

**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, NOVEMBER 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, November 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 July 11, 2024

PUBLIC HEARING

- III. Public hearing to receive citizen comments to consider approval, denial, or approval with modifications a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as follows:
 - Rezone 31.81 acres from Single Family Residential-8 and Single Family Residential-10 to Agriculture “AG” (green space/detention)
 - Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Attached (Townhomes) for a total of 13.40 acres (31 lots)
 - Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Residential-6 for a total of 32.52 acres (145 lots).

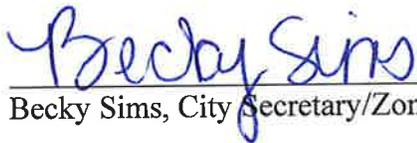
REGULAR SESSION

- IV. Discussion and possible action to consider approval, denial, or approval with modifications a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as follows:
 - Rezone 31.81 acres from Single Family Residential-8 and Single Family Residential-10 to Agriculture “AG” (green space/detention)
 - Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Attached (Townhomes) for a total of 13.40 acres (31 lots)
 - Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Residential-6 for a total of 32.52 acres (145 lots).

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 7 day of October 2024 at 3:50.



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, JULY 11, 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:
Michael Sibberson
Bob McCauley
Zach Carnley

City Staff Present:
Becky Sims, City Secretary/Zoning Administration
Kayleigh Stanley, Executive Secretary

P&Z Members Absent
Zachary Taylor
Danielle Shepard
James Skinner

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 March 7, 2024

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

PUBLIC HEARING

III. Public hearing to receive citizen comments to consider approval, denial, or approval with modifications to consider granting a replat with variances for lots 1 and 2; for properties generally located at 703 W. Avenue C and 408 N. Spring Street, Lampasas, Texas Lampasas County.

Chair Canales opened the public hearing.

Becky Sims, City Secretary advised of the following:

- *Mr. Victor Felan is asking for consideration of replat with variances to the Single Residential Family-10 "SF-10" Zoning Regulation listed below that was approved by the Zoning board of Adjustment and Appeal on June 25, 2024.*
 - *Lot 1B (closest to alley)*
 - *Reduction in lot width from 80' to 65'*
 - *Reduction in front yard setback from 25' to 2' to accommodate house & carport*
 - *Reduction in side yard setback from 6' to 0' to accommodate shed and carport*
 - *Lot 1A (closest to Spring Street)*
 - *Reduction in lot width from 80' to 65'*
 - *Reduction in front yard setback from 25' to 4' to accommodate carport*

- The homes were built in the early 80's and at that time both dwellings were built on the same lot. Mr. Felan would like to sale one of the houses; which requires a replat.
- Staff sent a total of ten (10) notices to property owners within 200 feet of the applicant's property. At the time of preparing this report, the city has not received any notices in favor or in opposition of the request.

Chair Canales closed the public hearing.

REGULAR SESSION

- IV. Discussion and possible action to consider approval, denial, or approval with modifications to consider granting a replat with variances for lots 1 and 2; for properties generally located at 703 W. Avenue C and 408 N. Spring Street, Lampasas, Texas Lampasas County.**

Board member Sibberson moved to approve the replat with variances, the motion was seconded by Board member Canales and with a unanimous vote, the motion carried. (Taylor, Shepard and Skinner absent)

PUBLIC HEARING

- V. Public hearing to receive citizen comments to consider approval, denial, or approval with modifications a specific use permit for an accessory dwelling in an area zoned Single Residential Family-20 "SF-20" described as .94 acres, LHW Johnson survey; commonly known as 17 Deb Lynn.**

Chair Canales opened the public hearing.

Becky Sims, City Secretary advised of the following:

- *The property owner is applying for a Specific Use Permit (SUP) to allow for an accessory dwelling to the main structure commonly referred to as a guesthouse.*
- *The property owner would like to make improvements and upgrades to a stand-alone 400 sq ft garage that would include a living area, bedroom, bathroom and kitchen area.*
- *This accessory dwelling will be used at the pleasure of the homeowner.*
- *All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of eight (8) notices to property owners within 200 feet of the applicant's property. At the time of preparing this report, the city has not received any notices in favor or in opposition of the request.*
- *This request is in line with future land use outlined in the Comprehensive Plan*

Chair Canales closed the public hearing.

REGULAR SESSION

- VI. Discussion and possible action to consider approval, denial, or approval with modifications a specific use permit for an accessory dwelling in an area zoned Single Residential Family-20 "SF-20" described as .94 acres, LHW Johnson survey; commonly known as 17 Deb Lynn.**

Board member Carnley moved to approve the specific use permit, the motion was seconded by Board member McCauley and with a unanimous vote, the motion carried. (Taylor, Shepard and Skinner absent)

VII. 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 developments, projects, and meetings:

- Gym/ Spa: Dirt Work/ Plan Review
- Distillery: Interior and Exterior Finishes/ Plan Review
- Alamo Coffee
- HTeaO
- Short Term Rentals
- Zoning Regulations – Future Overhaul
- Updated Zoning Map in Progress
- Eve’s – New Ownership
- Food Trucks

VIII. Adjourn

Commission member Carnley moved to adjourn the meeting at 6:14 pm, the motion was seconded Commission member McCauley and with a unanimous vote, the motion carried. (Taylor, Shepard and Skinner absent).

Passed and approved this _____ day of _____ 2024

Marisa Canales, Commission Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

Becky Sims

From: noreply@civicplus.com
Sent: Thursday, September 5, 2024 9:17 AM
To: Becky Sims; Finley deGraffenried
Subject: Online Form Submittal: Zoning Application

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

Zoning Application

Zoning Application

(Section Break)

Anticipated Meeting Dates

Planning & Zoning October 3rd if possible or November 7th

City Council Oct. 14th or November 11th 12th

Date of Pre-Application
Conference With City Reps
& Planner August 14th

Application Type Rezoning (property currently zoned)

(Section Break)

Name of Subdivision or
Project Northington Creek Estates

Physical Location of
Property 1206 Mills St., Lampasas TX 76550(LampasasCAD#8121) and
1705 E 4th St. Lampasas TX 76550(LampasasCAD#8246)

Brief Legal Description of
Property 48.13 Acres, Abstract No. 42, John Burleson Survey and 30.98
Acres, Abstract No. 42, John Burleson Survey

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

Acreage 79.921

Existing Zoning SF-6,SFA,C,SF-8,SF-10

Proposed Zoning C,SFA,SF-6,AG

(Section Break)

APPLICANT / OWNER

First Name	Jimmy
Last Name	Torres
Contact Person	Jimmy Torres
Title	President/Owner
Company Name	Tri-Cru Ventures, LLC
Address1	7446 Honeysuckle Drive
Address2	<i>Field not completed.</i>
City	Temple
State	Texas
Zip	76502
Phone Number	254-394-6456
Fax Number	<i>Field not completed.</i>
Email Address	jimmy@thevistarealtors.com

(Section Break)

ENGINEER / REPRESENTATIVE

First Name	Kendell
Last Name	Wimberly
Contact Person	Kendell Wimberly
Title	P.E.
Company Name	Turley Associates
Address1	301 N 3rd St.
Address2	<i>Field not completed.</i>
City	Temple
State	TX

Zip 76501
Phone Number 254-773-2400
Fax Number *Field not completed.*
Email Address kwimberly@turley-inc.com

(Section Break)

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.

Application Requirements

All applications must be complete before they will be scheduled for P&Z agenda. It is the applicants 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, 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.

(Section Break)

Please leave your comments or questions below. AG - 31.813 Acres
SFA - 13.402 Acres - Typical Lot Size 100'x120'
SF-6 - 32.526 - Typical Lot Size 50'x120'
C - 2.175 Acres - Lot Size 200'x200'

(Section Break)

Electronic Signature (owner or authorized agent) I agree

Disclaimer Yes

Email not displaying correctly? [View it in your browser.](#)

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

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

CITY COUNCIL: November 12, 2024 - 6:00 P.M.

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 items:

To consider granting a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as follows:

- *Rezone 32.52 acres from Single Family Residential-8 and Single Family Residential-10 to Agriculture "AG" (green space/detention)*
- *Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Attached (Townhomes) for a total of 13.40 acres (31 lots)*
- *Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Residential-6 for a total of 32.52 acres (145 lots).*

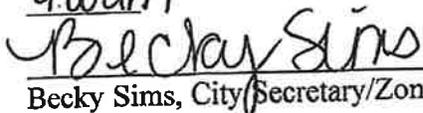
The purpose of the public hearing noted herein is to allow members of the public who may be affected by this item to voice their views to the Planning and Zoning Commission. The first public hearing will be held on November 7, 2024 at 6:00 P.M. in the Calvert Municipal Building, City Council Chambers 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 November 12, 2024 at 6:00 P.M. 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 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 4 day of October 2024 at

9:00am



Becky Sims, City Secretary/Zoning Administrator

