

**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