

**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, DECEMBER 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, December 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 October 12, 2023

PUBLIC HEARING

- III. Public hearing to receive citizen comments to consider approval, denial, or approval with modifications the Northington Creek Estates Preliminary Plat, described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4th Street.

REGULAR SESSION

- IV. Discussion and possible action to consider approval, denial or approval with modifications the Northington Creek Estates Preliminary Plat, described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4th Street.

PUBLIC HEARING

- V. Public hearing to receive citizen comments to consider vacating the Live Oak Acres Subdivision Plat described as 9.832 acres, LHW Johnson Survey, Lampasas, Texas Lampasas County that was approved in 1976.

REGULAR SESSION

- VI. Discussion and possible action to consider approval, denial or approval with modifications a request to vacate the Live Oak Acres Subdivision Plat described as 9.832 acres, LHW Johnson Survey, Lampasas, Texas Lampasas County that was approved in 1976.

PUBLIC HEARING

- VII. Public hearing to receive citizen comments regarding a request to rezone property from Single Family Residential-6 'SF-6' to Multi Family-2 "MF-2" (Apartments) for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.

REGULAR SESSION

- VIII. Discussion and possible action to consider approval, denial or approval with modifications a request to rezone property from Single Family Residential-6 'SF-6' to Multi Family-2 "MF-2" (Apartments) for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.

PUBLIC HEARING

- IX. Public hearing to receive citizen comments regarding a request to rezone property described as w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge from Commercial "C" to Single Family Residential-6 "SF-6"

REGULAR SESSION

- X. Discussion and possible action regarding a request to rezone property described as w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge from Commercial "C" to Single Family Residential-6 "SF-6"
- XI. 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.
- XII. 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 1st day of December 2023 at 8:30 p.m.



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, October 12, 2023
6:00 P.M.**

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

P&Z Members Present:
Michael Sibberson
Bob McCauley
James Skinner
Zach Carnley

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

P&Z Members Absent
Marisa Canales
Danielle Shepard

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 September 7, 2023.

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

PUBLIC HEARING

III. Public hearing to receive citizen comments to consider a request to rezone .038 acres of land out of the Hillcrest Addition, Lot 1, Block 5 Lampasas, Texas County from Two-Family Residential District (Duplex) "SF-2" to Commercial "C".

Co-Chair Taylor opened the Public Hearing

Becky Sims, Zoning Administrator presented the following

- *The property is described as .038 acres of land out of the Hillcrest Addition, Lot 1, Lampasas, Texas Lampasas County.*
- *The property owner is asking for consideration in rezoning property from Two-Family Residential District (Duplex) "SF-2" to Commercial "C".*
- *The area is characterized as mixed use. The property is surrounded by Retail "R", Single Family Residential-6 "SF-6", and Single Family Residential-10 "SF-10."*
- *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 in favor or in protest have been received.*

- *Area is identified as Traditional Residential (Neighborhood Retail) & Corridor Commercial (Office, Professional, Retail and Service Type Use)*

Michael Irvin, Developer addressed the Commission concerning his request. He stated while no plans have been finalized; he is considering a medical facility since the lot is next to the nursing home.

With no additional comments, the public hearing was closed.

REGULAR SESSION

- IV.** Discussion and possible action to consider approval, denial or approval with modifications to consider a request to rezone .038 acres of land out of the Hillcrest Addition, Lot 1, Block 5 Lampasas, Texas Lampasas County from Two-Family Residential District (Duplex) “SF-2” to Commercial “C”.

Commission member McCauley moved to approve a request to rezone .038 acres of land out of the Hillcrest Addition, Lot 1, Block 5 Lampasas County from Two-Family Residential District (Duplex) “SF-2” to Commercial “C, the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (Canales, Sheppard absent)

- V.** Discussion regarding General Planning and Zoning inquires, projects, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments.

Becky Sims presented an update on City Developments:

- *Development Meeting held on October 11, 2023*
 - *Approximately 52 Invites, 20 attendees*
 - *Attended by realtors, developers, builders, trades, Council members and chamber.*
 - *Quarterly Meetings*
- *Working on improving and streamlining development processes.*
- *Solar Eclipse Event*
- *Downtown Square Association*
- *Northington Estates Preliminary Plat*

- VI.** *Adjourn-Commission member Carnley moved to adjourn the meeting at 6:16 pm, the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (Canales, Sheppard absent)*

Passed and approved this _____ day of _____ 2023

Zachary Taylor, Co-Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: December 7, 2023 -6:00 p.m.

CITY COUNCIL: December 11, 2023 - 6:00 p.m.

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

The Planning and Zoning Commission of the City of Lampasas, Texas will hold a public hearing to receive comments on the following items:

To consider approval, denial, or approval with modifications the Northington Creek Estates Preliminary Plat, described as parcel 8121, 48.13 acres, abstract 0042, John Burlison Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burlison Survey, commonly known as 1705 E 4th Street.

To consider vacating the Live Oak Subdivision Plat described as 9.832 acres, LHW Johnson Survey, Lampasas, Texas Lampasas County that was approved in 1976.

To consider approval of a request to rezone property from Single Family Residential-6 ‘SF-6’ to Multi Family-2 ‘MF-2’ (Apartments) for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.

The purpose of the public hearing noted herein is to allow members of the public to voice their views to the Planning and Zoning Commission. The first public hearing will be held on December 7, 2023 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas, before a recommendation is made to the City Council.

The City Council will hold a public hearing on December 11, 2023 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550.

All persons interested in the above referenced item and potential actions are invited to attend the public hearings and to provide their comments at the times and places referenced above. Comments may also be submitted *in writing* to the City Secretary’s office, no later than 12 Noon on the date of either public hearing referenced in this public notice, at the following address: 312 East Third Street, Lampasas, Texas 76550. For additional information, please contact Becky Sims, City Secretary at (512) 556-6831 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**WAYNE J WOLFE
2 WOLFE DRIVE
LAMPASAS, TEXAS 76550
254-290-0244**

11-9-2023

Request from Wayne J Wolfe:

Regarding Live Oak Subdivision in city limits of Lampasas, Texas.

I request that the city allow me to abandon this Subdivision and return it to original acreage.

This Subdivision was created in 1976 and was approved by County and City.

Due to the age of Subdivision it is no longer feasible and is obsolete. It is approved for Septic tanks. All lots are too small to meet current size regulation for acreage of lots to meet City and State regulation for Septic systems.

If in the future if I decide to sell or to begin building houses it will make it easier to make ready for sell or start building.

Land currently has no streets, curbs, water, sewer or elect. Also has limited access to any curbed or approved street.

Wayne J. Wolfe

Signature: Wayne J. Wolfe

Date: 11-9-2023

Live Oak Subdivision





ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: 12-7-23 City Council: 12-11-23
 DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUIP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Whites

Physical Location of Property: 1706 E AVE J

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

Brief Legal Description of Property (must also attach accurate metes and bounds description): _____

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

Acres: 0.534 Existing Zoning: residential SF 6 Proposed Zoning: mf 2

Applicant / Owner's Name: Bent Tree LTD

Contact Person: Ron Farr/Haylee Brewer partner

Company Name: Bent Tree J

Street/Mailing Address: PO BOX 889 city: Lampasas State: TX Zip: 76550

Phone: 5125561599 Fax: _____ Email Address: ronwfarr@yahoo.com

Engineer / Representative's Name: Marshal Brewer / EEI

Contact Person: Marshal Brewer Title: Civil engineer

Company Name: Eckermann Engineering

Street/Mailing Address: _____ city: Lampasas State: TX Zip: 76550

Phone: 5127345868 Fax: _____ Email Address: marshal@eckermannengineering.com

Nature of Request/Proposed Use of the Property: apartments

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)
 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. Please contact City staff in advance for submittal requirements.
 All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred 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 that the general public may view and/or reproduce (i.e., copy) such documents.

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: Haylee Brewer Title: partner Date: 11/6/23

Office Use Only: Date Rec'd _____ Fees Paid:\$ _____ Check #: _____ Accepted By: _____

City of Lampasas
Planning and Zoning Board
Staff Report
(Bent Tree-Brewer-Rezone)

Subject Property	The property is described as block 5, lots 9-12, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street Lampasas, Texas Lampasas County.
Request	The applicant is asking for consideration in rezoning property from Single Family Residential-6 “SF-6” to Multi-Family-2 (Apartments)
Current Zoning	The property is currently zoned Single Family Residential-6 “SF-6”
Character	The area is characterized as mixed use. The property is surrounded by businesses, undeveloped land and residential homes.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed eight (8) 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.
Recommendation	<p>In making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:</p> <ul style="list-style-type: none">• Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.• Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.• The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.• The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.• How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.• Any other factors which will substantially affect the public health, safety, morals, or general welfare

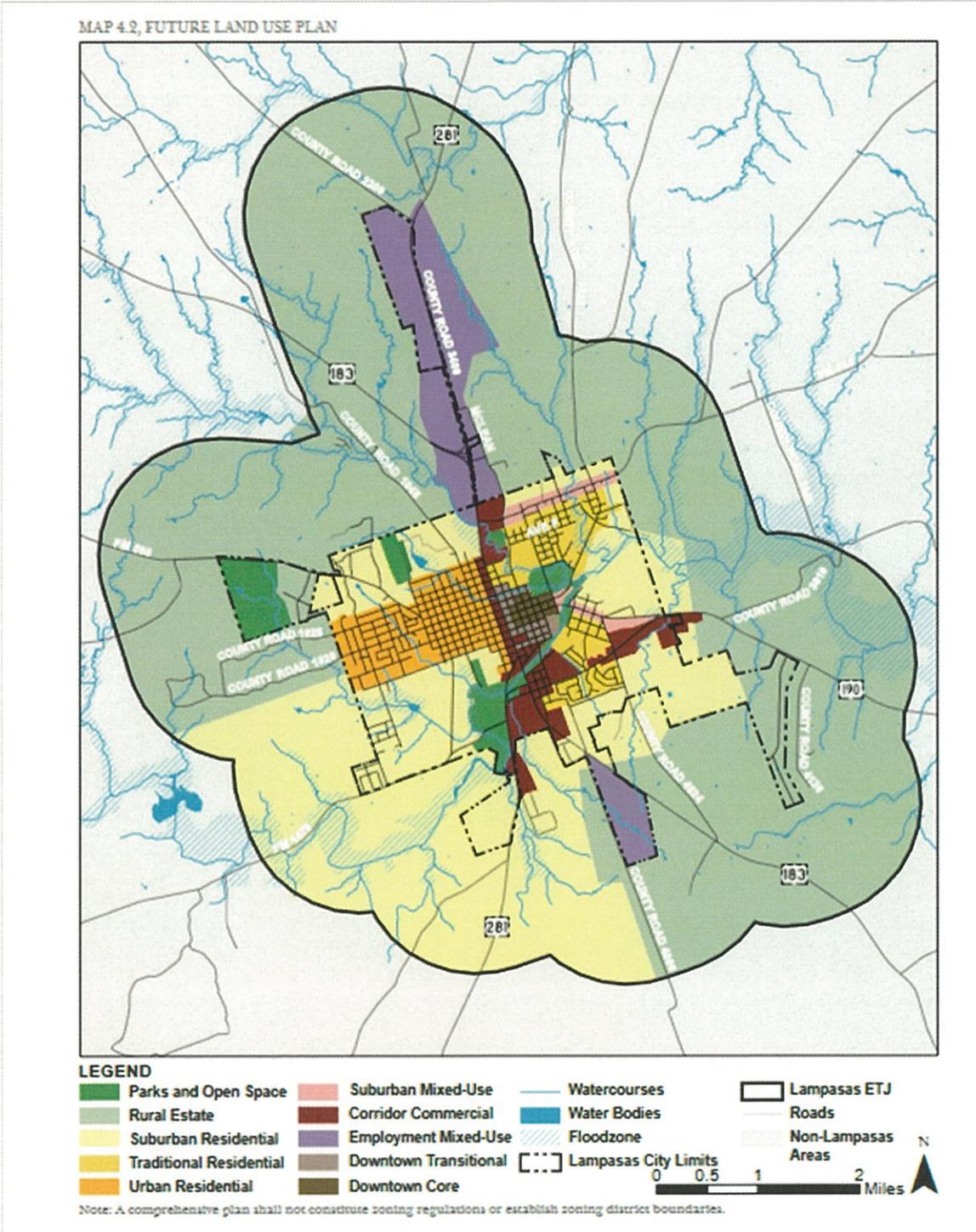
Comprehensive Plan This area is described as a Suburban Mixed Use

The Suburban Mixed-Use (SM) future development category is intended for mixed-use areas to be developed at a higher density/intensity and for uses not allowed in the Suburban Residential classification.

These areas, predominantly along higher trafficked arterial or collector corridors within Suburban Residential areas, are intended to provide the opportunity for transitioning residential to commercial uses, designed in a manner that is more appropriate to the character of the surrounding areas.

Appropriate Land Uses

- *Residential Uses:* single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes and twins, triplexes, and quadriplexes).



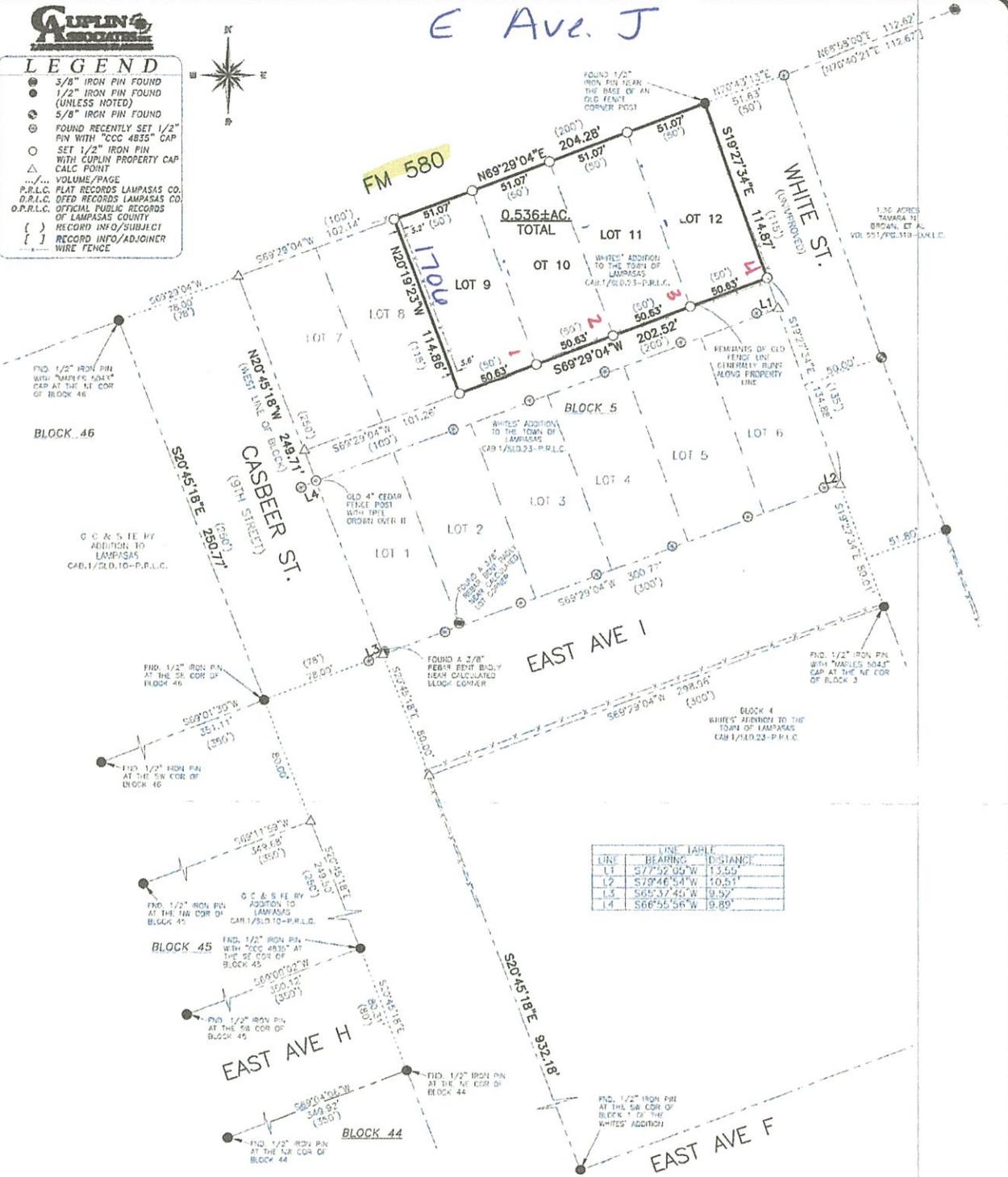
1706

E Ave. J



LEGEND

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 5/8" IRON PIN FOUND
- FOUND RECENTLY SET 1/2" PIN WITH "CCC 4835" CAP
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP CALC POINT
- △ VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LAMPASAS CO.
- D.R.L.C. DEED RECORDS LAMPASAS CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY
- { } RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER
- - - WIRE FENCE



NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE C (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4804300009, EFFECTIVE 06/15/1992.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) SUBJECT TO ALL CURRENT APPLICABLE SUBDIVISION REGULATIONS AND ORDINANCES OF THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.

SURVEYOR'S STATEMENT:

1) ALL FOUND 1/2" IRON PINS WITH "CCC 4835" CAP APPEAR TO BE RECENTLY SET. THESE MONUMENTS APPEAR TO ESTABLISH THE SOUTH HALF OF BLOCK 4 SOLELY BASED ON A 70' WIDE RIGHT-OF-WAY WIDTH ON CASBEER STREET (9TH STREET) AND THEN SETTING THEM AT RECORD DISTANCES OF 115'X50' LOTS. THE SUBDIVISION PLAT OF WHITES' ADDITION, RECORDED ON MARCH 3, 1883 STATES THE WIDTH TO BE 70 FEET, HOWEVER, THE NEIGHBORING PLAT OF G & S FE RY ADDITION, RECORDED ON OCTOBER 6, 1882 LISTS CASBEER STREET (9TH STREET) AS 78 FEET WIDE. ALSO, THE TEXAS STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP OF F.M. HIGHWAY 580 DATED SEPTEMBER 20, 1955 SHOWS CASBEER STREET AS BEING 78 FEET IN WIDTH.

BOUNDARY SURVEY

LOCAL ADDRESS: EAST FM HIGHWAY 580, LAMPASAS, TEXAS.

LEGAL DESCRIPTION: LOT 9, LOT 10, LOT 11 AND LOT 12, BLOCK 5 OF THE WHITES' ADDITION TO THE TOWN OF LAMPASAS, A SUBDIVISION LOCATED IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 23 OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. COPYRIGHT © 2023, CUPLIN & ASSOCIATES, INC. ©.

K.C. LUST DATED 07/05/2023
K.C. LUST, R.P.L.S. NO. 5275



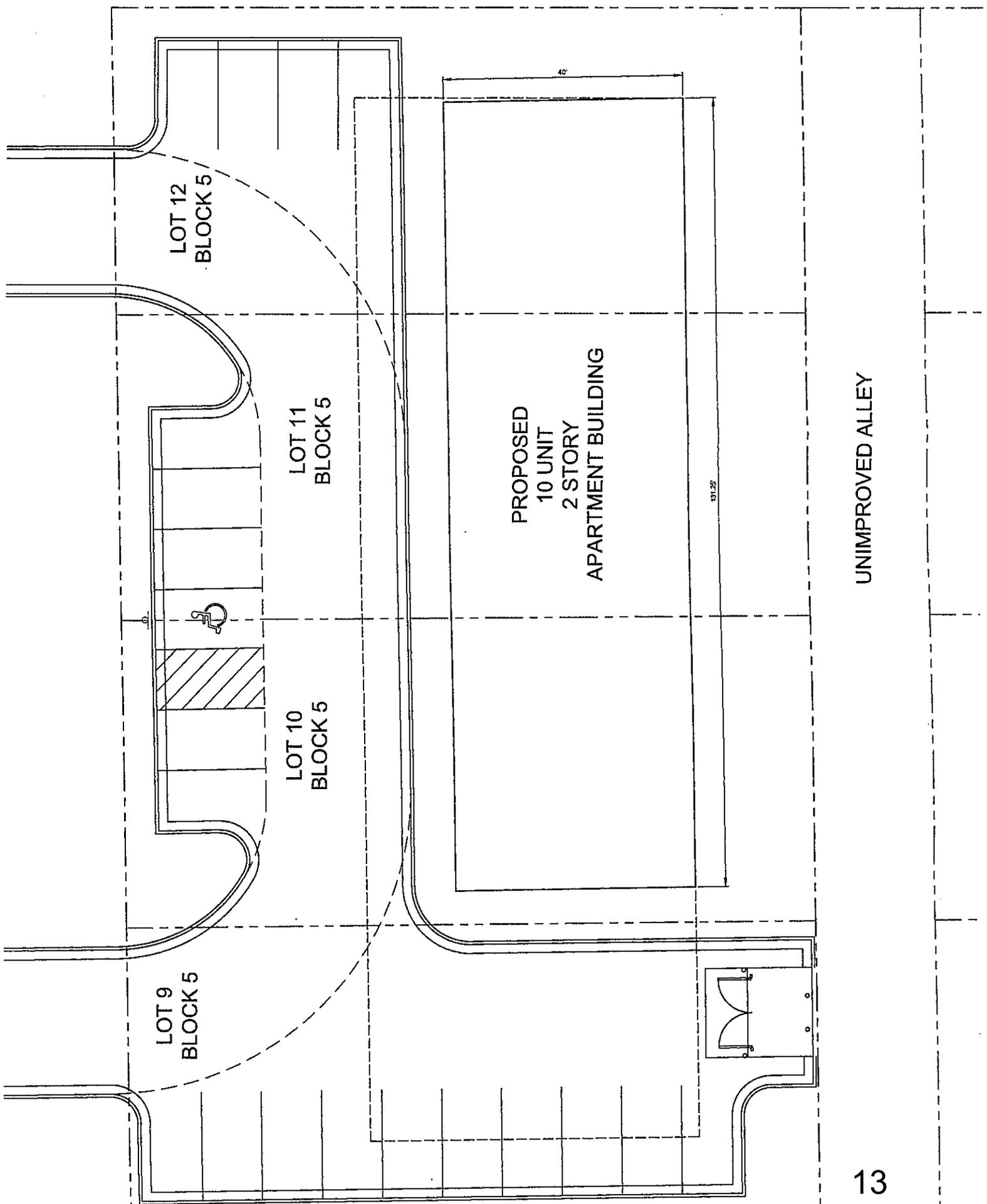
1 OF 1 SHEET

PROJ. NO. 23447
PREPARED FOR: MARSHAL BREWER
TECH: C. CUPLIN
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: MAY & JUNE 2023
COPYRIGHT: 2023 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 60'
0 30 60

2	
1	
DATE	NO. DESCRIPTION
	12
REVISIONS	



LOT 9
BLOCK 5

LOT 10
BLOCK 5

LOT 11
BLOCK 5

LOT 12
BLOCK 5

PROPOSED
10 UNIT
2 STORY
APARTMENT BUILDING

UNIMPROVED ALLEY

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: December 7, 2023 -6:00 p.m.

CITY COUNCIL: December 11, 2023 - 6:00 p.m.

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

The Planning and Zoning Commission of the City of Lampasas, Texas will hold a public hearing to receive comments on the following item:

To consider a request to rezone property described as w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge from Commercial "C" to Single Family Residential-6 "SF-6"

The purpose of the public hearing noted herein is to allow members of the public to voice their views to the Planning and Zoning Commission. The first public hearing will be held on December 7, 2023 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas, before a recommendation is made to the City Council.

The City Council will hold a public hearing on December 11, 2023 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550.

All persons interested in the above referenced item and potential actions are invited to attend the public hearings and to provide their comments at the times and places referenced above. Comments may also be submitted *in writing* to the City Secretary's office, no later than 12 Noon on the date of either public hearing referenced in this public notice, at the following address: 312 East Third Street, Lampasas, Texas 76550. For additional information, please contact Becky Sims, City Secretary at (512) 556-6831 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: Dec 7 City Council: Dec 11
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): _____

Application Type:

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUIP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: _____

Physical Location of Property: 1011 Bridge Street Lampasas TX 76550
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): _____
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 0.2480 Existing Zoning: Commercial Proposed Zoning: Single Fam Res-6

Applicant / Owner's Name: Jeremiah & Jennifer Collins

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: 1101 Bridge St. city: Lampasas State: TX Zip: 76550

Phone: 512-635-2317 Fax: _____ Email Address: jcollins8205@hotmail.com

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

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

Phone: _____ Fax: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: Build a house

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

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. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred 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 that the general public may view and/or reproduce (i.e., copy) such documents.

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: Jennifer Cole Title: Owner Date: 11/20/23

Office Use Only: Date Rec'd _____ Fees Paid:\$ _____ Check #: _____ Accepted By: _____

 Property Details

Account	
Property ID:	452 Geographic ID: 10060-002-002-20
Type:	Real Zoning:
Property Use:	
Location	
Situs Address:	1011 E BRIDGE ST LAMPASAS, TX 76550
Map ID:	M15 Mapsco:
Legal Description:	LOT: W 1/2 OF LOT 2 BLK: 2 ADDN: EAST LAMPASAS LocCd:66
Abstract/Subdivision:	10060 - East Lampasas
Neighborhood:	
Owner 	
Owner ID:	64253
Name:	COLLINS JENNIFER & JEREMIAH
Agent:	
Mailing Address:	1101 BRIDGE ST 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:	\$15,060 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$15,060 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$15,060 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$15,060
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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: COLLINS JENNIFER & JEREMIAH **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD	0.000000	\$15,060	\$15,060	\$0.00	
CLA	CITY OF LAMPASAS	0.304888	\$15,060	\$15,060	\$45.92	
LAM	LAMPASAS COUNTY	0.398600	\$15,060	\$15,060	\$60.03	
R&B	ROAD & BRIDGE	0.120900	\$15,060	\$15,060	\$18.21	
SLA	LAMPASAS ISD	1.017500	\$15,060	\$15,060	\$153.24	

Total Tax Rate: 1.841888

Estimated Taxes With Exemptions: \$277.40

Estimated Taxes Without Exemptions: \$277.40

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

Subject Property	The property is described w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge
Request	The applicant is asking for consideration in rezoning property from Commercial to Single Family Residential-6 “SF-6”
Current Zoning	The property is currently zoned Commercial
Character	The area is characterized as mixed use. The property is surrounded by single family homes and commercial property.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-two (22) 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.
Recommendation	<p>In making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:</p> <ul style="list-style-type: none">• Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.• Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.• The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.• The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.• How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.• Any other factors which will substantially affect the public health, safety, morals, or general welfare

Comprehensive Plan This area is described as a Traditional Residential

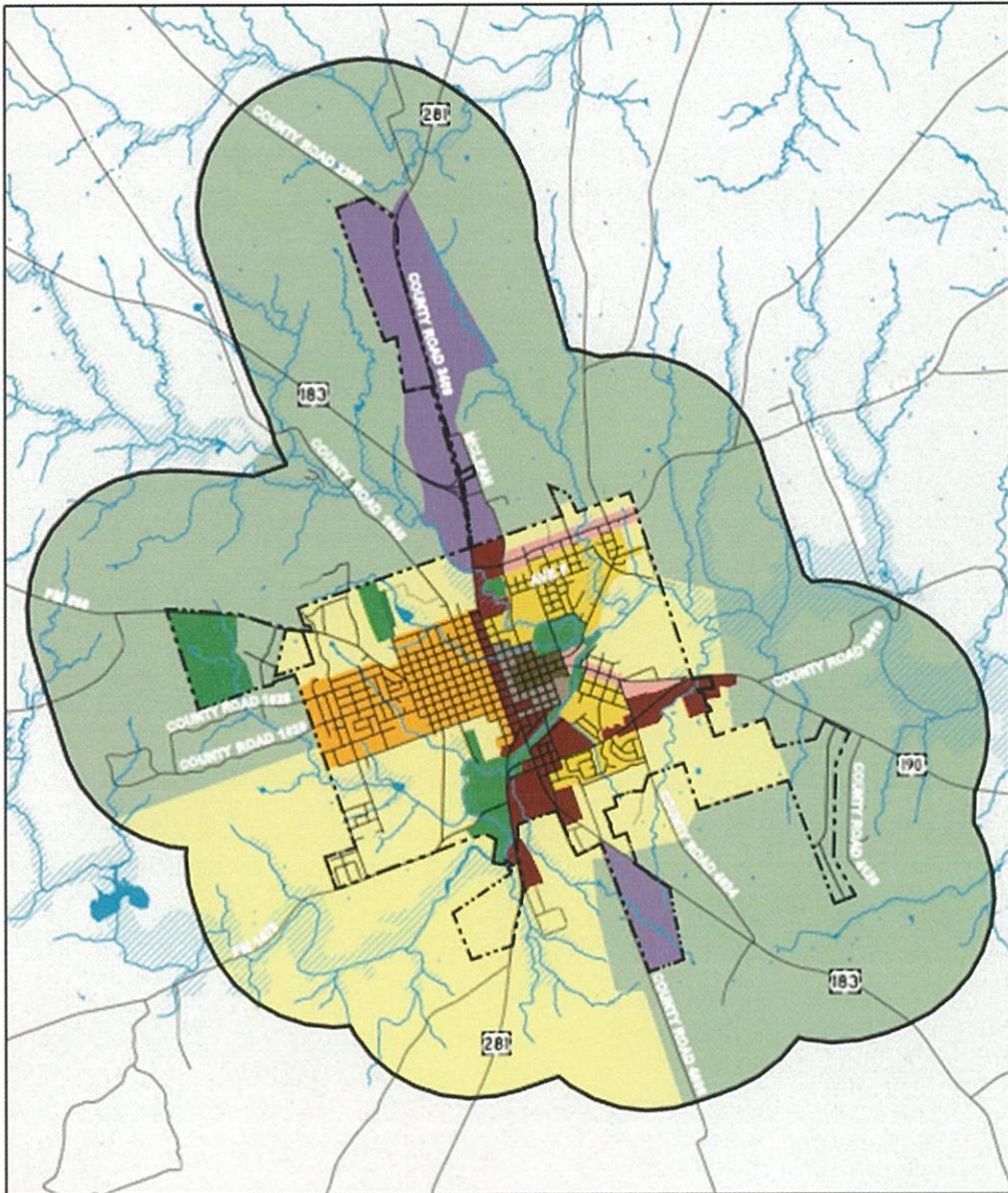
The Traditional Residential (TR) future development category is intended for revitalizing part of town which embody some of the original characteristics of the older core areas of the City (e.g., gridded streets), but lack urban character. These areas are intended to be developed and redeveloped with single-family detached and attached uses with an auto-

oriented character, meaning the automobile and its associated uses (e.g., streets, driveways, parking, etc.) are the predominant visual characteristic.

Appropriate Land Uses

Residential Uses: single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes, twins). Manufactured homes may be appropriate provided that they are located in a new manufactured home subdivision.

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 | | |
- 0 0.5 1 2 Miles

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

PARCEL 452

