

**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