

**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, MARCH 7, 2024
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, March 7, 2024 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 January 4, 2024

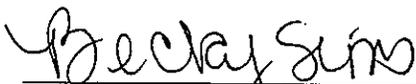
PUBLIC HEARING

- III. Public hearing to receive citizen comments to consider approval, denial, or approval with modifications a request for a Specific Use Permit to allow for a daycare in an area zoned Retail, described as Lot 8, Block 31, LSC 1st Addition, commonly known as 107 W 5th Street. Lampasas, Texas Lampasas County.

REGULAR SESSION

- IV. Discussion and possible action to consider approval, denial, or approval with modifications a request for a Specific Use Permit to allow for a daycare in an area zoned Retail, described as Lot 8, Block 31, LSC 1st Addition, commonly known as 107 W 5th Street. Lampasas, Texas Lampasas County.
- V. 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.
- VI. 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 28 day of February 2024 at 3:15pm



Becky Sims, City Secretary/Zoning Administrator



404
CITY OF LAMPASAS
**** REPRINT RECEIPT ****

REC#: 01402742 2/01/2024 4:24 PM
OPER: COR1 TERM: 060
REF#:

512-564-5111 24 letters

ANTICIPATED MEETING DATES: P&Z: March 7 City Council

TRAN: 210.0000 PERMITS & LICENSES
DAYCARE SUP
PLANNING & ZONING F 250.00CR

TENDERED: 300.00 CASH
APPLIED: 250.00-

CHANGE: 50.00

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

Name of Subdivision or Project: A Bushel and A Peck Child Care Center
 Physical Location of Property: 107 W 5th St Lampasas TX 76550
 [General Location -- approximate distance to nearest existing street corner]
 Brief Legal Description of Property (must also attach accurate metes and bounds): Lot 8 Block 3 ADDN. HSC 1st

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

Acreeage: 3,755 Existing Zoning: Retail Proposed Zoning: Child care center/Daycare

Applicant / Owner's Name: Melody McCartney
 Contact Person: Melody McCartney Title: Owner / Director
 Company Name: A Bushel and A Peck Child Care Center
 Street/Mailing Address: 107 W 5th St City: Lampasas State: Tx Zip: 76550
 Phone: 325) 226-1870 Email Address: Melody.McCartney91@gmail.com
abushelandapeck.childcare@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: Child Care Center/Daycare

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/daycare Date: _____

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

Property Details

Account

Property ID:	1320	Geographic ID:	10180-031-008-00
Type:	Real	Zoning:	
Property Use:			

Location

Situs Address:	107 W 5TH ST LAMPASAS, TX 76550		
Map ID:	M15	Mapsc0:	
Legal Description:	LOT: 8 BLK: 31 ADDN: L S C1ST LocCd:94		
Abstract/Subdivision:			
Neighborhood:			

Owner ⓘ

Owner ID:	62392
Name:	EI & EII HOLDINGS LTD
Agent:	
Mailing Address:	606 S KEY AVE 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:	\$84,560 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$40,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$125,060 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$125,060 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$125,060
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: EI & EII HOLDINGS LTD %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD	0.000000	\$125,060	\$125,060	\$0.00	
CLA	CITY OF LAMPASAS	0.304888	\$125,060	\$125,060	\$381.29	
LAM	LAMPASAS COUNTY	0.398600	\$125,060	\$125,060	\$498.49	
R&B	ROAD & BRIDGE	0.120900	\$125,060	\$125,060	\$151.20	
SLA	LAMPASAS ISD	1.017500	\$125,060	\$125,060	\$1,272.49	

Total Tax Rate: 1.841888

Estimated Taxes With Exemptions: \$2,303.47

Estimated Taxes Without Exemptions: \$2,303.47

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: March 7, 2024 - 6:00 P.M.

CITY COUNCIL: ~~March 11, 2024 - 6:00 P.M.~~
March 8, 2024 – Noon

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 item:

To consider a request for a Specific Use Permit to allow for a daycare in an area zoned Retail, described as Lot 8, Block 31, LSC 1st Addition, commonly known as 107 W 5th Street, Lampasas, Texas Lampasas County.

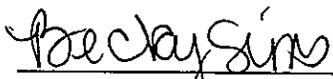
The purpose of the public hearing noted herein is to allow members of the public who may be affected by this item to voice their views to the Planning and Zoning Commission. The first public hearing will be held on March 7, 2024 at 6:00 P.M. in the Calvert Municipal Building, City Council Chambers located 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 a public hearing on the above-referenced item on ~~March 11, 2024 at 6:00 P.M.~~ March 8, 2024 at Noon in the Calvert Municipal Building, City Council Chambers located at 302 E 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.

I, **Becky Sims**, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Public Hearing 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 28th day of February 2024 at

3:45pm



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, JANUARY 4, 2024
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:

Zachary Taylor
Bob McCauley
James Skinner
Danielle Shepard

City Staff Present:

Becky Sims, City Secretary/Zoning Administration

P&Z Members Absent

Zach Carnley
Michael Sibberson

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 dated December 7, 2023

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

PUBLIC HEARING

III. Public hearing to receive citizen comments to consider approval, denial, or approval with modifications a request to rezone property described as .416 acres, ABST 0419 of the LHW Johnson Survey, W Ave E Lampasas, Texas Lampasas County from Single Family Residential-10 "SF-10" to Single Family Residential-10 "SF-10" with a Mobile Home Overlay "MHO"

Commission Chair Canales opened the Public Hearing

Becky Sims, Zoning Administrator presented the following

- *The property is described as 0.416 acres, ABST 0419 of the LHW Johnson Survey, W Ave E Lampasas, Texas Lampasas County*
- *The applicant is asking for consideration in rezoning property from Single Family Residential-10 "SF-10" to Single Family Residential-10 "SF-10" with a Mobile Home Overlay "MHO"*
- *The property is currently zoned Single Family Residential-10 "SF-10"*
- *The property is surrounded by single family homes and vacant lots.*
- *All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed nine letters (9) 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 describes the area as Urban Residential*
 - *The Urban Residential (UR) future development category is intended for areas to be developed primarily to conserve, and in some cases, transition, the already existing residential areas developed with an urban character. These areas are intended to conserve the existing gridded lot and block pattern of development.*
- *Appropriate Land Uses*
 - *Residential Uses: single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes, twins, and triplexes)*

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 a request to rezone property described as .416 acres, ABST 0419 of the LHW Johnson Survey, W Ave E Lampasas, Texas Lampasas County from Single Family Residential-10 "SF-10" to Single Family Residential-10 "SF-10" with a Mobile Home Overlay "MHO"

Commission member Taylor moved to approve the request to rezone property described as .416 acres, ABST 0419 of the LHW Johnson Survey, W Ave E Lampasas, Texas Lampasas County from Single Family Residential-10 "SF-10" to Single Family Residential-10 "SF-10" with a Mobile Home Overlay "MHO", the motion was seconded by Commission member McCauley and with a unanimous vote, the motion carried. (Sibberson and Carnley absent)

V. 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 Skinner moved to adjourn the meeting at 6:41 pm, the motion was seconded Commission member Taylor and with a unanimous vote, the motion carried. (Sibberson and Carnley absent)

Passed and approved this ____ day of _____ 2024

Marisa Canales, Commission Chair

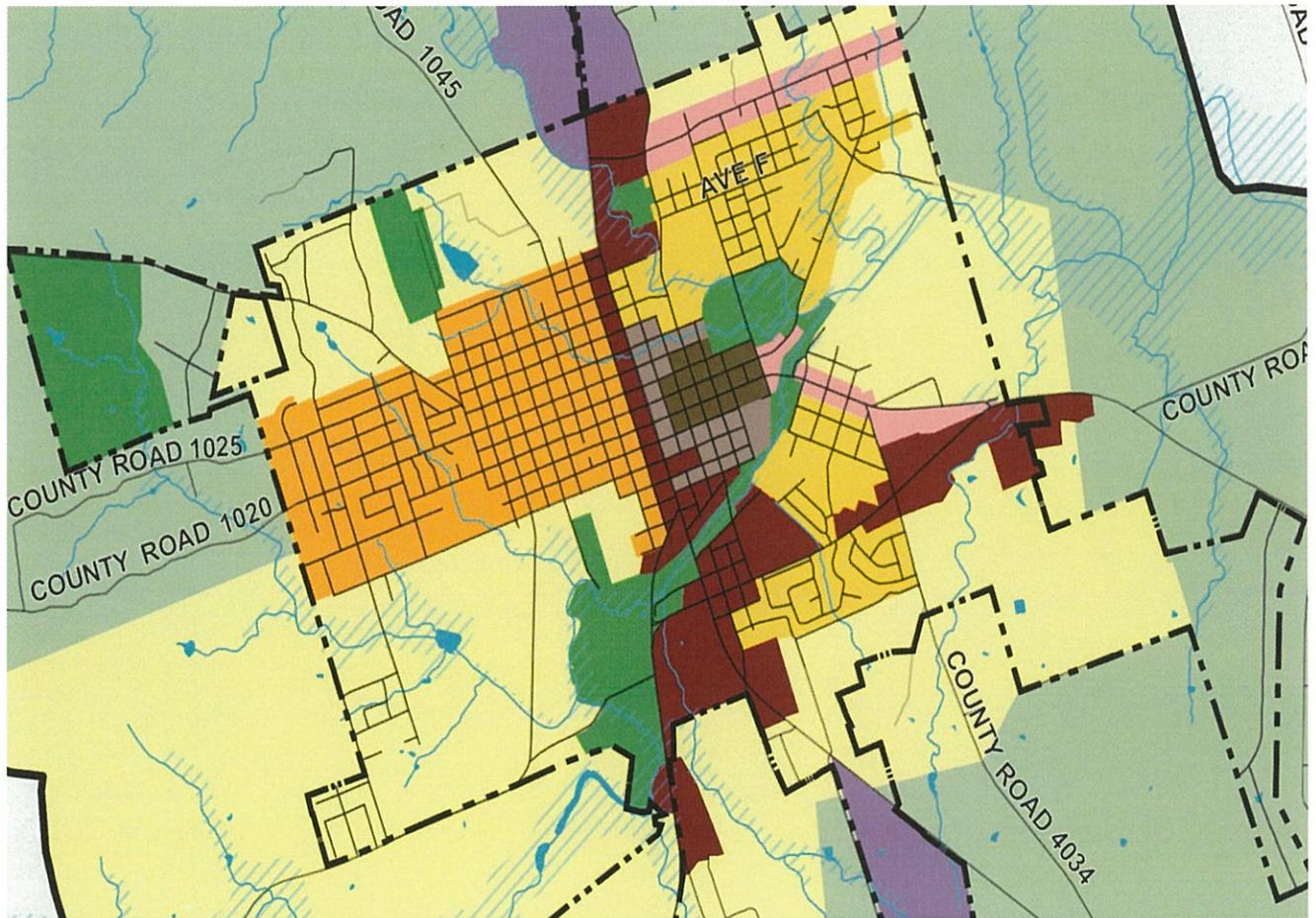
ATTEST:

Becky Sims, City Secretary/Zoning Administrator

City of Lampasas
Planning and Zoning Board
Staff Report
(Shell/McCartney- SUP)

Subject Property	The property is described as Lot 8, Block 31, LSC 1 st Addition, commonly known as 107 W 5 th Street. 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” and Two-Family (Duplex).
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty-four (24) notices to property owners within 200 feet of the applicant’s property, to date Staff has not received any letters in favor of the request or 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> <p>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;</p> <p>The use is harmonious and compatible with surrounding existing uses or proposed uses;</p> <p>The activities requested by the applicant are normally associated with the permitted uses in the base district;</p> <p>The nature of the use is reasonable;</p> <p>Any negative impact on the surrounding area has been mitigated;</p> <p>That any additional conditions specified ensure that the intent of the district purposes are being upheld.</p>

This location is designated as Urban Residential in the Comprehensive Plan



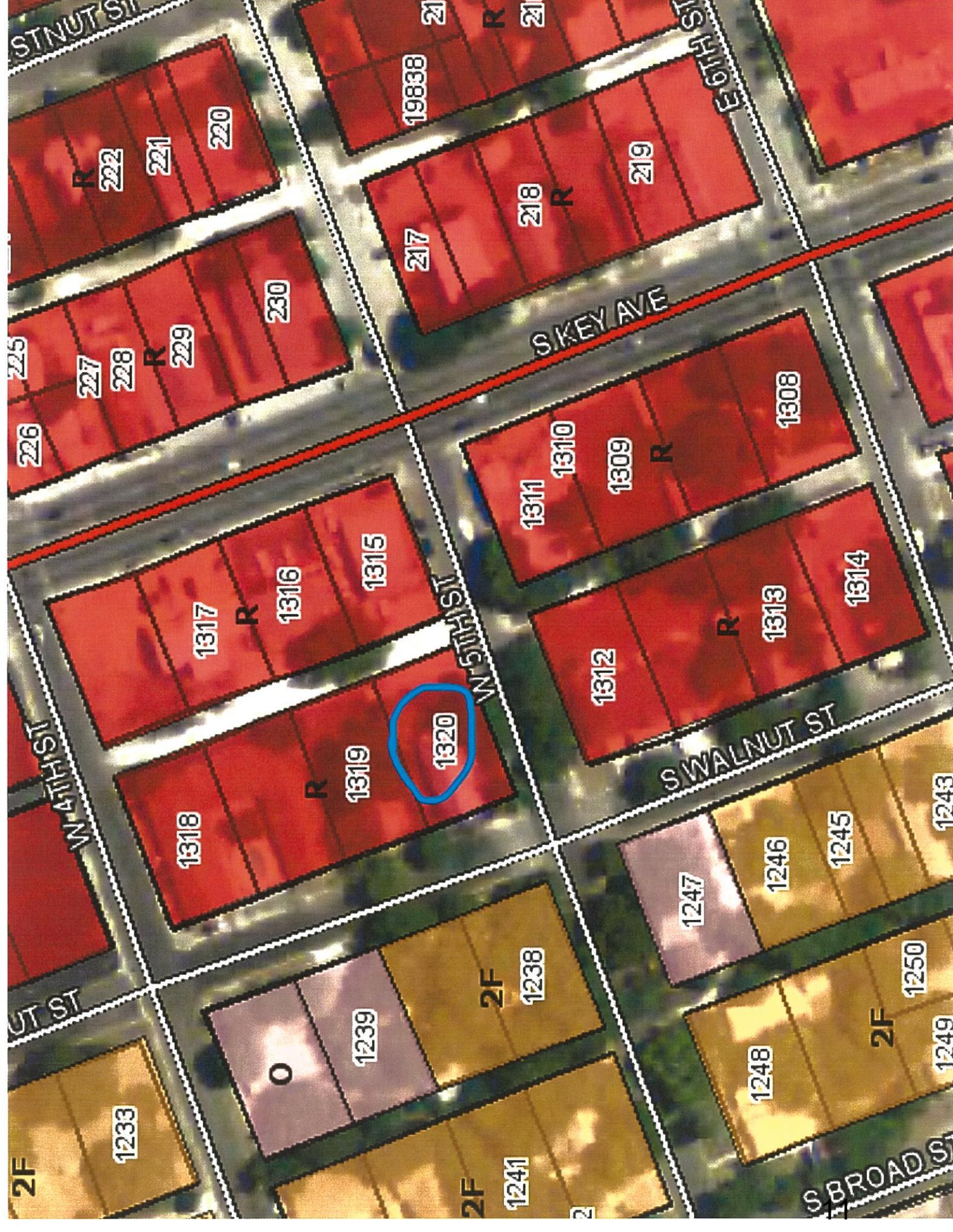
URBAN RESIDENTIAL (UR)

The Urban Residential (UR) future development category is intended for areas to be developed primarily to conserve, and in some cases, transition, the already existing residential areas developed with an urban character. These areas are intended to conserve the existing gridded lot and block pattern of development. Along collector and arterial roadways, new neighborhood serving retail, personal service, and restaurant uses may be appropriate, provided that they adhere to the predominant urban character of the area.



107 W 5th Street





1320

ST NUT S

226
227
228
229

W 4TH ST

UT ST

2F
1233

19838
210
R
210

217

218
R
219

S KEY AVE

E HIGH ST

1317
R
1316

1318

R
1319

1320

W 5TH ST

1311
1310

1309
R
1308

1312
R
1313

1314

S WALNUT ST

1247

1246

1245

1243

O

1239

2F
1238

2F
1241

1248

2F
1250

1249

S BROAD ST