

**MINUTES OF 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.**

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

P&Z Members Present:

Michael Sibberson
Bob McCauley
James Skinner
Danielle Shepard

City Staff Present:

Becky Sims, City Secretary/Zoning Administration
Lupe Charping, Admin Secretary/Permit Tech
Frank Ellett, Building Official
Ryan Ward, Assistant City Manager

P&Z Members Absent

Zach Carnley
Zachary Taylor

REGULAR SESSION

I. Call to order

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

II. Discussion and possible action regarding approval of the minutes October 12, 2023.

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

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.

Commission Chair Canales opened the Public Hearing

Becky Sims, Zoning Administrator presented the following

- *The property is described as parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcel 8246, 8247, 8248, 31.83 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4th Street.*
- *The subdivision is 79.917 acres/ 276 lots.*
- *Tri-Cru Ventures, LLC., is asking the City's Planning Commission to consider the Preliminary Plat of Northington Estates.*
- *The rezoning of the property was approved in May 2023.*
- *Traffic Impact Analysis was completed in August 2023*
 - *Recommended timing adjustment to signal to mitigate delays*
 - *Decel lane for Northington Creek Drive*

- *Left and right turns onto 4th from Cypress Creek*

After thorough review, staff submitted comments and requested clarification in various areas of TIA on December 1, 2023.

TxDOT is currently reviewing the Traffic Impact Analysis.

- *Staff received the Preliminary Plat on September 25, 2023*
- *Staff provided comments to Turley on October 17, 2023*
- *Drainage sheets have been reviewed by Staff and Jones Heroy & Associates, with comments and modification requests returned to Turley on October 30, 2023*
- *Staff postponed the Preliminary Plat Review scheduled for November 2, 2023 by Planning Commission*
- *Revised plans were submitted by Turley on November 1, 2023*
- *Jones-Heroy responded on November 6, 2023*
- *Revised plans were submitted by Turley on November 8, 2023*
- *Staff met with Jones Heroy on November 17, 2023 to discuss their findings and recommendations*
- *After discussions and clarification from Texas Water Development Board, Jones-Heroy prepared responses and Staff submitted to Turley December 1, 2023.*
- *Turley addressed comments provided by Jones-Heroy & Associates on December 4, 2023*
- *Jones-Heroy provided final comments for Prelim with recommended plat notes on December 7, 2023*

Turley Associates is finalizing Civil Plan Set for review by Staff

With no additional comments or discussion, Chair Canales closed the public hearing

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.**

Commission member Skinner moved to recommend approval of 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, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried. (Carnley and Taylor absent)

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**

Chair Canales opened the public hearing

Becky Sims, Zoning Administrator presented the following:

- *Staff received a request from Wayne J Wolfe regarding the vacation of the Live Oak*

Subdivision in the City of Lampasas, Texas.

- *Request that the City of Lampasas would allow to abandon this subdivision and return it to original acreage*
- *This subdivision was created in 1976 and was approved by the County and the City of Lampasas*

With no additional comments, the public hearing was closed.

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.

Commission member Sibberson moved to approve 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, the motion was seconded by Commission member Skinner and with a unanimous vote, the motion carried. (Carnley and Taylor absent)

PUBLIC HEARING

VII. Public hearing to receive citizen comments regarding a request to rezone property from Single Family Residential-6 “SF-6” to MultiFamily-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.

Commission Chair Canales opened the public hearing.

Becky Sims, Zoning Administrator presented the following:

- *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.*
- *The applicant is asking for consideration in rezoning property from Single Family Residential-6 “SF-6” to Multi-Family-2 (Apartments)*
- *The property is currently zoned Single Family Residential-6 “SF-6”*
- *The area is characterized as mixed use. The property is surrounded by businesses, undeveloped land and residential homes.*
- *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.*
- *The Comprehensive Plan identifies this area as a Suburban Mixed Use*
 - *The Suburban Mixed-Use (SM) 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).*

With no additional comments, the public hearing was closed

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.

Commission member McCauley moved to recommend 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 8, Whites Addition on East Avenue J (FM 580) Between Casbeer Street and White Street, the motion was seconded by Commission member Skinner with Commission member Shepard in opposition, the motion carried. (Carnley and Taylor absent)

PUBLIC HEARING

IX. Public hearing to receive citizen comments regarding a request to rezone property described 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”

Chair Canales opened the public hearing.

Becky Sims, Zoning Administrator presented the following:

- *The property is described w ½ of Lot 2 Block 2; East Lampasas Addition, Lampasas, Texas, Lampasas County; commonly known as 1011 E Bridge.*
- *The applicant is asking for consideration in rezoning property from Commercial to Single Family Residential-6 “SF-6”.*
- *The property is currently zoned Commercial.*
- *The area is characterized as mixed use. The property is surrounded by single family homes and commercial property.*
- *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.*
- *This Comprehensive Plan identifies this area as 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.*

With no additional comments or discussion, Chair Canales closed the public meeting.

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”**

Commission member Shepard moved to approve the 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-6 “SF-6 the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried (Carnley and Taylor absent)

- 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.**

Becky Sims, Zoning Administrator provided a brief overview of current Residential and Commercial Developments and progress of projects related to substandard properties and Wayfinding Master Sign Plan.

Adjourn- Commission member Shepard moved to adjourn the meeting at 6:30 pm, the motion was seconded Commission member Sibberson and with a unanimous vote, the motion carried. (Carnley and Taylor absent)

Passed and approved this _____ day of _____ 2023

Marisa Canales, Commission Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator