

**MINUTES OF 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.**

The Planning and Zoning Commission of the City of Lampasas met in regular session on the above date with Commission Chair Canales presiding:

P&Z Members Present:
Danielle Shepard
Zach Taylor
Bob McCauley
James Skinner

City Staff Present:
Becky Sims, City Secretary/Zoning Administrator
Lupe Charping, Admin Secretary/Permit Tech
Ryan Ward, ACM
Frank Ellett, Building Official

P&Z Members Absent
Michael Sibberson

REGULAR SESSION

I. Call to order.

Chair Canales called the meeting to order at 6:00 p.m.

II. Discussion and possible action to consider an appointment of chair to replace Dorothy Person who resigned from the board and consideration of a co-chair.

Commission member Shepard moved to appoint Commission member Canales as Commission Chair, the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried. (Sibberson absent)

Commission member Shepard moved to appoint Commission member Taylor as Co-Chair, the motion was seconded by Commission member McCauley and with a unanimous vote, the motion carried. (Sibberson absent)

III. Discussion and possible action regarding approval of the minutes dated March 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 (Sibberson absent)

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:

- 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"

Chair Canales opened the public hearing

Becky Sims, Zoning Administrator advised of the following:

- Tri-Cru Ventures, LLC, Emilio Perales is asking the City's Planning Commission to consider the following rezone
 - 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 property is currently zoned Agriculture and Single Family-6 "SF-6" The area surrounding the property is Commercial, Single Family Residential and Retail.
- 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. Seven letters were received today in opposition of the request.
- The requested rezone fits within the existing character of the neighborhood and rooftops are essential to the community as outlined in the Comprehensive Plan.

Commission member Shepard addressed the developer regarding drainage concerns by citizen opposition.

- *Mr. Little advised that drainage plan will be engineered.*
 - *Adherence to State & License Mandates and Statutes.*

The following citizens provided testimony:

- *David Matthews – 1703 E 4th Street*
 - *Strongly protest the zoning request*
 - *Drainage/runoff concerns*
 - *Infrastructure*
 - *School System*
 - *Cost to Citizens*
 - *Increased traffic*
- *Dale Kemp*
 - *Opposition to development*
 - *Drainage/flooding*
 - *Congestion*
- *Richardson via letters*
 - *Traffic*
 - *Flooding*
 - *Disturbance of existing water wells*
 - *Trespassing/poaching*
 - *Flood plain*
 - *# of homes*
 - *Safety*
- *BJ Little addressed the Commission:*
 - *Traffic Impact Analysis*
 - *Traffic Signal*

- *Intersection Layout*
- *Deceleration/Acceleration Lanes*
- *Drainage Study*
- *Infrastructure Design*
- *Civil Plan*
- *Egress/Ingress- access onto Fourth Street*
- *Developer to bare cost of development*

With no additional comments, Chair Canales closed the public hearing

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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- 2.175 acres to Commercial "C"

Commission member Shepard moved to approve the zoning as presented with modifying the Single Family Attached (townhomes) to Patio Homes, the motion was seconded by Commission member Taylor and with no additional affirmative actions, the motion was denied.

City Secretary Sims opened the floor for an additional motion to obtain consensus among the Commission.

Commission member McCauley moved to amend the zoning from the proposed layout to Single Family Residential-8 "SF-8", with no second the motion failed.

Commission member Skinner moved to deny the proposed zoning as presented, the motion was seconded by Chair Canales, and with no additional affirmative actions, the motion was denied.

City Secretary Sims advised would review next steps and refer to City Council for zoning consideration.

- 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.

COMMERCIAL DEVELOPMENTS

- *New Retail Strip Center/Storage Units 4th/Briggs*
- *New Retail Strip Center-*
 - *Lotus Beauty Salon*
 - *New salon going in its place at Market Place*
 - *Anytime Fitness- Fall*
- *Silver Creek Assisted Living-(additional 42 apartments) 281 across from Boones*

- (2) 4-story & (1)-2-story-
- Engineer has reached out for utility design
- Santa Fe Depot- 2nd/Liveoak- Metal Building/Shell (Business TBD)
- Rutlands Building-
 - Turquoise in Texas Boutique
 - Wings of Eagles
- Ladies Side- Distillery/Tasting Room- TBD
- Cory Butts Electric- Central Texas Expressway- Wrights Fencing/ Pools etc.
- Lampasas Rice Building- Demolished
- Community Church- New Building on 4th (close to finished)
- Old Community Church location- renovated for Cooley-Baltrun Law Office
Corner of 3rd/main
- Dealer Accessories Complex HWY 183- Tamara's Hair Studio
- Fireworks Stand- (right out of town- on Highway 190)

NEW RESIDENTIAL DEVELOPMENTS

- Issued 14 new home permits.

Substandard- Property Inventory (approx.40 properties identified)

VII. Adjourn-

Commission member Shepard moved to adjourn meeting at 7:06 p.m., the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried. (Sibberson absent)

Passed and approved this ____ day of _____2023

Marisa Canales, Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator