

**MINUTES OF MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
THURSDAY, FEBRUARY 2, 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  
James Skinner  
Zach Taylor

**City Staff Present:**

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

**P&Z Members Absent**

Bob McCauley

**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 January 5, 2023.

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

**PUBLIC HEARING**

III. Public hearing to receive citizen comments to consider a Preliminary Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

*Chair Person opened the public hearing*

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

- *The property is described as being 187.36 acres*
- *Mr. Charlie Brown is asking for the Planning Commission and City Council consideration in approving the Preliminary and Final Plat of Gibson Branch.*
- *The City of Lampasas has Plat approval authority for those subdivisions located within the ETJ, per the 1445 agreement with Lampasas County. The intent is to alleviate the developer from having to go through more than one entity for the plat approval process.*
- *In the fall of 2021 Mr. Charlie Brown began working with the County & City regarding the development.*
- *The developers have consulted with an attorney to create Bylaws, Covenants and Aviation and Clearance Easement documents.*
- *The developers worked with Commissioner Rainwater regarding Lampasas County Subdivision Regulations, Steve Hamrick, TxDOT regarding a deceleration lane on 281 and with the City regarding Plat requirements.*

- *In April 2022 the Preliminary Plat was approved by the Planning Commission and City Council. The preliminary plat approval expired in October 2022.*
- *Since that time the developers have been working with Maples & Associates and Goodson Surveyors to finalize Civil Plans for the subdivision.*
- *In October 2022 Joe England, County Engineer, Judge Hoyer and Commissioner Rainwater agreed to the subdivision being designed and constructed to the City of Lampasas Subdivision and Construction Detail Specifications.*
- *Mr. Kriegel delivered the Civil Plans to City Staff in January 2023.*
- *Roadways will not be adopted or maintained by the City of Lampasas or Lampasas County*
- *The maintenance of the subdivision will be the responsibility of the HOA*
- *Outside jurisdiction for City Zoning Regulations.*
- *Utility Services- Hamilton Electric, OSSF & CORIX Water*

*With no additional questions Chair Person closed the public hearing at 6:06 p.m.*

<b>REGULAR SESSION</b>
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- IV. Discussion and possible action to consider a Preliminary Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

*Commission member Shepard moved to approve the Preliminary Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas, the motion was seconded by Commission member Canales and with a unanimous vote, the motion carried. (McCauley absent)*

<b>PUBLIC HEARING</b>
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- V. Public hearing to receive citizen comments to consider the Final Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

*Chair Person opened the Public Hearing to address any additional comments from the Preliminary Plat Public Hearing.*

*With no additional comments, the Public Hearing for the Final Plat was closed at 6:08 pm.*

<b>REGULAR SESSION</b>
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- VI. Discussion and possible action to consider the Final Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

*Commission member Canales moved to approve the Final Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas, the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (McCauley absent)*

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.

Commercial Development

- Renovation underway at 1009 E 4<sup>th</sup> Street. (new store front/floor plan)
- Starbucks- Anticipated opening date February 20, 2023
- Santa Fe Depot- 2<sup>nd</sup>/Liveoak- Metal Building/Shell
- Renovation continuing at the previous Rutlands building

Residential Development

- No new updates on subdivisions since the last meeting
- # of roof permits issued since January 1, 2023= 104 (November Hail Storm)
- New residential permits since September 2022 to present= 15
- Residential Substandard Project- 40 properties identified.

VIII. Adjourn-

*Commission member Skinner moved to adjourn at 6:25 p.m., the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried. (McCauley absent)*

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

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Dorothy Person, Chair

ATTEST:

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Becky Sims, City Secretary/Zoning Administrator