

**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, MAY 4, 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, May 4, 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 to consider an appointment of chair to replace Dorothy Person who resigned from the board and consideration of co-chair.
- III. Discussion and possible action regarding approval of the minutes dated March 2, 2023

PUBLIC HEARING

- IV. 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, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4th Street.

Request to rezone 79.917 acres as defined on concept plat as follows:

- o 3.046 acres to Single Family Attached- SFA-(Townhomes)
- o 10.141 acres to Single Family Residential-6 "SF-6"
- o 35.195 acres to Single Family Residential-8 "SF-8"
- o 29.360 acres to Single Family Residential-10 "SF-10"
- o 2.175 acres to Commercial "C"

REGULAR SESSION

- V. 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, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4th Street.

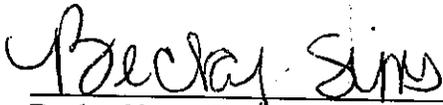
Request to rezone 79.917 acres as defined on concept plat as follows:

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- o 29.360 acres to Single Family Residential-10 "SF-10"
- o 2.175 acres to Commercial "C"

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

VII. 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 18 day of April 2023 at 8:30.



Becky Sims
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
THURSDAY, MARCH 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
Bob McCauley
James Skinner

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

P&Z Members Absent
Marisa Canales
Zach Taylor

REGULAR SESSION

I. Call to order.

Chair Person called the meeting to order at 5:58 p.m. (called the meeting to order a few minutes early due to weather)

II. Discussion and possible action regarding approval of the minutes dated February 2, 2023.

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

PUBLIC HEARING

III. Public hearing to receive citizen comments to consider a request for a Specific Use Permit in an area zoned Retail "R" to allow for a Tire Shop at property described as Lot 7-8, Block 51, AH Barnes Addition; commonly known as 101 S. Key Avenue Lampasas, Texas, Lampasas County.

Chair Person opened the public hearing

Becky Sims, Zoning Administrator advised of the following:

- The property is described as Lot 7-8, Block 51, AH Barnes Addition; commonly known as 101 S. Key Avenue Lampasas, Texas, Lampasas County.
- The property owner is applying for a Specific Use Permit (SUP) to allow for a Tire Store.
- The property is zoned Retail "R", the area surrounding the property is Retail "R" and Single Family Residential-6 "SF-6"
- All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-eight (28) notices to property owners within 200 feet of the applicant's property, four (4) letters were received in favor of the request, none in protest.

With no additional questions Chair Person closed the public hearing at 6:01 p.m.

REGULAR SESSION

- IV. Discussion and possible action to consider a request for a Specific Use Permit in an area zoned Retail "R" to allow for a Tire Shop at property described as Lot 7-8, Block 51, AH Barnes Addition; commonly known as 101 S. Key Avenue Lampasas, Texas, Lampasas.

Commission member Shepard moved to recommend approval to Council for a Specific Use Permit in an area zoned Retail "R" to allow for a Tire Shop at property described as Lot 7-8, Block 51, AH Barnes Addition; commonly known as 101 S. Key Avenue Lampasas, Texas, Lampasas, the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (Canales & Taylor absent)

- V. 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 stated at this time there are no new planning and zoning and/or developments to report.

- VI. Adjourn-

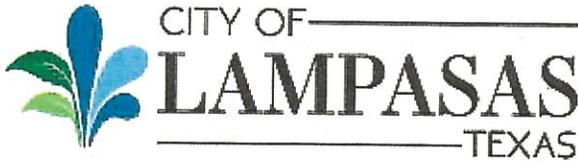
Commission member Skinner moved to adjourn at 6:03 p.m., the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (Canales and Taylor absent)

Passed and approved this ____ day of _____ 2023

Dorothy Person, Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: May 4, 2023 ~~March 2, 2023~~ City Council May 8, 2023

- 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]

Acreeage: 79.921 Existing Zoning: AG and SF-6 Proposed Zoning: SF-6, 10.141 Acres, Lot Size: 50x120
SFA, 3.046 Acres, Lot Size: 27.5x110
C, 2.175 Acres, Lot Size: 200x200
SF-8, 35.195 Acres, Lot Size: 70x120
SF-10, 29.360 Acres, Lot Size: 80x125

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: _____
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, C, SF-8 & SF-10

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: 2/24/2023

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

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: May 4, 2023- 6:00 p.m.

CITY COUNCIL: May 8, 2023 - 6:00 p.m.

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

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 parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4th Street.

- *Request to rezone 79.917 acres as defined on concept plat as follows:*
 - *3.046 acres to Single Family Attached- SFA-(Townhomes)*
 - *10.141 acres to Single Family Residential-6 "SF-6"*
 - *35.195 acres to Single Family Residential-8 "SF-8"*
 - *29.360 acres to Single Family Residential-10 "SF-10"*
 - *2.175 acres to Commercial "C"*

The purpose of the public hearings 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, May 4, 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, May 8, 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.

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 18 day of April 2023 at 8:30am

City of Lampasas
Zoning Board of Adjustment
Staff Report (Northington Creek 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, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4 th Street
Request	Tri-Cru Ventures, LLC, Emilio Perales is asking the City’s Planning Commission to consider the following rezone <i>Request to rezone 79.917 acres as defined on concept plat as follows:</i> <ul style="list-style-type: none">○ <i>3.046 acres to Single Family Attached- SFA-(Townhomes)</i>○ <i>10.141 acres to Single Family Residential-6 “SF-6”</i>○ <i>35.195 acres to Single Family Residential-8 “SF-8”</i>○ <i>29.360 acres to Single Family Residential-10 “SF-10”</i>○ <i>2.175 acres to Commercial “C”</i>
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 eighteen (18) 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	The requested rezone fits within the existing character of the neighborhood and rooftops are essential to the community as outlined in the Comprehensive Plan.



WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Northington Estates)

I own 1502 E 3RD,, [address] in Lampasas, Texas.

At this time, I do or (do not) plan to attend the Public Hearing noted above.

(You are welcome to attend, even if you indicate on this form that you do not plan to do so)

As a property owner who may be affected by the requested change, I want the Board to know that I, do not (protest) or (approve) the requested zoning change that the Applicant has asked the Council to grant.

Please place a check mark beside your choice above and/or note any reasons or concerns you want the Council to consider in the spaces below.

My support/objection to the request is because:

- (1) _____
- (2) _____
- (3) _____

(Further information may be written on back of this sheet, if additional space is needed.)

Signed Jim Spivey Date 4/2/23, 2023

Jim and Pam Spivey
1502 E 3rd Street
Lampasas, Texas 76550

UBS/M 4-17-23

Written Form Received by City Staff on: _____, 20____ by _____.