

**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, SEPTEMBER 7, 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, September 7, 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 regarding approval of the minutes dated August 3, 2023
- III. Discussion and consideration of applicant to fill board vacancy.

PUBLIC HEARING

- IV. Public hearing to receive citizen comments to consider a request for a Specific Use Permit to allow the sale of portable buildings in an area zoned Commercial, described as 1 acre, Abstract 0042, John Burleson Survey, commonly known as 615 Central Texas Expressway Lampasas, Texas Lampasas County.

REGULAR SESSION

- V. Discussion and possible action to consider approval, denial or approval with modifications to consider a request for a Specific Use Permit to allow the sale of portable buildings in an area zoned Commercial, described as 1 acre, Abstract 0042, John Burleson Survey, commonly known as 615 Central Texas Expressway Lampasas, Texas Lampasas County.

PUBLIC HEARING

- VI. Public hearing to receive citizen comments to consider a request for a Specific Use Permit to allow for a daycare in an area zoned Retail, described as approximately ±3 acres, Lots 1 & 2, Block 58, AH Barnes Addition, commonly known as 808 S Western Ave. Lampasas, Texas Lampasas County.

REGULAR SESSION

- VII. Discussion and possible action to consider approval, denial or approval with modifications to consider a request for a Specific Use Permit to allow for a daycare in an area zoned Retail, described as approximately ±3 acres, Lots 1 & 2, Block 58, AH

Barnes Addition, commonly known as 808 S Western Ave. Lampasas, Texas Lampasas County.

PUBLIC HEARING

- VIII. Public hearing to receive citizen comments to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-20 "SF-20" Zoning Classification for Hillside Acres Subdivision, 36.76 acres located in Lampasas, Texas Lampasas County.

REGULAR SESSION

- IX. Discussion and possible action to consider approval, denial or approval with modifications to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-20 "SF-20" Zoning Classification for Hillside Acres Subdivision, 36.76 acres located in Lampasas, Texas Lampasas County.

PUBLIC HEARING

- X. Public hearing to receive citizen comments to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-10 "SF-10" Zoning Classification for Hidden Oaks Subdivision, 4.00 acres located in Lampasas, Texas Lampasas County.

REGULAR SESSION

- XI. Discussion and possible action to consider approval, denial or approval with modifications to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-10 "SF-10" Zoning Classification for Hidden Oaks Subdivision, 4.00 acres located in Lampasas, Texas Lampasas County.

PUBLIC HEARING

- XII. Public hearing to receive citizen comments regarding a request to rezone 12.74 acres of land out of the James Easley Survey, ABST No. 0185, Lampasas, Texas, Lampasas County owned by Ronald and Debra Kuker from Agriculture to Multi Family-2 Apartments.

REGULAR SESSION

- XIII. Discussion and possible action to consider approval, denial or approval with modifications to rezone 12.74 acres of land out of the James Easley Survey, ABST No. 0185, Lampasas, Texas, Lampasas County owned by Ronald and Debra Kuker from Agriculture to Multi Family-2 Apartments.

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

XV. 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 1 day of September 2023 at 11:00am



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, AUGUST 3, 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 Co-Chair Taylor presiding:

P&Z Members Present:
Danielle Shepard
Michael Sibberosn
Bob McCauley
James Skinner

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

P&Z Members Absent
Marisa Canales

REGULAR SESSION

I. Call to order

Co-Chair Taylor called the meeting to order @6:00 p.m.

II. Discussion and possible action regarding approval of the minutes dated May 4, 2023.

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

III. Discussion and possible action regarding approval of minutes from the Special Meeting held on May 11, 2023.

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

IV. Discussion regarding Parliamentary Procedures.

This item was postponed to a future meeting

PUBLIC HEARING

V. Public hearing to receive citizen comments to consider a Preliminary Plat for the Moore Subdivision, 5.556 acres, a subdivision out of the L.H.W Johnson Survey, A-419 Lampasas Texas, Lampasas County.

Co-Chair Taylor opened the Public Hearing

Becky Sims, Zoning Administrator advised of the following:

- *Sam Walker, Eckermann Engineering, and Joe Abel, Property Owner is asking the Planning Commission to consider approval of the Preliminary Plat of the Moore Subdivision*
- *The City Manager or his/her qualified designee may make the determination that the preliminary plat & final plat may be combined/submitted as on submission as long as the related conditions are met and the subdivision is or would be fewer than 15 or fewer lots.*

- *The proposed development is 5.556 acres and has been platted into 4 lots. The lots meet the zoning requirements for the Retail Zoning District. Lots 1 & 2 will consist of a ± 21,800 square foot gym and a ±4,900 square foot spa.*
- *The proposed development was granted a variance by the Zoning Board of Adjustment to the number of required parking spaces in February 2023.*
- *As of July 20, 2023, all Staff comments pertaining to the Final Plat and Site Plan have been addressed.*
- *The property is located within Lampasas City Limits. The 5.556 acres is zoned Retail “R”, the area surrounding the property is zoned Retail “R”.*
- *City Water, Sewer and Electric is available*
 - *Electric design and easements are still being discussed by both parties and will be dedicated by separate instruments.*

With no additional comments or discussion, Co-Chair Taylor closed the public hearing.

REGULAR SESSION

- VI. Discussion and possible action to consider approval, denial or approval with modifications to the Preliminary Plat Moore Subdivision, 5.556 acres, a subdivision out of the L.H.W Johnson Survey, A-419 Lampasas Texas, Lampasas County.

Co-Chair Taylor moved to approve the Preliminary Plat Moore Subdivision, 5.556 acres, a subdivision out of the L.H.W Johnson Survey, A-419 Lampasas Texas, Lampasas County, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried. (Canales absent)

PUBLIC HEARING

- VII. Public hearing to receive citizen comments to consider a Final Plat for the Moore Subdivision, 5.556 acres, a subdivision out of the L.H.W Johnson Survey, A-419 Lampasas Texas, Lampasas County.

Co-Chair Taylor opened the public hearing

Becky Sims, Zoning Administrator presented the following:

- *Sam Walker, Eckermann Engineering, and Joe Abel, Property Owner is asking the Planning Commission to consider approval of the Final Plat of the Moore Subdivision*
- *The City Manager or his/her qualified designee may make the determination that the preliminary plat & final plat may be combined/submitted as on submission as long as the related conditions are met and the subdivision is or would be fewer than 15 or fewer lots.*
- *The proposed development is 5.556 acres and has been platted into 4 lots. The lots meet the zoning requirements for the Retail Zoning District. Lots 1 & 2 will consist of a ± 21,800 square foot gym and a ±4,900 square foot spa.*
- *The proposed development was granted a variance by the Zoning Board of Adjustment to the number of required parking spaces in February 2023.*
- *As of July 20, 2023, all Staff comments pertaining to the Final Plat and Site Plan have been addressed.*
- *The property is located within Lampasas City Limits. The 5.556 acres is zoned Retail “R”, the area surrounding the property is zoned Retail “R”.*
- *City Water, Sewer and Electric is available*
 - *Electric design and easements are still being discussed by both parties and will be dedicated by separate instruments.*

With no additional comments or discussion, Co-Chair Taylor closed the public hearing.

REGULAR SESSION

- VIII. Discussion and possible action to consider approval, denial or approval with modifications to the Final Plat for the Moore Subdivision, 5.556 acres, a subdivision out of the L.H.W Johnson Survey, A-419 Lampasas Texas, Lampasas County.

Commission member Sibberson moved to recommend approval of the Final Plat for the Moore Subdivision, 5.556 acres, a subdivision out of the L.H.W Johnson Survey, A-419 Lampasas Texas, Lampasas County, the motion was seconded by Co-Chair Taylor and with a unanimous vote, the motion carried. (Canales absent)

PUBLIC HEARING

- IX. Public hearing to receive citizen comments to consider a request to amend the City of Lampasas Zoning Ordinance by amending the following Business Park Zoning Districts:
- Section 30 A – Business Park Zone 1 –Low Intensity - “BPZ1”
 - Section 30 B – Business Park Zone 2 – Medium Intensity- “BPZ2”
 - Section 30 C – Business Park Zone 3 – High Intensity - “BPZ3”

Co-Chair Taylor opened the public hearing.

Becky Sims, Zoning Administrator reviewed the proposed zoning amendments for the Business Park highlighting the following:

Staff & LEDC board have been working on final covenants, restrictions and zoning regulations since January 2022. In May 2023, the board approved the final covenants draft. Since that time, Staff has worked diligently to modify the zoning regulations to fit the covenants and vision of the board.

- *The Zoning Distinctions, General Purposes and Description remained the same.*
- *The maximum height is 70 ft. (6-7 stories, dependent upon floor height)*
- *The minimum square foot for all zones is 3,000.*
- *No temporary portable buildings allowed in the Business Park*
- *BP1- Light Industrial with Office Showroom*
- *Allowed outdoor storage is based on specific percentage of floor area or lot.*
 - *BP1 requires outdoor storage to be screened from public view*
- *Outdoor Retail Sales Displays are permitted in all districts*
- *The permitted uses in all zones have been identified, which provides more detail than simply retail, commercial or industrial uses.*

With no additional comments or discussion, Co-Chair Taylor closed the public hearing

REGULAR SESSION

- X. Discussion and possible action to consider approval, denial or approval to amend the City of Lampasas Zoning Ordinance by amending the following Business Park Zoning Districts:
- Section 30 A – Business Park Zone 1 –Low Intensity - “BPZ1”
 - Section 30 B – Business Park Zone 2 – Medium Intensity- “BPZ2”
 - Section 30 C – Business Park Zone 3 – High Intensity - “BPZ3”

Commission member Sibberson moved to approve the amendments to the City of Lampasas Zoning Ordinance by amending the Business Park Zoning Districts, the motion was seconded by Co-Chair Taylor and with a unanimous vote, the motion carried. (Canales absent)

PUBLIC HEARING

- XI. Public hearing to receive citizen comments to consider a request to rezone property being 151.64 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Agricultural "AG" to Business Park Zone 1 "BPZ1", Business Park Zone 2 "BPZ2" and Business Park Zone 3 "BPZ3"

Co-Chair Taylor opened the public hearing.

Becky Sims, Zoning Administrator presented the following:

- *Lot 1- 7.526 acres- Business Park Zone 1- Low Intensity*
- *Lot 2- 3.703 acres- Business Park Zone 2- Medium Intensity*
- *Lot 3- 9.762 acres- Business Park Zone 3- High Intensity*
- *Lot 4- 98.81 acres- Split between Business Park Zone 2- Medium Intensity (Business Blvd, Frontage) and Business Park 3- High Intensity*
- *Lot 5- 25.192 acres- Split between Business Park 1- Low Intensity (183 Frontage) and Business Park 2- Medium Intensity*

With no additional comments or discussion, Co-Chair Taylor closed the public hearing

REGULAR SESSION

- XII. Discussion and possible action to consider approval, denial or approval to consider a request to rezone property being 151.64 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Agricultural "AG" to Business Park Zone 1 "BPZ1", Business Park Zone 2 "BPZ2" and Business Park Zone 3 "BPZ3"

Commission member Shepard moved to recommend approval of the request to rezone property being 151.64 acres out of the Daniel Stanley Survey, Abstract 0631, more specifically being the Lampasas Economic Development Corporation Business Park located on South U.S. Highway 183 from an area zoned Agricultural "AG" to Business Park Zone 1 "BPZ1", Business Park Zone 2 "BPZ2" and Business Park Zone 3 "BPZ3" as defined, the motion was seconded by Co-Chair Taylor and with a unanimous vote, the motion carried. (Canales absent)

- XIII. *Adjourn- Commission member Sibberson moved to adjourn the meeting at 6:18 pm, the motion was seconded Commission member Shepard and with a unanimous vote, the motion carried. (Canales absent)*

Passed and approved this ____ day of _____ 2023

Zachary Taylor, Co-Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

Becky Sims

From: noreply@civicplus.com
Sent: Thursday, September 2, 2021 7:56 AM
To: Becky Sims; Finley deGraffenried
Subject: Online Form Submittal: Application for Appointment to a City Board or Commission

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Application for Appointment to a City Board or Commission

Form fields including Date (9/2/2021), Personal Information, First Name (Zach), Last Name (Carnley), Address1, City (Lampasas), State (TX), Zip (76550), Home Phone Number, Mobile Phone Number, Email Address (zach@sneedfuneralchapel.net), Business Address (201 E. Third St, Lampasas, TX, 76550), Business Phone Number (512-556-1183), Occupation (Funeral Home Owner/Director), Please indicate board/commission/committe preference(s): (Planning and Zoning Commission), Residency Information.

Length of residency in City of Lampasas In total 18 years

Length of residency of Lampasas County In total 18 years

Are you a registered voter? Yes

Voter Registration Number *Field not completed.*

Did you vote in the last City Election? Yes

Organization Membership Information

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, please list current service, including dates. *Field not completed.*

Have you served on a Board, Commission, or Committee before? No

If yes, please list past service, including dates. *Field not completed.*

Please state why you wish to serve. I was born and raised here in Lampasas, I am now back raising my family here and owning and operating a business and want to give back to the community in various ways, this being one of them.

What are your top three goals and objectives for the City Board, Commission or Committee you are applying for? *Field not completed.*

Please list any special knowledge or experience applicable to City Board, Commission, or Committee with that you are applying for. I have served on a few different commissions in towns prior to moving back to Lampasas.

Please attach resume or additional experience to application *Field not completed.*

Signature of Applicant

Do you agree?

Agree

Email not displaying correctly? [View it in your browser.](#)

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:**PLANNING AND ZONING COMMISSION: September 7, 2023 - 6:00 P.M.****CITY COUNCIL: September 11, 2023 - 6:00 P.M.****HEARING(S) LOCATION:
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS****302 E THIRD STREET, LAMPASAS, TEXAS 76550**

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 for a Specific Use Permit to allow the sale of portable buildings in an area zoned Commercial, described as ±1 acre, Abstract 0042, John Burlison Survey, commonly known as 615 Central Texas Expressway Lampasas, Texas Lampasas County.

To consider a request for a Specific Use Permit to allow for a daycare in an area zoned Retail, described as approximately ±3 acres, Lots 1 & 2, Block 58, AH Barnes Addition, commonly known as 808 S Western Ave. Lampasas, Texas Lampasas County.

To consider a request to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-20 "SF-20" Zoning Classification for Hillside Acres Subdivision, 36.76 acres located in Lampasas, Texas Lampasas County.

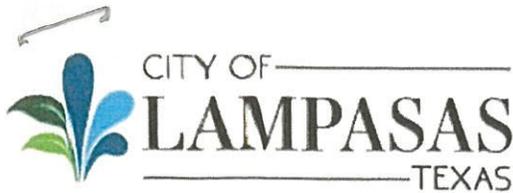
To consider a request to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-10 "SF-10" Zoning Classification for Hidden Oaks Subdivision, 4.00 acres located in Lampasas, Texas Lampasas County.

To consider a request to rezone 12.74 acres of land out of the James Easley Survey, ABST No. 185, Lampasas County, Texas and being a part of that tract described in a Special Warranty Deed to the David and Karen Love Living Trust dated November 12, 2018 and recorded in Volume 550, page 125 of the Deed Records of Lampasas County from Agriculture to Multi Family-2 Apartments.

The purpose of the public hearings noted herein is to allow members of the public who may be affected by these items to voice their views to the Planning and Zoning Commission. The first public hearing will be held on September 7, 2023 at 6:00 P.M. in the City Council Chambers located at 302 E Third Street, Lampasas, Texas, before a recommendation is made to the City Council on the items listed above.

The City Council will hold public hearings on the above-referenced items on September 11, 2023 at 6:00 P.M. in the Calvert Municipal Building, City Council Chambers located at 302 E Third Street, Lampasas, Texas 76550.

All persons interested in the above referenced items 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.



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: Sept 7 City Council Sept 11

- 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: NorthStar Portable Building Sales Lot
 Physical Location of Property: 615 Central Texas Expressway, Lampasas
[General Location – approximate distance to nearest existing street corner]
 Brief Legal Description of Property (must also attach accurate metes and bounds _____)

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 1.00 Existing Zoning: _____ Proposed Zoning: _____

Applicant / Owner's Name: Dennis Johnson (Applicant) Allen Kent (Owner)
 Contact Person: Dennis Johnson Title: Applicant
 Company Name: NorthStar Portable Buildings
 Street/Mailing Address: PO Box 340 City: Troy State: TX Zip: 76579
 Phone: 254-394-4018 Email Address: northstarportablebuildingstx@gmail.com

Engineer / Representative's Name: _____
 Contact Person: _____ Title: _____
 Company Name: _____
 Street/Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: Use to be for Portable Shed sales lot

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: [Signature] Title: Owner Date: 7/18/23

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

Property Details

Account

Property ID: 7988 **Geographic ID:** 20042-002-000-00

Type: Real **Zoning:**

Property Use:

Location

Situs Address: 615 CENTRAL TEXAS EXPY LAMPASAS, TX 76550

Map ID: **Mapsco:** M15

Legal Description: ACR: .94 ABST: 0042 SURV: JOHN BURLESON LocCd:94

Abstract/Subdivision:

Neighborhood:

Owner ⓘ

Owner ID: 58994

Name: KENT CLIFFORD ALLEN ETUX MICHELLE L

Agent:

Mailing Address: 2206 FM 2808
KEMPNER, TX 76539

% Ownership: 100.0%

Exemptions: EX - TOTAL EXEMPTION
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$147,410 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$0 (+)

Market Value:	\$147,410 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$147,410 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$147,410
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: KENT CLIFFORD ALLEN ETUX MICHELLE L **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD	0.000000	\$147,410	\$106,620	\$0.00	
CLA	CITY OF LAMPASAS	0.315600	\$147,410	\$106,620	\$336.49	
LAM	LAMPASAS COUNTY	0.467400	\$147,410	\$106,620	\$498.34	
R&B	ROAD & BRIDGE	0.114100	\$147,410	\$106,620	\$121.65	
SLA	LAMPASAS ISD	1.202900	\$147,410	\$106,620	\$1,282.53	

Total Tax Rate: 2.100000

Estimated Taxes With Exemptions: \$2,239.01

Estimated Taxes Without Exemptions: \$3,095.60



Parcel 7988

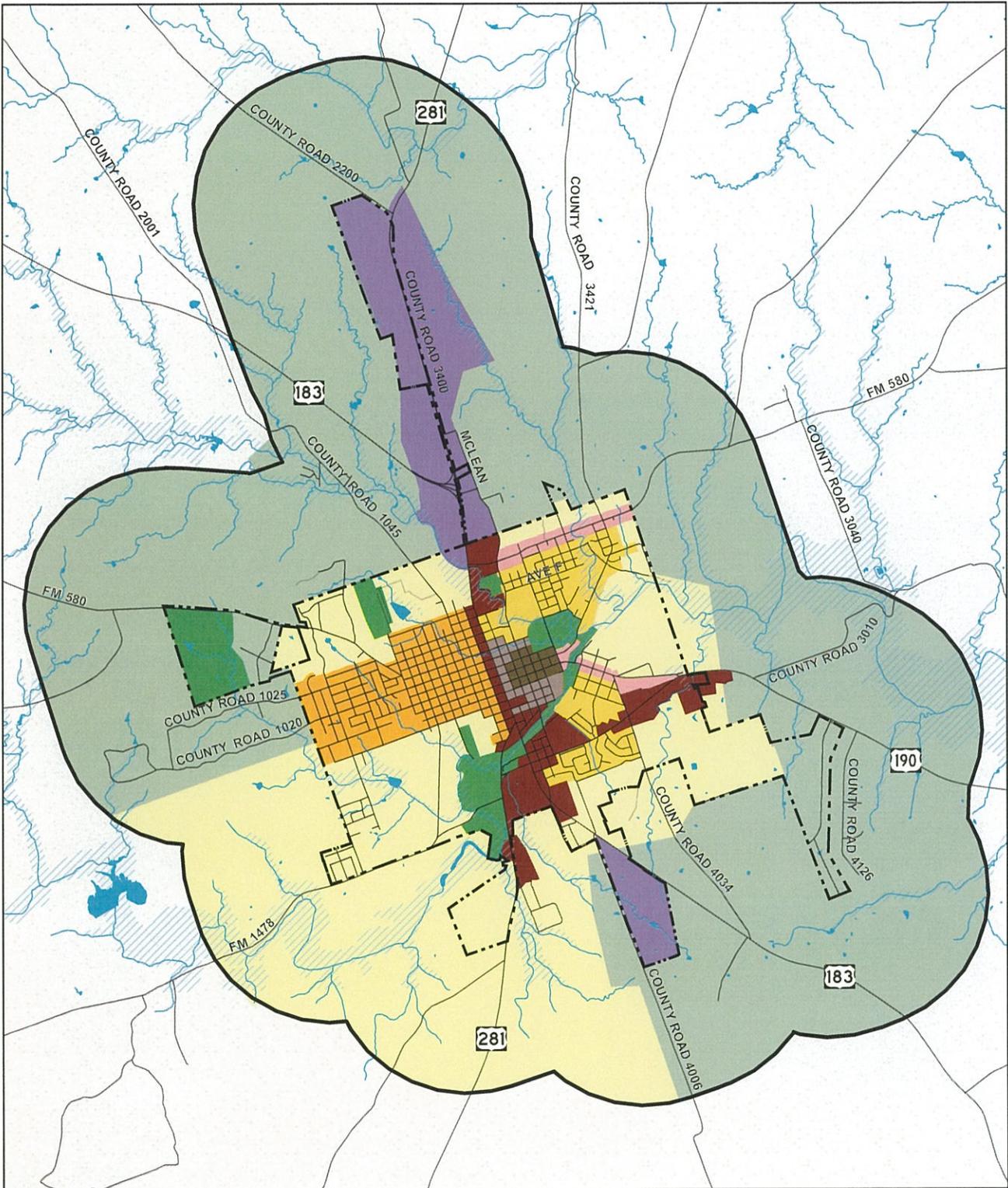
City of Lampasas
Planning and Zoning Board
Staff Report
(Johnson/Kent- SUP)

Subject Property	The property is described as ±1 acre, Abstract 0042, John Burleson Survey, commonly known as 615 Central Texas Expressway Lampasas, Texas Lampasas County.
Request	The business owner is applying for a Specific Use Permit (SUP) to allow for the sale of portable buildings in an area zoned Commercial.
Current Zoning	The property is zoned Commercial “C”, the area surrounding the property is Commercial “C”, Single Family Residential-6 “SF-6” and Single Family Residential-10 “SF-10”
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-five (25) notices to property owners within 200 feet of the applicant’s property, to date no letters have been received in favor or in protest of the request.
Consideration	In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors outlined in Section 34, City of Lampasas Zoning Regulations.
Recommendation	<p>In approving a requested SUP, the Planning and Zoning Commission and City Council may consider the following:</p> <ol style="list-style-type: none">1. The use is in conformance with the intent of the Comprehensive Plan and with general objectives of the City; and containing such requirements and safeguards as are necessary to protect adjoining property;2. The use is harmonious and compatible with surrounding existing uses or proposed uses;3. The activities requested by the applicant are normally associated with the permitted uses in the base district;4. The nature of the use is reasonable;5. Any negative impact on the surrounding area has been mitigated;6. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

COMMERCIAL “C”
Permitted in District with SUP

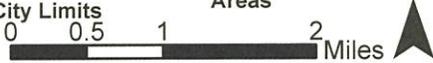
- AMBULANCE SERVICE
- AMUSEMENT, COMMERCIAL (OUTDOOR)
- ANIMAL HUMANE SOCIETY
- AUTO GLASS, SEAT COVER/UPHOLSTERY AND MUFFLER SHOP
- AUTO PAINTING OR BODY REBUILDING SHOP
- AUTO REPAIR, MAJOR
- BOAT SALES
- BUS STATION OR TERMINAL
- CABINET SHOP
- CEMETERY OR MAUSOLEUM
- CHILD CARE CENTER/ DAY CARE CENTER
- CLEANING PLANT (COMMERCIAL OR WHOLESALE)
- COMMUNITY CENTER (PUBLIC)
- CONTRACTOR SHOP W/OUTSIDE STORAGE YARD
- ELECTRICAL SUBSTATION (HIGH VOLTAGE BULK POWER)
- ELECTRICAL TRANSMISSION LINE (HIGH VOLTAGE)
- EQUIPMENT RENTAL (HEAVY)
- EQUIPMENT SALES (NEW OR USED)
- FLEA MARKET (INDOOR)
- FOOD PROCESSING PLANT
- FRANCHISED PRIVATE UTILITY (NOT LISTED)
- FURNITURE MANUFACTURE AND REFINISHING SHOP
- GAS LINE AND REGULATING STATION
- GOLF COURSE (COMMERCIAL)
- HAULING OR STORAGE COMPANY W/OUTSIDE STORAGE
- HEAVY MACHINERY SALES STORAGE
- HELIPORT
- HELISTOP
- INSTITUTION FOR ALCOHOLIC, NARCOTIC, OR PSYCHIATRIC PATIENTS
- KENNEL (OUTDOOR PENS)
- KIOSK
- LABORATORY EQUIPMENT MANUFACTURING
- LANDSCAPING SERVICE/CONSTRUCTION
- LIGHT MANUFACTURING AND ASSEMBLY PROCESSES
- MANUFACTURED MOBILE HOME PARK
- MANUFACTURED OR INDUSTRIALIZED HOME SALES (NEW)
- MILK DEPOT, DAIRY OR ICE CREAM PLANT
- MINI-WAREHOUSE
- MOTOR FREIGHT COMPANY
- MULTIPLE FAMILY DWELLING (APARTMENT)
- OFFICE SHOWROOM
- OPEN STORAGE, DISPLAY, OR WORK AREAS FOR MERCHANDISE OR MACHINERY
- PAINT SHOP
- PALM READER/CARD READER
- PARK OR PLAYGROUND (PRIVATE) NON COMMERCIAL
- PARKING LOT, TRUCKS & TRAILERS
- PORTABLE BUILDING SALES (OUTDOOR DISPLAY)
- PRIVATE CLUB
- RV PARK
- RV/CAMPER SALES

MAP 4.2, FUTURE LAND USE PLAN

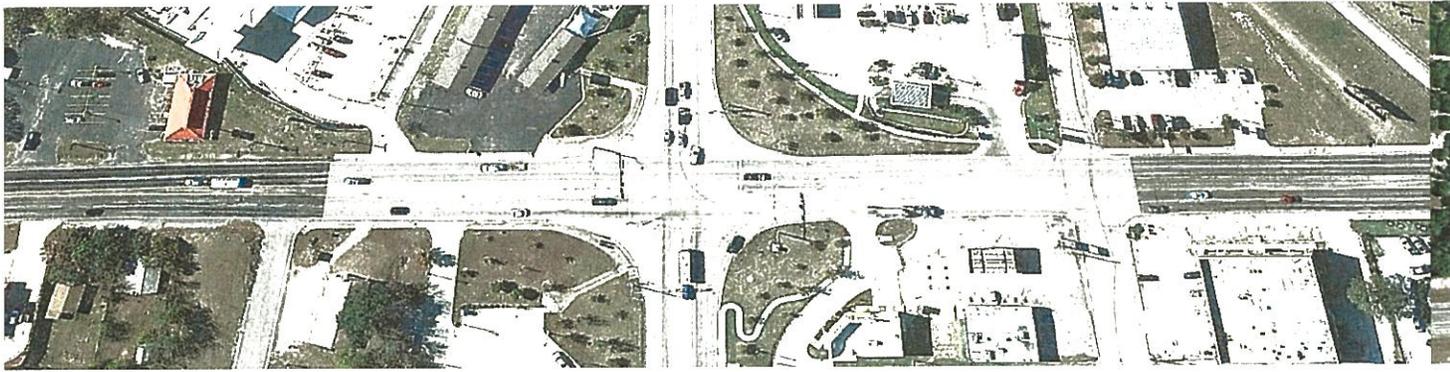


LEGEND

- | | | | |
|-------------------------|-----------------------|--------------|----------------------|
| Parks and Open Space | Suburban Mixed-Use | Watercourses | Lampasas ETJ |
| Rural Estate | Corridor Commercial | Water Bodies | Roads |
| Suburban Residential | Employment Mixed-Use | Floodzone | Lampasas City Limits |
| Traditional Residential | Downtown Transitional | | Non-Lampasas Areas |
| Urban Residential | Downtown Core | | |



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



CORRIDOR COMMERCIAL (CC)

The Corridor Commercial (CC) future development category is intended for areas to be developed to primarily support local and regionally-serving businesses that rely on higher traffic volumes and the visibility that is associated with being located along a major roadway (e.g., U.S. Highway 281). In these areas, the predominant character of development is focused on serving the automobile.

APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as CC include:

- *Residential Uses:* existing single-family; multi-family.
- *Recreational and Entertainment Uses:* All recreational and entertainment uses.
- *Utility, Service, and Other Uses:* public facilities and infrastructure.
- *Educational, Institutional and Special Uses:* schools; colleges, and universities; institutional uses (e.g., places of public assembly); assisted living and skilled nursing facilities.
- *Office and Professional Uses.* All office and professional uses.
- *Retail and Service Type Uses:* all retail and service type uses.
- *Commercial Uses.* Some commercial uses provided that it requires no federal permits and consists of indoor operations with no external nuisances (e.g., bakery, H-VAC sales; kennel (indoor pens); print shops; hotels and motels; etc.).
- *Automobile and Related Uses.* automobile services and repair, excluding sales.

COMPATIBLE ZONING DISTRICTS

The current zoning districts that may be appropriate to implement the Corridor Commercial (CC) future development category include general retail (GR); general commercial (GC); office (O); neighborhood retail (NR); multi-family (MF-1); and planned development (PD).

LOCATION & DECISION-MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- New nonresidential development should be located on and take access from a arterial or greater street classification, or an internal street network designed as part of a larger center.
- While accommodating the automobile will continue to be the predominant focus, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, higher quality development standards and landscaping, and access management techniques (e.g., limited access points and inter-parcel connectivity) can soften the impact and improve overall quality and appearance of the City's main economic spines.



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: 9-7-23 City Council 9-11-23

- 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: A. H. Barnes Addition
 Physical Location of Property: 808 S Western Ave
[General Location -- approximate distance to nearest existing street corner]
 Brief Legal Description of Property (must also attach accurate metes and bounds Lots 1 and 2, Block 58
A. H. Barnes Addition cabinet 1, slide 29, plat 128
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: _____ Existing Zoning: _____ Proposed Zoning: _____

Applicant / Owner's Name: Mike Atkinson Family LLC
 Contact Person: Mike Atkinson Title: _____
 Company Name: Mike Atkinson Family LLC
 Street/Mailing Address: 600 CR 228 City: Lampasas State: TX Zip: 76550
 Phone: 254-290-7023 Email Address: mikeatkinson57@gmail.com

Engineer / Representative's Name: Shawn Kirkpatrick
 Contact Person: Shawn Kirkpatrick Title: _____
 Company Name: _____
 Street/Mailing Address: 705 South Spring City: Lampasas State: TX Zip: 76550
 Phone: 512-540-0004 Email Address: shawn@shk3.com

Nature of Request/Proposed Use of the Property: Childcare Facility

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: [Signature] Title: Partner Date: 8-15-2023
 City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 bsims@cityoflampasas.com

Property Details

Account

Property ID:	284	Geographic ID:	10020-058-001-00
Type:	Real	Zoning:	
Property Use:			
Location			
Situs Address:	808 S WESTERN AVE LAMPASAS, TX 76550		
Map ID:		Mapsc0:	M15
Legal Description:	LOT: 1 BLK: 58 ADDN: A H BARNES LocCd:94		
Abstract/Subdivision:			
Neighborhood:			
Owner ⓘ			
Owner ID:	10157		
Name:	ATKINSON MICHAEL & CYNTHIA		
Agent:			
Mailing Address:	600 CR 228 LAMPASAS, TX 76550		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$16,500 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$16,500 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$16,500 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$16,500
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ATKINSON MICHAEL & CYNTHIA **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD	0.000000	\$16,500	\$16,500	\$0.00	
CLA	CITY OF LAMPASAS	0.315600	\$16,500	\$16,500	\$52.07	
LAM	LAMPASAS COUNTY	0.467400	\$16,500	\$16,500	\$77.12	
R&B	ROAD & BRIDGE	0.114100	\$16,500	\$16,500	\$18.83	
SLA	LAMPASAS ISD	1.202900	\$16,500	\$16,500	\$198.48	

Total Tax Rate: 2.100000

Estimated Taxes With Exemptions: \$346.50

Estimated Taxes Without Exemptions: \$346.50

Property Details

Account

Property ID:	285	Geographic ID:	10020-058-002-00
Type:	Real	Zoning:	
Property Use:			
Location			
Situs Address:	808 S WESTERN AVE LAMPASAS, TX 76550		
Map ID:		Mapsco:	M15
Legal Description:	LOT: 2 BLK: 58 ADDN: A H BARNES LocCd:94		
Abstract/Subdivision:			
Neighborhood:			
Owner ⓘ			
Owner ID:	10135		
Name:	ATKINSON MICHAEL & CYNTHIA		
Agent:			
Mailing Address:	600 CR 228 LAMPASAS, TX 76550		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$123,610 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$15,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$138,610 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$138,610 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$138,610
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ATKINSON MICHAEL & CYNTHIA **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD	0.000000	\$138,610	\$138,610	\$0.00	
CLA	CITY OF LAMPASAS	0.315600	\$138,610	\$138,610	\$437.45	
LAM	LAMPASAS COUNTY	0.467400	\$138,610	\$138,610	\$647.86	
R&B	ROAD & BRIDGE	0.114100	\$138,610	\$138,610	\$158.15	
SLA	LAMPASAS ISD	1.202900	\$138,610	\$138,610	\$1,667.34	

Total Tax Rate: 2.100000

Estimated Taxes With Exemptions: \$2,910.80

Estimated Taxes Without Exemptions: \$2,910.80



808 S. Western



PARCELS 284 + 285

City of Lampasas
Planning and Zoning Board
Staff Report
(Atkinson/Yoho- SUP)

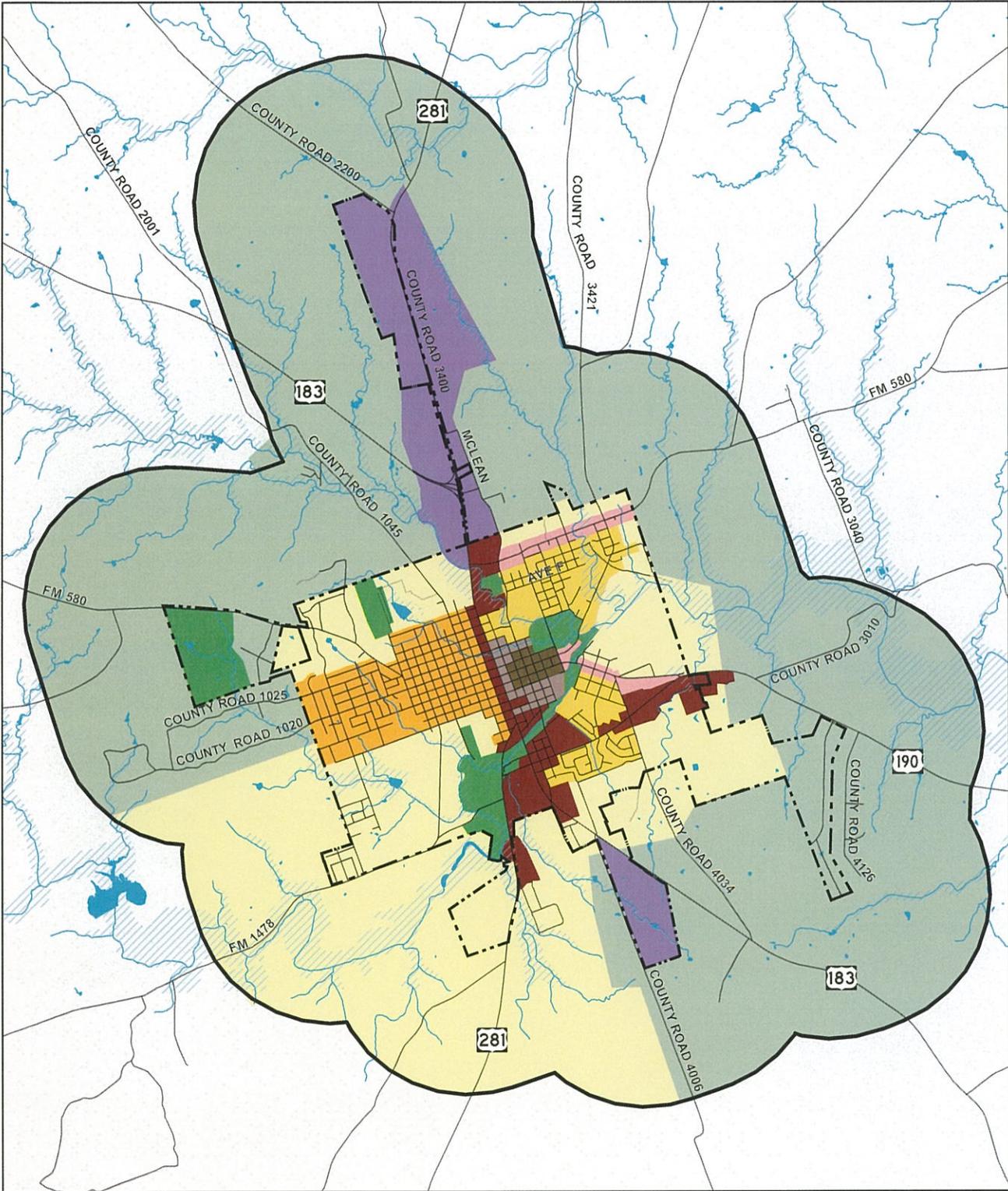
Subject Property	The property is described as ±3 acres, Lots 1 & 2, Block 58, AH Barnes Addition, commonly known as 808 S Western Ave. Lampasas, Texas Lampasas County.
Request	The business owner is applying for a Specific Use Permit (SUP) to allow for a daycare facility in an area zoned Retail.
Current Zoning	The property is zoned Retail “R”, the area surrounding the property is Retail “R”.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-five (25) notices to property owners within 200 feet of the applicant’s property, to date Staff has received one letter in favor of the request and non in protest.
Consideration	In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors outlined in Section 34, City of Lampasas Zoning Regulations.
Recommendation	<p>In approving a requested SUP, the Planning and Zoning Commission and City Council may consider the following:</p> <ol style="list-style-type: none">1. The use is in conformance with the intent of the Comprehensive Plan and with general objectives of the City; and containing such requirements and safeguards as are necessary to protect adjoining property;2. The use is harmonious and compatible with surrounding existing uses or proposed uses;3. The activities requested by the applicant are normally associated with the permitted uses in the base district;4. The nature of the use is reasonable;5. Any negative impact on the surrounding area has been mitigated;6. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

RETAIL "R"

Permitted in District with SUP

- AIRPORT OR LANDING FIELD
- AMUSEMENT, COMMERCIAL (INDOOR)
- ASSISTED LIVING FACILITY
- AUTO ACCESSORY INSTALLATION, MINOR
- AUTO REPAIR, MAJOR
- BAKERY OR CONFECTIONERY (WHOLESALE OR COMMERCIAL)
- BUILDING MATERIALS, HARDWARE OR HOME IMPROVEMENT CENTER (OUTDOOR)
- CEMETERY OR MAUSOLEUM
- CHECK CASHING SERVICE & LOAN AGENCY
- CHILD CARE CENTER/ DAY CARE CENTER
- COLLEGE OR UNIVERSITY
- COMMUNITY CENTER (PUBLIC)
- DAY CAMP FOR CHILDREN
- ELECTRICAL SUBSTATION (HIGH VOLTAGE BULK POWER)
- ELECTRICAL TRANSMISSION LINE (HIGH VOLTAGE)
- FEED AND GRAIN STORE
- FRANCHISED PRIVATE UTILITY (NOT LISTED)
- GAS LINE AND REGULATING STATION
- HELIPORT
- HELISTOP
- HOSPITAL, ACUTE CARE
- HOSPITAL, CHRONIC CARE
- HOUSING FOR THE ELDERLY/SENIOR APARTMENT/CONGREGATE HOUSING
- INSTITUTION FOR ALCOHOLIC, NARCOTIC, OR PSYCHIATRIC PATIENTS
- KIOSK
- MEDICAL LABORATORY
- MOTEL OR HOTEL (LESS THAN 30 ROOMS)
- MOTORCYCLE SALES AND REPAIR
- MULTIPLE FAMILY DWELLING (APARTMENT)
- NEW & USED AUTO SALES
- OFFICE SHOWROOM
- OPEN STORAGE, DISPLAY, OR WORK AREAS FOR MERCHANDISE OR MACHINERY
- PARK OR PLAYGROUND (PRIVATE) NON COMMERCIAL
- PARKING LOT STRUCTURE COMMERCIAL (AUTO)
- PLAYFIELD OR STADIUM (PUBLIC)
- PRINTING COMPANY
- PROPANE SALES (RETAIL)
- PUBLIC BUILDING, SHOP OR YARD OF LOCAL, STATE OR FEDERAL AGENCY
- RECYCLING KIOSK
- RETIREMENT HOUSING FOR THE ELDERLY
- RV PARK
- SCHOOL, BUSINESS
- SCHOOL, COMMERCIAL, TRADE
- SEASONAL USES (TEMPORARY)
- SMALL ENGINE REPAIR SHOP
- SMOKE/TOBACCO SHOP
- STUDIO FOR RADIO OR TELEVISION
- STUDIO TATTOO OR BODY PIERCING
- SUPPLEMENTAL RESIDENTIAL ACCOMMODATIONS
- SUPPLEMENTAL RESIDENTIAL ACCOMMODATIONS

MAP 4.2, FUTURE LAND USE PLAN



LEGEND

Parks and Open Space	Suburban Mixed-Use	Watercourses	Lampasas ETJ
Rural Estate	Corridor Commercial	Water Bodies	Roads
Suburban Residential	Employment Mixed-Use	Floodzone	Lampasas City Limits
Traditional Residential	Downtown Transitional		
Urban Residential	Downtown Core		



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



DOWNTOWN TRANSITIONAL

The Downtown Transitional future development category consist of the areas immediately surrounding the Downtown Core and is intended to provide an area that transitions from the higher density/intensity uses found in the Downtown Core to the abutting Urban Residential areas. These areas are intended to conserve the existing gridded lot and block pattern of development. These areas are intended to be developed with an urban character, meaning redevelopment requires a build-to line, on-street parking, and a focus on walkability.

APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as UR include:

- *Residential Uses:* single-family detached dwellings; industrialized housing; single-family attached (i.e., triplexes); mixed-use urban lofts; and multi-family apartments.
- *Recreational and Entertainment Uses:* private parks and amenities; trails and connections to public parks and trails.
- *Utility, Service, and Other Uses:* public facilities and infrastructure.
- *Retail and Service Type Uses:* neighborhood retail and restaurants may be allowed.*
- *Other:* home occupations.

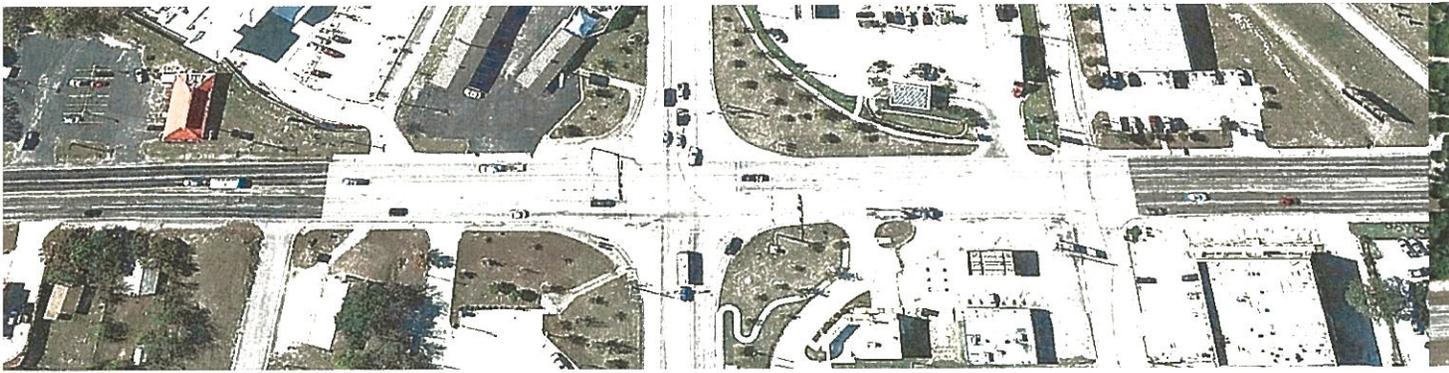
COMPATIBLE ZONING DISTRICTS

The current zoning districts that may be appropriate to implement the Downtown Transitional (DT) future development category include single-family detached (SF-6); two-family (2F, SF-A); multi-family (MF-1, MF-2); neighborhood retail (NR); and planned development (PD).

LOCATION & DECISION-MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- New nonresidential development shall not exceed or change the existing lot and block configuration, and shall be developed with an urban character that adheres to the performance standards indicative the greater area, including a build-to setback, sidewalks, and street trees. Parking shall be on-street or provided via rear alley access. No drive-throughs are permitted and signage should be appropriately scaled for an urban character environment.
- New single-family attached uses (i.e., triplexes) and mixed-use urban lofts are allowed provided that they adhere to the existing urban character of the area. Parking is to be provided via rear alley access.
- The highest priority for street improvements is on the pedestrian and maintaining the quality of the existing street character. As such, all new development and redevelopment requires the establishment of on-street parking (if needed), sidewalks (either new or replacement, if needed), and the planting of street trees between the edge of payment and the sidewalk.



CORRIDOR COMMERCIAL (CC)

The Corridor Commercial (CC) future development category is intended for areas to be developed to primarily support local and regionally-serving businesses that rely on higher traffic volumes and the visibility that is associated with being located along a major roadway (e.g., U.S. Highway 281). In these areas, the predominant character of development is focused on serving the automobile.

APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as CC include:

- *Residential Uses:* existing single-family; multi-family.
- *Recreational and Entertainment Uses:* All recreational and entertainment uses.
- *Utility, Service, and Other Uses:* public facilities and infrastructure.
- *Educational, Institutional and Special Uses:* schools; colleges, and universities; institutional uses (e.g., places of public assembly); assisted living and skilled nursing facilities.
- *Office and Professional Uses.* All office and professional uses.
- *Retail and Service Type Uses:* all retail and service type uses.
- *Commercial Uses.* Some commercial uses provided that it requires no federal permits and consists of indoor operations with no external nuisances (e.g., bakery, H-VAC sales; kennel (indoor pens); print shops; hotels and motels; etc.).
- *Automobile and Related Uses.* automobile services and repair, excluding sales.

COMPATIBLE ZONING DISTRICTS

The current zoning districts that may be appropriate to implement the Corridor Commercial (CC) future development category include general retail (GR); general commercial (GC); office (O); neighborhood retail (NR); multi-family (MF-1); and planned development (PD).

LOCATION & DECISION-MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- New nonresidential development should be located on and take access from a arterial or greater street classification, or an internal street network designed as part of a larger center.
- While accommodating the automobile will continue to be the predominant focus, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, higher quality development standards and landscaping, and access management techniques (e.g., limited access points and inter-parcel connectivity) can soften the impact and improve overall quality and appearance of the City's main economic spines.

**City of Lampasas
Planning and Zoning Board
Staff Report
(Hillside Acres-Zoning Distinction)**

To consider a request to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-20 "SF-20" Zoning Classification for Hillside Acres Subdivision, 36.76 acres located in Lampasas, Texas Lampasas County.

- The subdivision is 36.76 and is platted into 26 lots.
- Staff is recommending the zoning distinction as SF-20 for Hillside Acres as it is the closest fit to the subdivision layout.
- The approved plat does show a 25 ft build line, which is the subdivision standard and meets most zoning classifications.

Sec. 70-209. - Building lines.

- *Front street. The front building line shall not be less than 25 feet from the front property line.*
 - *Side street. The building line on the side of corner lots shall comply/conform with the underlying zoning requirements.*
 - *Side and rear. Side and rear building lines shall comply with the underlying zoning requirements and shall also be at least seven feet from all power lines.*
 - *Zoning ordinances to control. Zoning ordinances, if any, shall be controlling as to all building lines. If there should ever be a conflict between this chapter and any zoning ordinance, the zoning ordinance shall control.*
- The recommended SF-20 zoning does call for a 40 ft front yard setback.
 - *This can be reviewed on a case-by-case basis.*
 - *A variance may be an option to conform to the zoning regulations.*
 - The lot sizes are one acre or more and there is no curb and gutter since the lot frontage is 150 ft; which is defined in the subdivision regulations.

Subdivisions meeting all of the following criteria may be exempt from the curb and gutter and street width requirements:

- *Each lot, tract or parcel of land within the subdivision must contain a minimum of one acre.*
 - *Each lot, tract or parcel of land within the subdivision must contain a minimum frontage of 150 feet, excluding tracts located in a cul-de-sac.*
 - *Each lot, tract or parcel must be subject to the mandatory prohibition against further subdivision of any lot, tract or parcel into a lot, tract or parcel containing less than one acre.*
- Staff reviewed the thirteen (13) sets of house plans that have already been completed or in progress and there were only two (2) that were under the 1800 sq ft minimum.
 - The next zoning option is Single Family Residential-10 "SF-10"; which does have the 25 ft front yard setback; however, it has a minimum floor area of 1200 sq ft and only requires one covered parking spot.

SECTION 14 SF-20 -- SINGLE-FAMILY ESTATE RESIDENTIAL-20 DISTRICT

14.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-20, Single-Family Estate Residential-20, district is intended to provide for development of primarily detached, single-family residences on lots of not less than twenty thousand (20,000) square feet.

14.2 PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
2. Single-family detached dwellings.
3. Municipally-owned facilities and uses (no open storage or repair).
4. Real estate sales offices during the development of residential subdivisions in which the office is located until ninety-five percent (95%) of the building permits of the platted lots in the subdivision are issued. Site plan review and approval by the Building Official is required for both permanent (e.g., model home used as a sales office) and non-permanent (e.g., trailer or movable building unit) structures to be used as real estate sales offices (issuance of a temporary structure permit by the Building Official is also required for non-permanent structures).
5. Temporary field or construction office for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Building Official. The specific time period allowed shall be specified by the Building Official upon issuance of a temporary structure permit, and site plan review and approval by the Building Official is also required. The allowed time period may be extended for an additional one (1) year period upon approval of an extension by the Building Official.
6. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:
- a. The term accessory use shall include customary home occupations as herein defined.
- b. Accessory buildings, including a private garage, shall not occupy more than fifty percent (50%) of the minimum required rear yard. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. See Section 38 for additional accessory use requirements.
- c. A detached private garage used in conjunction with the main building.
- d. Antennae (amateur or CB radio) and/or satellite dish antennae, as specified in Section 41.5.
- e. Detached garages and living quarters above a detached garage, or other accessory buildings such as barns, sheds, and other structures are permitted. Detached servants quarters without a garage shall be permitted only by SUP and are required to be on a lot five (5) acres or larger. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall not, in any case, be leased or sold.
- f. Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.

7. Swimming Pool (private).
8. Utilities (public).
9. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

14.3 HEIGHT REGULATIONS:

- A. Maximum Height:**
1. Two and one-half (2½) stories or thirty-five (35) feet for the main building.
 2. One (1) story for accessory buildings without garages.
 3. Other (see Section 41)

14.4 AREA REGULATIONS:

- A. Size of Lots:**
1. **Minimum Lot Area** - Twenty thousand (20,000) square feet
 2. **Minimum Lot Width** - One hundred ten feet (110')
 3. **Minimum Lot Depth** - One hundred fifty feet (150')
- B. Size of Yards:**
1. **Minimum Front Yard** - Forty feet (40')
 2. **Minimum Side Yard** - Fifteen feet (15'); twenty feet (20') on corner lots adjacent to a street
 3. **Minimum Rear Yard** - Ten feet (10') for the main building; twenty feet (20') from a garage or carport to an alley; ten feet (10') from a main building to an accessory building
- C. Maximum Lot Coverage:** Fifty percent (50%) by main buildings and accessory buildings
- D. Parking Regulations:**
1. **Single-Family Dwelling Unit** - A minimum of two (2) covered parking spaces behind the front building line and on the same lot as the main structure
 2. **Other** - (See Section 36, Off-Street Parking and Loading Requirements)
- E. Minimum Floor Area per Dwelling Unit** - One thousand eight hundred (1,800) square feet

14.5 SPECIAL REQUIREMENTS:

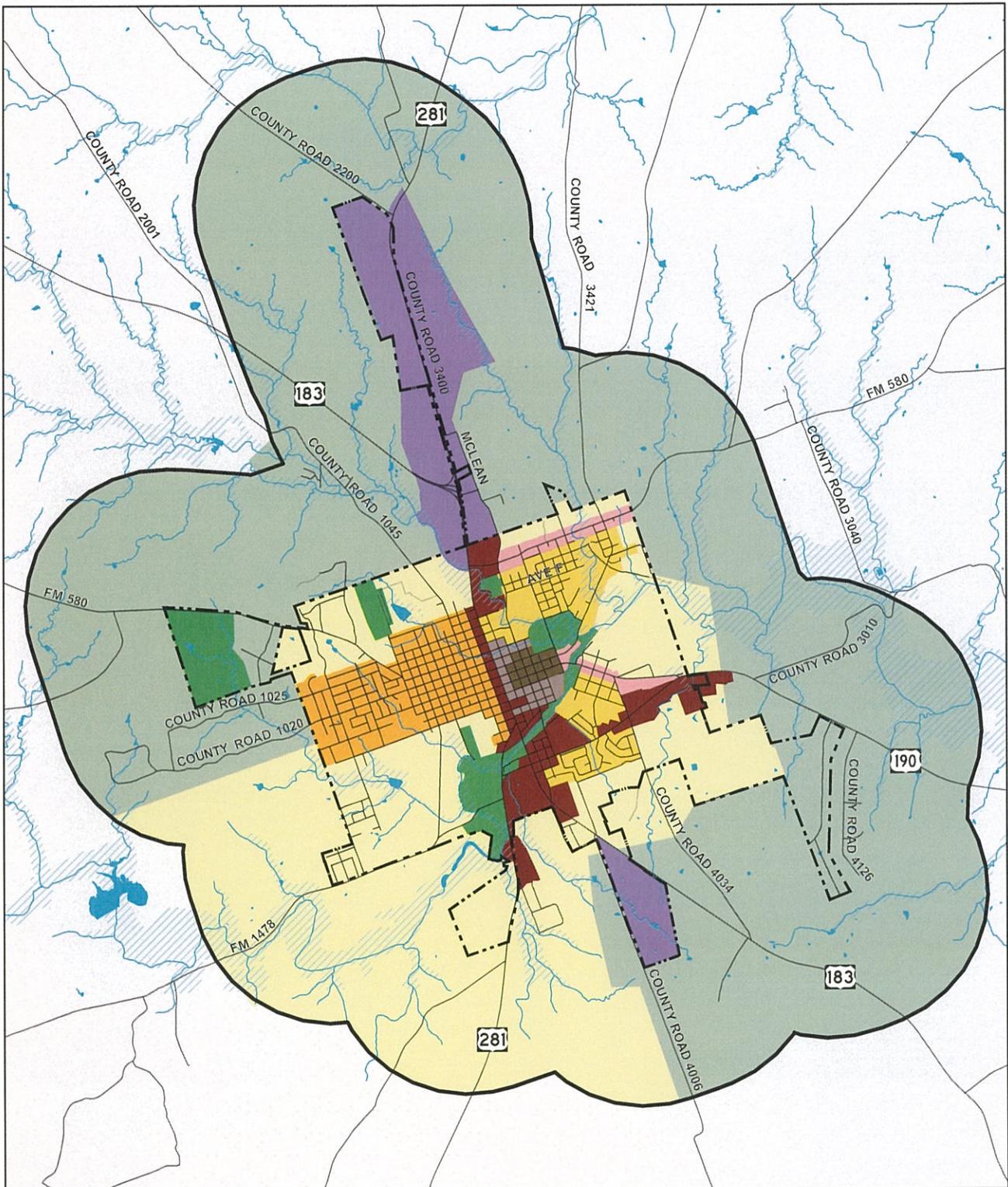
- A.** Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B.** Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on five (5) or more acres.
- C.** Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, gardening materials, etc.).
- D.** Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
- E.** Swimming pools shall be enclosed by a security fence not less than six (6) feet in height. All swimming pool security fences shall be constructed so as not to have openings, holes or gaps larger than two (2) inches in dimension, except for doors and gates. All doors and gates shall be equipped with self-closing, self-latching devices.





Hillside Acres

MAP 4.2, FUTURE LAND USE PLAN



LEGEND

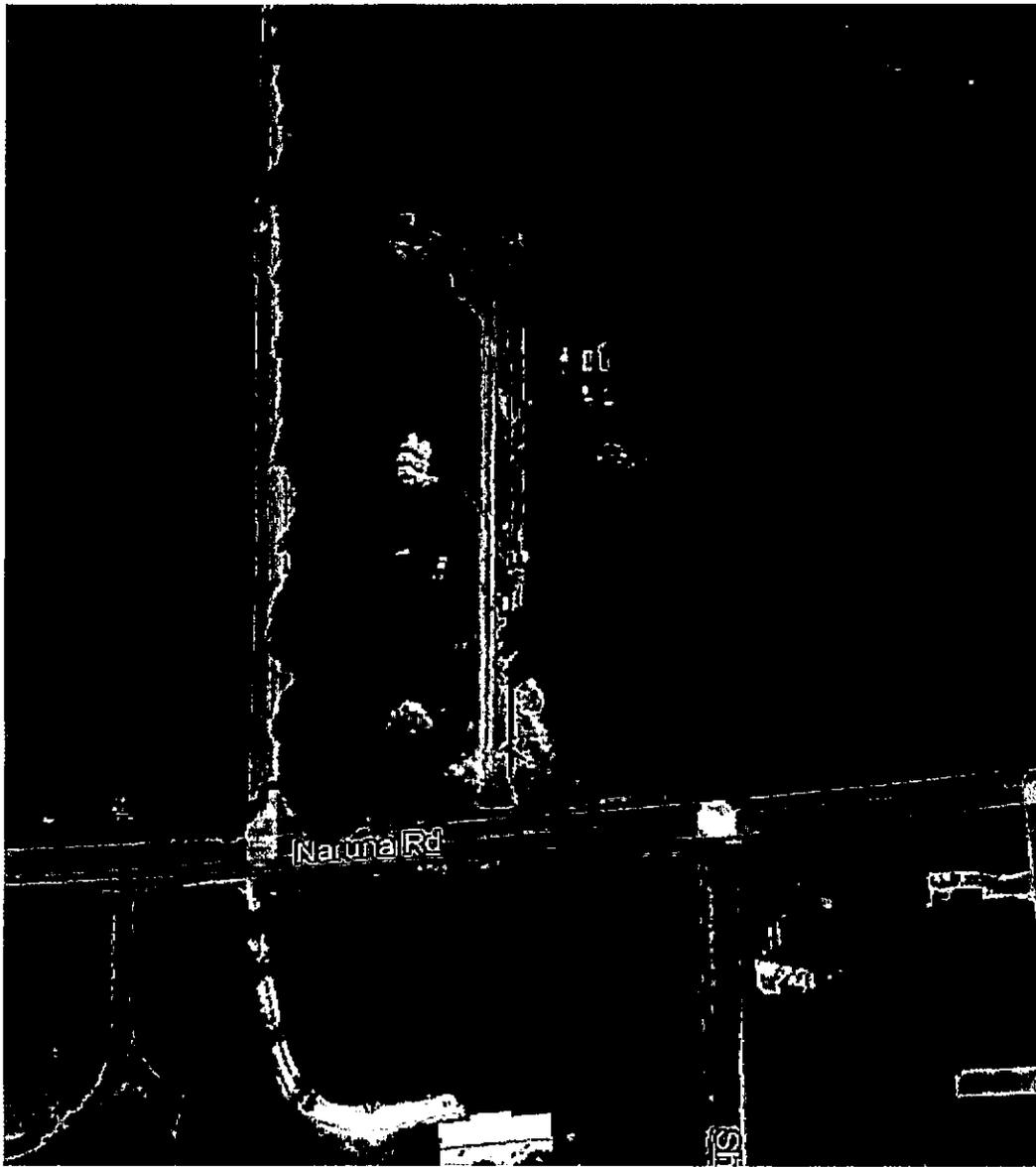
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|-------------------------|-----------------------|----------------------|--------------------|
| Parks and Open Space | Suburban Mixed-Use | Watercourses | Lampasas ETJ |
| Rural Estate | Corridor Commercial | Water Bodies | Roads |
| Suburban Residential | Employment Mixed-Use | Floodzone | Non-Lampasas Areas |
| Traditional Residential | Downtown Transitional | Lampasas City Limits | |
| Urban Residential | Downtown Core | | |

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

**City of Lampasas
Planning and Zoning Board
Staff Report
(Hidden Oaks-Zoning Distinction)**

To consider a request to amend the Lampasas Code of Ordinances, Zoning Regulations to consider Single Family Residential-10 "SF-10" Zoning Classification for Hidden Oaks Subdivision, 4.00 acres located in Lampasas, Texas Lampasas County.

- The subdivision is 4.00 acres and is platted into 12 lots.
- Staff is recommending the zoning distinction as SF-10 for Hidden Oaks as it is the closest fit to the subdivision layout.
- Staff reviewed the four (4) sets of house plans that have already been completed or in progress and they are above the minimum floor area of 1200 sq ft.





Hidden Oaks Subdivision

SECTION 15 SF-10 -- SINGLE-FAMILY RESIDENTIAL-10 DISTRICT

15.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-10, Single-Family Residential-10, district is intended to provide for development of primarily detached, single-family residences on lots of not less than ten thousand (10,000) square feet.

15.2 PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
2. Single-family detached dwellings.
3. All uses allowed in the SF-20 zoning district.
4. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

15.3 HEIGHT REGULATIONS:

- A. **Maximum Height:**
 1. Two and one-half (2½) stories or thirty-five (35) feet for the main building.
 2. One (1) story for accessory buildings without garages.
 3. Other (see Section 41)

15.4 AREA REGULATIONS:

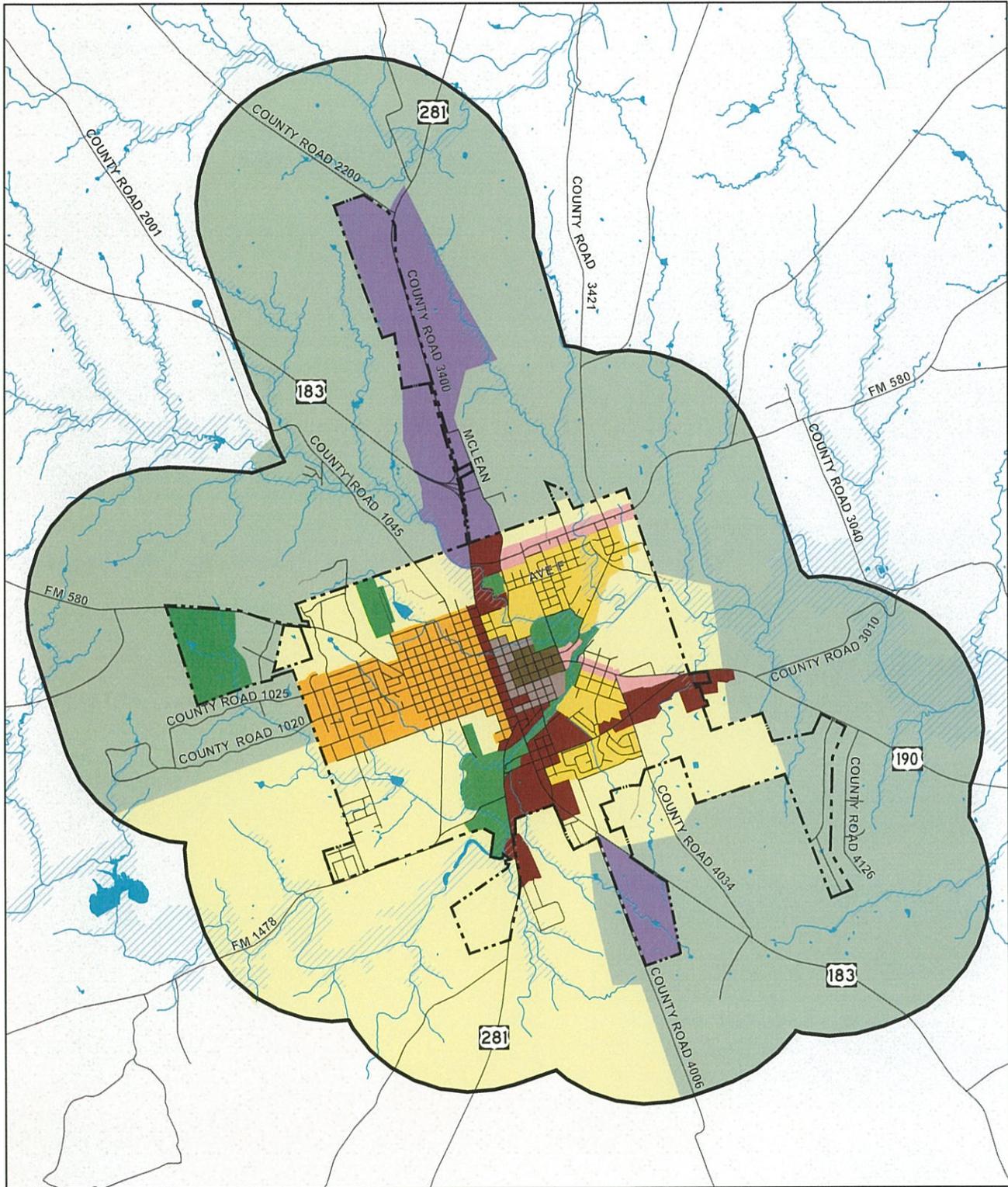
- A. **Size of Lots:**
 1. **Minimum Lot Area** - Ten thousand (10,000) square feet
 2. **Minimum Lot Width** - Eighty feet (80')
 3. **Minimum Lot Depth** - One hundred twenty feet (120')
- B. **Size of Yards:**
 1. **Minimum Front Yard** – Twenty Five feet (25')
 2. **Minimum Side Yard** - Six feet (6'); ten feet (10') on corner lots adjacent to a street
 3. **Minimum Rear Yard** - Six feet (6') for the main building; six feet (6') from a garage or carport to an alley; ten feet (10') from a main building to an accessory building
- C. **Maximum Lot Coverage:** Fifty percent (50%) by main buildings and accessory buildings
- D. **Parking Regulations:**
 1. **Single-Family Dwelling Unit** - A minimum of one (1) covered parking spaces behind the front building line and on the same lot as the main structure
 2. **Other** - (See Section 36, Off-Street Parking and Loading Requirements)
- E. **Minimum Floor Area per Dwelling Unit** - One thousand two hundred (1,200) square feet

15.5 SPECIAL REQUIREMENTS:

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on five (5) or more acres.

- C. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, gardening materials, etc.).
- D. Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
- E. Swimming pools shall be enclosed by a security fence not less than six (6) feet in height. All swimming pool security fences shall be constructed so as not to have openings, holes or gaps larger than two (2) inches in dimension, except for doors and gates. All doors and gates shall be equipped with self-closing, self-latching devices.
- F. **Other Regulations** - As established in the Development Standards, Sections 36 through 44.

MAP 4.2, FUTURE LAND USE PLAN



LEGEND

- | | | | |
|-------------------------|-----------------------|--------------|----------------------|
| Parks and Open Space | Suburban Mixed-Use | Watercourses | Lampasas ETJ |
| Rural Estate | Corridor Commercial | Water Bodies | Roads |
| Suburban Residential | Employment Mixed-Use | Floodzone | Lampasas City Limits |
| Traditional Residential | Downtown Transitional | | Non-Lampasas Areas |
| Urban Residential | Downtown Core | | |

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: 9-7-23 City Council 9-11-23

- 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: _____

Physical Location of Property: CR 4006, approximately 350 ft south of intersection of CR 4004

General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds **Being 12.74 acres of land out of the James Easley Survey, ABST No. 185, Lampasas County, Texas and being a part of that tract described in a Special Warranty Deed to the David and Karen Love Living Trust dated November 12, 2018 and recorded in Volume 550, page 125 of the Deed Records of Lampasas County**

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 12.74 Existing Zoning: Agriculture Proposed Zoning: Multi-Family-2 Apartments

Applicant / Owner's Name: Ronald W Kuker

Contact Person: Ron Kuker Title: Owner

Company Name: _____

Street/Mailing Address: 611 Central Tx Expwy City: Lampasas State: TX Zip: 76550

Phone: 512-556-7270 Email Address: kukercompany@yahoo.com

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: Multi-Family-2 Apartments

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: [Signature] Title: owner Date: 7/17/23

City of Lampasas
Planning and Zoning Board
Staff Report
(Kuker- Rezone)

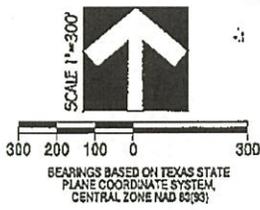
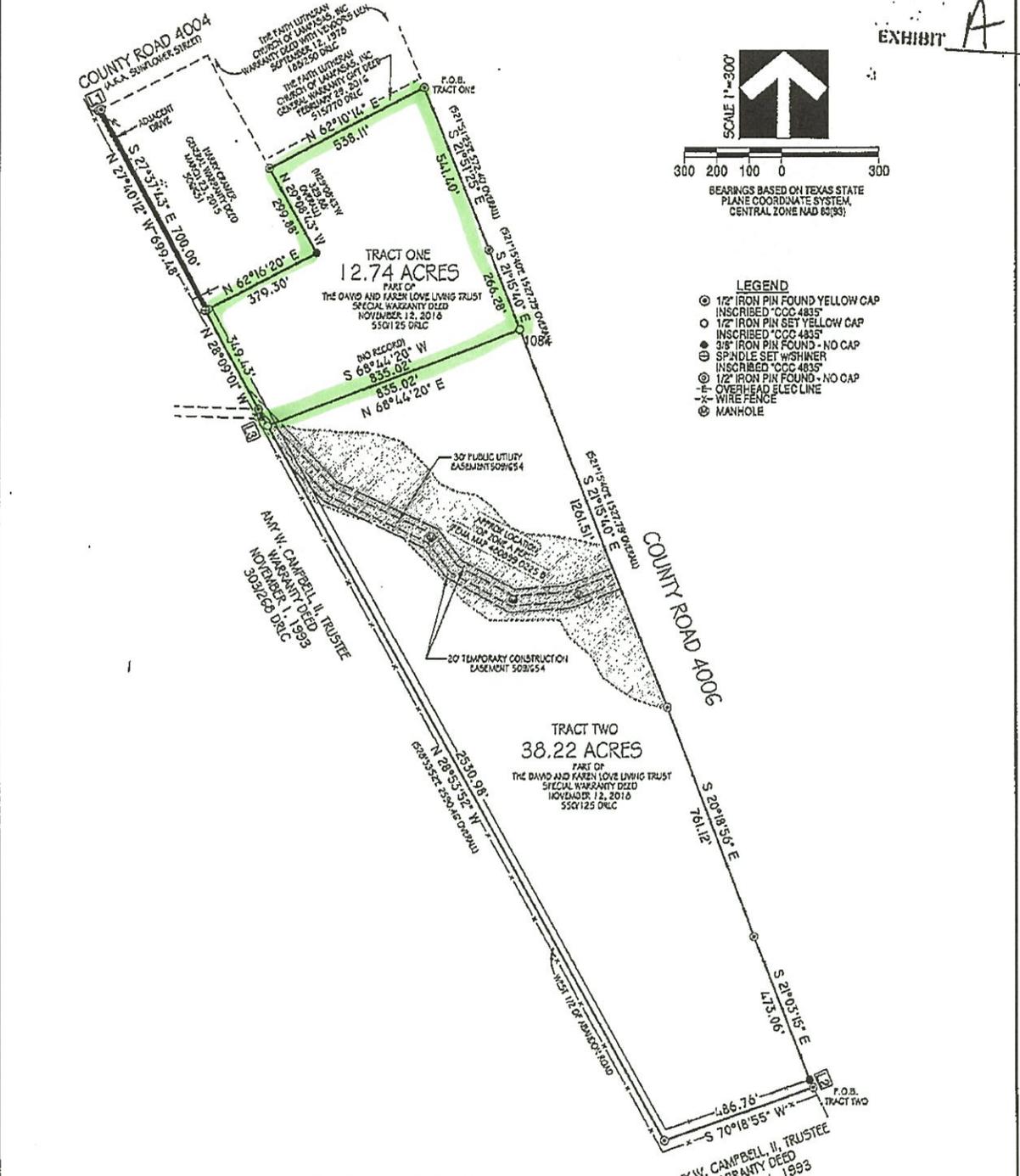
Subject Property	<p>The property is described as 12.74 acres of land out of the James Easley Survey, ABST No. 185, Lampasas County, Texas and being a part of that tract described in a Special Warranty Deed to the David and Karen Love Living Trust dated November 12, 2018 and recorded in Volume 550, page 125 of the Deed Records of Lampasas County. The property is owned by Ron & Debra Kuker and is located on County 4006, approximately 350 ft south of intersection at County Road 4004.</p> <p>The property was voluntarily annexed into the City Limits at the August 28, 2023 City Council Meeting at the request of Ron Kuker, property owner.</p>
Request	<p>The property owner is asking for consideration in rezoning property from Agriculture “AG” to Multi-Family-2 (Apartments)</p>
Character	<p>The area is characterized as mixed use. The property is surrounded by the Lampasas EDC Business Park, undeveloped land and residential homes.</p>
Notification	<p>All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed six (6) notices to property owners within 200 feet of the applicant’s property, to date no letters in favor or in protest have been received.</p>
Consideration	<p>In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors outlined in Section 10, City of Lampasas Zoning Regulations.</p>
Recommendation	<p>If the Planning and Zoning Board and the City Council find the request in compliance with Section 10, City of Lampasas Zoning Regulations and, that there will be no adverse impact to the neighborhood; the zoning of the tract is currently unsuitable; and that the change of zoning bears a relationship to public health, safety, morals or general welfare of the community, then a motion to approve the change of zoning may be made.</p> <p>If the Planning and Zoning Board and the City Council find that the request is not in compliance with Section 10, City of Lampasas Zoning Regulations, then a motion to deny the request may be made. The Planning and Zoning Board should also consider adverse impacts of any other permitted land use in the Retail District.</p> <p>The zoning change is reasonable and would not have a negative impact on the surrounding neighborhood.</p>

TRACT ONE: 12.74 ACRES OUT OF THE JAMES EASLEY SURVEY, ABSTRACT NO. 185, LAMPASAS COUNTY, TEXAS.
 TRACT TWO: 38.22 ACRES OUT OF THE JAMES EASLEY SURVEY, ABSTRACT NO. 185, LAMPASAS COUNTY, TEXAS.

JOB NO. 150803
 DRAWN BY: CCC
 F.C.: CCCDB

PAGE 1 OF 3
 FIELD NOTES ATTACHED

EXHIBIT **A**



- LEGEND**
- ⊙ 1/2" IRON PIN FOUND YELLOW CAP INSCRIBED "CCC 4835"
 - 1/2" IRON PIN SET YELLOW CAP INSCRIBED "CCC 4835"
 - 3/8" IRON PIN FOUND - NO CAP
 - ⊕ SPINDLE SET W/SHINER INSCRIBED "CCC 4835"
 - ⊙ 1/2" IRON PIN FOUND - NO CAP
 - - - OVERHEAD ELEC LINE
 - - - WIRE FENCE
 - ⊙ MANHOLE

LINE TABLE

Id	Bearing	Distance
L1	N 62°18'25" E	9.38'
L2	S 25°57'48" E	26.43'
L3	N 26°53'52" W	59.46'

LS RECORD: N26°53'52" W 2590.46' OVERALL

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, OTHER EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON MAY APPLY.

NOTE: ALL CALLS ARE RECORD EXCEPT AS SHOWN

Triple C Surveying Co.
 21214 FM 963 - Lampasas, Texas 76550
 (512) 845-5440 email: admin@triplecsurveying.com
 www.triplecsurveying.com Firm No. 10193916

STATE OF TEXAS
 COUNTY OF LAMPASAS
 I, CLYDE C. CASTLEBERRY, JR., FOR TRIPLE C SURVEYING CO., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.

THIS AREA IS SHOWN TO BE IN ZONE X & A PER FEMA'S FLOOD DISURANCE RATE MAP #480399 0225 B DATED JANUARY 2, 1991 HOWEVER AT PRESENT TIME NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.



Witness my hand and seal this the 25th day of January, 2023.

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HOUSING IN LAMPASAS

Community survey results indicated that citizens believe Lampasas needs to modernize and expand its housing stock, and that the City should encourage some new types of housing that are more affordable for young professionals, families, singles and seniors. As illustrated by Figure 3.17, *Needed Housing in Lampasas*, participants in the City’s open house confirmed that there is a very high demand for all types of housing in Lampasas, and that it is a challenge to provide the amount and type of housing options that new and potential residents are seeking.

Participants expressed a need to continue adding to the City’s stock of traditional single family homes that offer more modern features. However, there appears to be untapped demand for housing options suited to residents at different stages of life who would prefer a smaller housing unit with fewer responsibilities for maintenance and landscape upkeep. These options are often known as the ‘Missing Middle’. Residents expressed an interest in cottages and tiny houses. Rental alternatives such as duplexes and apartments are also seen to be in short supply, and participants indicated that the City’s retiree population could benefit from options that cater to seniors, including assisted living.

When asked what types of housing may be needed for future populations to make Lampasas a full life-cycle community, top answers included:

- Traditional lot single family;
- Cottages and tiny homes;
- Senior, retirement, or assisted living; and
- Apartments.

DOWNTOWN REDEVELOPMENT

Revitalizing Lampasas’ historic Downtown continues to enjoy a high level of public support. At every stage of public engagement, residents expressed that Downtown and the Courthouse Square are critical to the City’s distinct identity, and that the City should place a high priority on connecting residents and visitors to Downtown, see Figure 3.18, *Downtown Lampasas*. The top four priorities identified for Downtown improvements were:

- Streetscape enhancements;
- Incentives for redevelopment of historic structures;
- Extended hours for businesses and restaurants; and
- Unified promotion of Downtown’s Attractions.

FIGURE 3.17, NEEDED HOUSING IN LAMPASAS

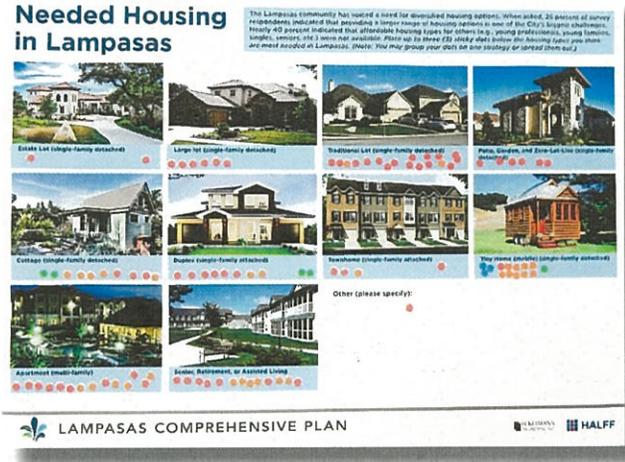
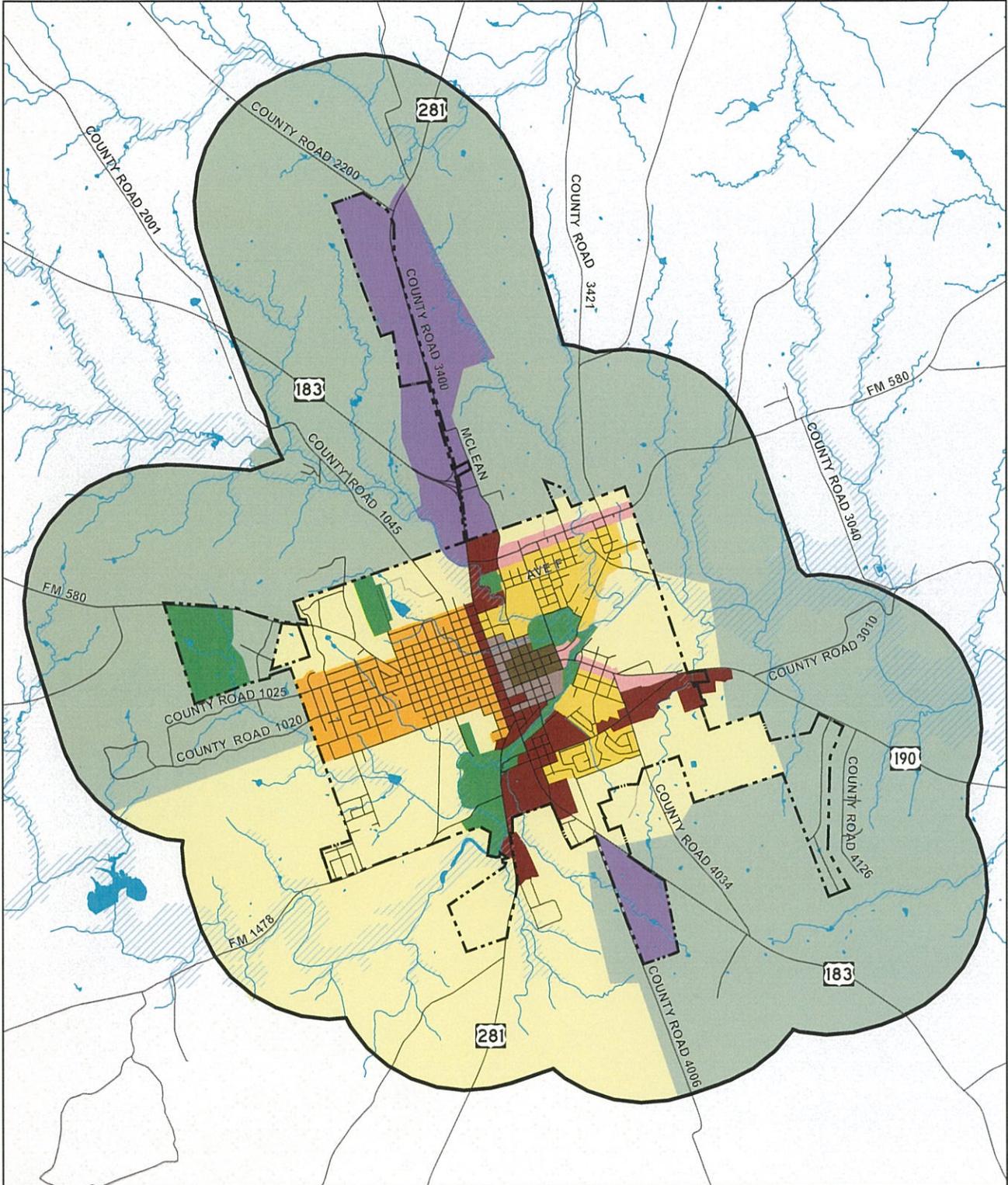


FIGURE 3.18, DOWNTOWN LAMPASAS



MAP 4.2, FUTURE LAND USE PLAN



LEGEND

- | | | | |
|-------------------------|-----------------------|----------------------|--------------------|
| Parks and Open Space | Suburban Mixed-Use | Watercourses | Lampasas ETJ |
| Rural Estate | Corridor Commercial | Water Bodies | Roads |
| Suburban Residential | Employment Mixed-Use | Floodzone | Non-Lampasas Areas |
| Traditional Residential | Downtown Transitional | Lampasas City Limits | |
| Urban Residential | Downtown Core | | |

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



RURAL ESTATE (RE)

The Rural / Estate future development category is intended for land areas that are and will continue to be comprised of a rural character during the plan horizon. These areas are categorized by the abundant presence of open space and low intensity uses including agriculture, ranching, large-lot rural residential, and natural landscapes.

APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as RE include:

- *Agricultural Uses:* farming, ranching, orchards or gardening, greenhouses and nurseries; etc.
- *Residential Uses:* farm or ranch houses and individual homesteads; industrialized housing; and single-family detached dwellings on large lots (i.e., estate lots) or in conservation subdivisions.
- *Recreational and Entertainment Uses:* country clubs; day camps; golf courses, parks; stables.
- *Utility, Service, and Other Uses:* public facilities and infrastructure.
- *Educational, Institutional and Special Uses:* elementary and secondary schools; institutional uses (e.g., places of public assembly).
- *Retail and Service Uses:* supporting agricultural uses; limited general commercial supporting rural uses; bed and breakfasts.
- *Other:* home occupations.

COMPATIBLE ZONING DISTRICTS

The current zoning districts that may be appropriate to implement the Rural / Estate (RE) future development category include agriculture (AG) and planned development (PD).

LOCATION & DECISION MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- New nonresidential commercial, civic, and other uses should be designed with a rural character, including large setbacks to maintain a "feel" of open space.
- Appropriate residential dwelling types could include rural lots, large lots, and manor lots provided that a minimum of one dwelling unit per two acres is maintained. Depending on lot size, this could necessitate minimum amounts of open space depending on lot size (e.g., conservation subdivisions could be allowed with smaller lot sizes and larger areas of protected common open space).
- New rural neighborhoods should be served by roads with rural cross-sections and should not need sidewalks or on-site stormwater detention systems.
- New rural neighborhoods are intended to be served by on-site septic and wells.
- New nonresidential development should also be designed to reflect a rural character.



EMPLOYMENT MIXED-USE (EM)

The Employment Mixed-Use (EM) future development category is intended for areas that will be developed to support various employment opportunities predominantly related to office, service, research and technology-related, light industrial, and warehousing uses in a campus-like environment. Public and private standards are intended to create a highly attractive business environment that will encourage investors to build quality structures, which sets the tone to attract additional businesses.

APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as EM include:

- *Recreational and Entertainment Uses:* some recreational and entertainment uses may be appropriate if they are located within spec buildings of a business park (e.g., commercial amusement, indoor).
- *Utility, Service, and Other Uses:* public facilities and infrastructure.
- *Educational, Institutional and Special Uses:* some institutional uses may be appropriate if located within spec buildings of a business park (e.g., trade schools, places of public assembly, etc.).
- *Office and Professional Uses.* office and professional use may be appropriate if it is supporting and related to an overall business park or light industrial uses.
- *Commercial Uses.* all commercial type uses.
- *Automobile and Related Uses.* all automobile and related uses;
- *Transportation and Related Uses.* all transportation and related uses.

COMPATIBLE ZONING DISTRICTS

The current zoning districts that may be appropriate to implement the Employment Mixed-Use (EM) future development category include general commercial (GC); light industrial (LI); heavy industrial (HI); and planned development (PD).

LOCATION & DECISION-MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- New nonresidential development should be located on and take access from a collector or greater street classification, or an internal street network designed as part of a larger center.
- Operations should be conducted within the building and generate little to no perceived off-site nuisances; setback, parking lot, and bufferyard landscaping should be used to soften large expanses of parking and auto-oriented uses and create a sub-urban character; areas for outdoor storage should be fully screened from public rights-of-way and abutting non-compatible uses.
- Areas of differing compatibility should be screened by bufferyards.



SUBURBAN RESIDENTIAL (SR)

The Suburban Residential (SR) future development category is intended for areas to be developed primarily as new single-family detached residential subdivisions and associated amenities, including parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character in which a central driveway and garage are the dominant features for residential lots. Some larger lots with a side driveways and rear detached garages are also appropriate in these developments.

APPROPRIATE LAND USE TYPES

Representative primary and secondary uses allowed in areas identified as SR include:

- **Residential Uses:** single-family detached dwellings; industrialized housing; and in some cases, single-family attached (i.e., duplexes, twins). Manufactured homes may be appropriate provided that they are located in a new manufactured home subdivision.
- **Recreational and Entertainment Uses:** private parks and amenities; trails and connections to public parks and trails.
- **Utility, Service, and Other Uses:** public facilities and infrastructure.
- **Educational, Institutional and Special Uses:** elementary schools; secondary schools provided that they take access from a collector roadway or greater; institutional uses (e.g., places of public assembly).
- **Retail and Service Type Uses:** neighborhood retail may be allowed.*
- **Other:** home occupations.

COMPATIBLE ZONING DISTRICTS

Current zoning districts that may be appropriate to implement the Suburban Residential (SR) future development category include single-family detached (SF-20, SF10, SF8, SF 6.5, SF-PH); two-family (2F, SF-A); and **planned development (PD)**. Manufactured home parks and subdivisions may be compatible depending on site design and location.

LOCATION & DECISION-MAKING CRITERIA

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- Appropriate residential dwelling types could include a mix of lot sizes provided that the performance standards achieve the envisioned suburban character of the area (i.e., as lot size goes down, open space goes up).
- **New single-family attached uses (i.e., duplexes, twins) are allowed provided that they are located on and take access from a collector or greater street classification and are considered for areas that provide for a transition between single-family detached residential uses and other more intensive uses (e.g., more intensive zoning districts and future development areas).**
- New neighborhood retail may be provided that is developed as part of a overall master planned community development
- Areas of differing compatibility should be screened by bufferyards.

**SECTION 22 MF-2 -- MULTI-FAMILY RESIDENTIAL-2 DISTRICT
(APARTMENTS)**

22.1 GENERAL PURPOSE AND DESCRIPTION:

The MF-2, Multi-Family Residential-2, district is an attached residential district intended to provide the highest residential density of twenty-five (25) dwelling units per acre. The principal permitted land uses will include low-rise multiple-family dwellings and garden apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. This district should be located adjacent to a major thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic and medium or low density residential development.

22.2 PERMITTED USES:

- A. 1. Those uses specified in Section 35 (Use Charts).
- 2. Multi-family dwelling greater than four (4) units per building.
- 3. Municipally-owned facilities and uses.
- 4. Leasing offices for the apartment complex.
- 5. Temporary field or construction office for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Building Official. The specific time period allowed shall be specified by the Building Official upon issuance of a temporary structure permit, and site plan review and approval by the Building Official is also required. The allowed time period may be extended for an additional one (1) year period upon approval of an extension by the Building Official.
- 6. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:
 - a. The term accessory use shall include customary home occupations as herein defined.
 - b. Covered parking areas.
 - c. Antennae (amateur or CB radio) or satellite dish antennae, as specified in Section 41.5.
- 7. Swimming Pool (private).
- 8. Common open space, community center, recreational building, and other facilities or amenities, provided they are for use by the residents and guests of the multi-family complex.
- 9. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

22.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - Four (4) stories (max 55 ft) for the main building including recreational buildings; however, structures may exceed 55 feet if part of a Planned Development, or no greater than 5 over 2 if a podium structure.
- B. All accessory buildings shall be limited to one (1) story in height.

22.4 AREA REGULATIONS:

A. Size of Lots:

1. **Minimum Lot Area** - One thousand, seven hundred twenty-five (1,725) square feet per dwelling unit, not to exceed twenty-five (25) dwelling units per acre (calculated on gross acreage). The minimum lot size shall be fifteen thousand (15,000) square feet
2. **Minimum Lot Width** - One hundred feet (100')
3. **Minimum Lot Depth** - One hundred twenty-five feet (125')

B. Size of Yards:

1. **Minimum Front Yard** – Forty- five feet (45') All areas adjacent to a street shall be deemed front yards.
2. **Minimum Side Yard** - Twenty feet (20'); sixty feet (60') when building is in excess of one story in height and adjacent to a Single-Family Zoning District
3. **Minimum Rear Yard** - Twenty-five (25'); eighty feet (80') when the building is in excess of one story and adjacent to a Single-Family Zoning District
4. **Building Separation:**
 - a. One story buildings - Ten feet (10'), for buildings with or without openings
 - b. Two story buildings (or a two-story building adjacent to a one-story building) - Fifteen feet (15'), for buildings with or without openings
 - c. Three story buildings (or a three-story building adjacent to a one- or two-story building) - Twenty feet (20'), for buildings with or without openings
 - d. Four story buildings (or a four-story building adjacent to a one- or two-story building) - Twenty-five (25'), for buildings with or without openings

C. Minimum Floor Area per Dwelling Unit:

1. Efficiency unit - Five hundred fifty (550) square feet per unit.
2. One-bedroom unit - Six hundred (600) square feet per unit.
3. Two- or more bedroom unit - Eight hundred (800) square feet for the first two bedrooms, plus an additional two hundred (200) square feet for every bedroom over two (e.g., three-bedroom unit must have 1,000 square feet, etc.).

D. Maximum Lot Coverage: Fifty percent (50%) total, including main and accessory buildings

E. Parking Regulations:

1. 1.75 spaces for each efficiency or 1 bedroom unit
2. 2 spaces for each 2 bedroom unit
3. 2.5 spaces for each 3 bedroom unit
4. 3 spaces for each 4 or more bedroom unit
5. All parking areas adjacent to public streets shall be screened from view. Screening may be in the form of live plant materials, berms or brick masonry walls.
6. See Section 36, Off-Street Parking and Loading Requirements, for additional requirements.

22.5 REFUSE FACILITIES:

- A. Every multi-family dwelling unit shall be located within two hundred and fifty feet (250') of a refuse facility; measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling. Refuse dumpsters shall be no closer than thirty feet (30') to any adjacent single-family property.
- B. Each refuse facility shall be screened from view on three (3) sides (gate on fourth side is optional) from persons standing at ground level on the site or immediately adjoining property, by a solid screening device constructed of materials approved by the Building Official and not less than six (6) feet in height, or by an enclosure within a building. Refuse containers shall be provided and maintained in a

manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies. (See Illustration 11 for refuse container enclosure diagrams).

22.6 SPECIAL REQUIREMENTS:

- A. Single-family or duplex units constructed in this district shall conform to SF-6 and 2F district standards, respectively.
- B. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- C. Open storage is prohibited.
- D. The front door of each dwelling unit shall be no more than one hundred fifty feet (150') from a fire lane (measured by an unobstructed pathway, or route, for fire hoses).
- E. A paved walkway shall connect the front door of each ground floor unit to a parking area.
- F. Buildings shall not exceed two hundred feet (200') in length.
- G. Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as part of the approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.
- H. All buildings containing residential units shall provide signage which clearly identifies the numbers (i.e., addresses) of the units within each building. Signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.
- I. All parking areas shall have appropriate lighting and positioned such that no light adversely impacts adjacent residential areas.
- J. Swimming pools shall be enclosed by a security fence not less than six (6) feet in height. All swimming pool security fences shall be constructed so as not to have openings, holes or gaps larger than two (2) inches in dimension, except for doors and gates. All doors and gates shall be equipped with self-closing, self-latching devices.
- K. **Other Regulations:** As established in the Development Standards, Sections 36 through 44.

22.7 USABLE OPEN SPACE:

- A. Each lot or parcel of land which is used for multi-family residential uses shall provide usable open space area(s) on at least twenty percent (20%) of the total lot area. Required open space area(s) shall be located on the same lot or parcel of land upon which the multi-family uses are located.

MULTI FAMILY RESIDENTIAL – 2 (APARTMENTS) “MF-2”

Permitted in District

- ACCESSORY BUILDING (RESIDENTIAL) LESS THAN 240 S.F.
- ANTENNA (NON COMMERCIAL)
- ASSISTED LIVING FACILITY
- CARETAKER'S OR GUARDS RESIDENCE
- CHILD CARE CENTER/ DAY CARE CENTER
- CHURCH, RECTORY OR TEMPLE
- COMMUNITY HOME
- FAMILY HOME (CHILD CARE)
- FARM, RANCH, GARDEN, CROPS, OR ORCHARD
- FIRE, POLICE OR MUNICIPAL BUILDINGS
- HOME OCCUPATION
- HOUSING FOR THE ELDERLY/SENIOR APARTMENT/CONGREGATE HOUSING
- INDUSTRIALIZED HOME
- LOCAL UTILITY LINE
- MULTIPLE FAMILY DWELLING (APARTMENT)
- MUNICIPAL FACILITY OR USE
- NON-PROFIT ACTIVITIES BY A CHURCH
- OFF-STREET PARKING INCIDENTAL TO MAIN USE
- PARK OR PLAYGROUND (PRIVATE) NON COMMERCIAL
- PARK OR PLAYGROUND (PUBLIC)
- RETIREMENT HOUSING FOR THE ELDERLY
- SCHOOL, PUBLIC OR PAROCHIAL
- SEWAGE PUMPING STATION (PUBLIC)
- SINGLE FAMILY DWELLING ATTACHED
- SKILLED NURSING FACILITY
- SWIMMING POOL (PRIVATE)
- TELEPHONE EXCHANGE, SWITCHING OR RELAY OR TRANSMITTING STATION
- TENNIS COURT (PRIVATE) (NO LIGHTS)
- TWO-FAMILY DWELLING (DUPLEX)
- WATER RESERVOIR WELL OR PUMPING STATION
- WATER STAND PIPE OR ELEVATED WATER STORAGE
- WATER TREATMENT PLANT

OVERLAY AND SPECIAL DISTRICTS

Overlay and special prefix districts shall be used in conjunction with base zoning districts. In the use of the following overlay zoning classifications, the base district shall remain in effect if it is already in existence unless changed by zoning amendment. New base districts or changes in existing base districts may be requested at the same time overlay or special prefix districts are requested.

SECTION 31 PD -- PLANNED DEVELOPMENT DISTRICT

31.1 GENERAL PURPOSE AND DESCRIPTION:

- A. The City Council of the City of Lampasas, Texas, after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may authorize the creation of a Planned Development overlay district.
- B. The Planned Development (PD) district is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, retail, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

31.2 PERMITTED USES:

- A. An application for a PD district shall specify the base district and the use or the combination of uses proposed. Uses which may be permitted in a PD are specified in the Use Charts (Section 35) and must be specified if not permitted in the base district. In the case of residential PD districts for single-family or duplex categories, the proposed lot area shall be no smaller than the lot sizes allowed in the base zoning district except for minor changes in a small percentage of the lots in order to provide improved design. In selecting a base zoning district, the uses allowed in the base district must be similar or compatible with those allowed in the PD. PD designations shall not be attached to SUP requirements. Specific Use Permits allowed in a base zoning district are allowed in a PD only if specifically identified at the time of PD approval.

31.3 PLANNED DEVELOPMENT REQUIREMENTS:

- A. Development requirements for each separate PD district shall be set forth in the amending ordinance granting the PD district and shall include, but may not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.
- B. In the PD district, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The base zoning district shall be stated in the granting ordinance. All appli-

cations to the City shall list all requested deviations from the standard requirements set forth throughout this Ordinance (applications without this list will be considered incomplete). The Planned Development district shall conform to all other sections of the Ordinance unless specifically excluded in the granting ordinance.

C. The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of modifications in each district or districts and general statement citing the reason for the PD request.

D. The minimum acreage for a planned development request shall be three (3) acres; unless it is a single podium structure than the minimum required acreage shall be two (2) acres.

31.4 In establishing a Planned Development district in accordance with this Section, the City Council shall approve and file as part of the amending ordinance appropriate plans and standards for each Planned Development district. To facilitate understanding of the request during the review and public hearing process, the Planning and Zoning Commission and City Council shall require a Conceptual Plan of the proposed project. A Detailed Site Plan may be submitted in lieu of the Conceptual Plan.

A. **Conceptual or Concept Plan** - This plan shall be submitted by the applicant at the time of the PD request (for exceptions, see Section 31.5(D)). The plan shall show the applicant's intent for the use of the land within the proposed Planned Development district in a graphic manner and as may be required, supported by written documentation of proposals and standards for development. The City may prepare application form(s) which further describe and explain the following requirements:

1. **Residential Concept Plan** - A Conceptual Plan for residential land use shall show general use, thoroughfares and preliminary lot arrangements. For residential development (such as multi-family) which does not propose individual platted lots, the conceptual plan shall set forth the size, type and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, project scheduling, and other pertinent development data.
2. **Nonresidential Concept Plan** - A Conceptual Plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the Planning and Zoning Commission or City Council, may include but is not limited to the types of use(s), topography and boundary of PD area, physical features of the site, existing streets, alleys and easements, location of future public facilities, building height and location, parking ratios, project scheduling and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final Detailed Site Plan.

B. **Detailed Site Plan** - This plan shall set forth the final plans for development of the Planned Development district and shall conform to the data presented and approved on the Conceptual Plan. Changes of detail on the Detailed Site Plan, which differ from the original Concept Plan, but do not alter the basic relationship of the proposed development to adjacent property, the uses permitted, or increase the density, building height or coverage of the site, the off-street parking ratio or reduce the yards provided at the boundary of the site, or does not significantly alter the landscape plans as indicated on the approved Conceptual Plan may be authorized by the Building Official. If an agreement cannot be reached regarding whether a Detailed Site Plan conforms to the original Concept Plan, the Planning and Zoning Commission shall review the request and render judgment as to the conformity. Approval of the Detailed Site Plan shall be the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the Building Official for a building permit.

For any residential district, Agricultural through 2F, a preliminary plat may qualify as the Detailed Site Plan. The Detailed Site Plan may be submitted for the total area of the PD or for any sections or part

PLANNED DEVELOPMENT “PD”
Permitted in District

- MOBILE FOOD COURT(S)/PARK(S)
- MOBILE FOOD VENDOR UNIT
- MOBILE HOME SUBDIVISION
- MORTGAGE & LOAN AGENCY
- MOTOR FREIGHT COMPANY
- MOTORCYCLE SALES AND REPAIR
- **MULTIPLE FAMILY DWELLING (APARTMENT)**
- MUNICIPAL FACILITY OR USE
- NEW & USED AUTO SALES
- NEWSPAPER PRINTING
- NON-PROFIT ACTIVITIES BY A CHURCH
- OFFICE SHOWROOM
- OFFICE WAREHOUSE
- OFFICES, GENERAL BUSINESS AND PROFESSIONAL
- OFF-STREET PARKING INCIDENTAL TO MAIN USE
- OPEN STORAGE, DISPLAY, OR WORK AREAS FOR MERCHANDISE OR MACHINERY
- OPTICIAN OR OPTOMETRIST
- PAINT SHOP
- PALM READER/CARD READER
- PARK OR PLAYGROUND (PRIVATE) NON COMMERCIAL
- PARK OR PLAYGROUND (PUBLIC)
- PARKING LOT STRUCTURE COMMERCIAL (AUTO)
- PARKING LOT, TRUCKS & TRAILERS
- PATIO HOME (ZERO LOT LINE DWELLING)
- PET SHOP & GROOMING
- PETROLEUM STORAGE AND COLLECTION FACILITIES
- PLAYFIELD OR STADIUM (PUBLIC)
- PLUMBING SHOP
- PORTABLE BUILDING SALES (OUTDOOR DISPLAY)
- PRINTING COMPANY
- PRIVATE CLUB
- PROPANE SALES (RETAIL)
- PUBLIC BUILDING, SHOP OR YARD OF LOCAL, STATE OR FEDERAL AGENCY
- RADIO OR TELEVISION BROADCASTING WITHOUT TOWER
- REAL ESTATE OFFICE
- RECYCLING KIOSK
- REHABILITATION CARE FACILITY (HALFWAY HOUSE)
- RESTAURANT OR CAFETERIA (NO DRIVE-THRU SERVICE)
- RESTAURANT OR EATING PLACE (DRIVE-IN SERVICE)
- RESTAURANT WITH DRIVE THRU SERVICE
- RETAIL SHOP, APPAREL, GIFT, ACCESSORY AND SIMILAR ITEMS
- RETIREMENT HOUSING FOR THE ELDERLY
- RODEO GROUNDS
- ROLLER OR ICE RINK
- RV PARK
- RV/CAMPER SALES
- SAND, GRAVEL, STONE OR PETROLEUM EXTRACTION OR STORAGE
- SCHOOL, BUSINESS
- SCHOOL, DRIVING/DEFENSIVE DRIVING
- SCHOOL, PRIVATE (PRIMARY OR SECONDARY)

PLANNED DEVELOPMENT "PD"

Permitted in District

- SCHOOL, PUBLIC OR PAROCHIAL
- SCHOOL, COMMERCIAL, TRADE
- SECURITY SYSTEMS INSTALLATION COMPANY
- SEWAGE PUMPING STATION (PUBLIC)
- SILK SCREENING STUDIO OR TEE SHIRT SHOP
- **SINGLE FAMILY DWELLING ATTACHED**
- SINGLE FAMILY DWELLING LOFT (W/IN/ON UPPER FLOORS)
- SKILLED NURSING FACILITY
- SMALL ENGINE REPAIR SHOP
- STABLE (PRIVATE)
- STABLE (COMMERCIAL)
- STORAGE OR WHOLESALE WAREHOUSE
- STUDIO FOR RADIO OR TELEVISION
- STUDIO, DECORATOR, ARTIST, PHOTOGRAPHER
- STUDIO, HEALTH/REDUCING/FITNESS OR SIMILAR SERVICES/ESTABLISHMENT
- STUDIO, MUSIC, DANCE OR DRAMA
- SWIM, TENNIS OR HANDBALL CLUB
- SWIMMING INSTRUCTIONS AS HOME OCCUPATION
- SWIMMING POOL (COMMERCIAL)
- SWIMMING POOL (PRIVATE)
- TAXICAB/LIMOUSINE SERVICE
- TAXIDERMIST
- TELEMARKETING AGENCY
- TELEPHONE BUSINESS OFFICE
- TELEPHONE EXCHANGE, SWITCHING OR RELAY OR TRANSMITTING STATION
- TEMPORARY OUTDOOR RETAIL SALES / COMMERCIAL PROMOTION
- TENNIS COURT (LIGHTED)
- TENNIS COURT (PRIVATE) (NO LIGHTS)
- THEATER (OPEN DRIVE-IN)
- THEATER OR PLAYHOUSE (INDOOR)
- TINSMITH/SHEET METAL SHOP
- TIRE DEALERSHIP
- TOOL AND LIGHT EQUIPMENT RENTAL (INDOOR)
- TRACTOR SALES
- TRAILER & HEAVY LOAD VEHICLE REPAIR
- TRAILER OR TRUCK RENTAL
- TRAVEL BUREAU OR TRAVEL CONSULTANT
- TROPHY SALES AND ENGRAVING
- **TWO-FAMILY DWELLING (DUPLEX)**
- USED AUTO SALES
- USED MERCHANDISE OR SECOND-HAND THRIFT STORE
- USED MERCHANDISE OR SECOND-HAND THRIFT STORE (NON-PROFIT)
- UTILITY SHOPS OR STORAGE YARDS OR BUILDINGS
- VACUUM CLEANER SALES AND REPAIR
- VARIETY STORE AND SIMILAR RETAIL OUTLET
- VETERINARIAN HOSPITAL (INSIDE ANIMAL PENS ONLY)
- VETERINARIAN HOSPITAL (WITH OUTSIDE ANIMAL PENS)
- VETERINARIAN OFFICE ONLY (NO ANIMAL HOSPITAL)
- WALLPAPER, FLOORING AND CARPET STORE
- WATER RESERVOIR WELL OR PUMPING STATION