

**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 5, 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, December 5, 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 November 7, 2024

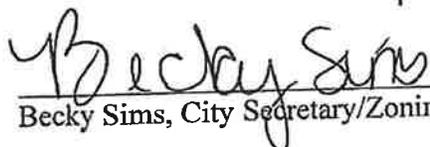
PUBLIC HEARING

- III. Public hearing to receive citizen comments to consider a request to vacate, abandon, and convey Hoover Street (unimproved and unopened to the public) located to the west of Lot 1, Block 21 of the N.S Hughes Survey, Abstract 299, G.C. & S.F Addition to include the North ROW of Avenue K (unimproved and unopen to the public), this area is commonly known as 1204 McLean, Lampasas, Texas.

REGULAR SESSION

- IV. Discussion and possible action to consider a request to vacate, abandon, and convey Hoover Street (unimproved and unopened to the public) located to the west of Lot 1, Block 21 of the N.S Hughes Survey, Abstract 299, G.C. & S.F Addition to include the North ROW of Avenue K (unimproved and unopen to the public), this area is commonly known as 1204 McLean, Lampasas, Texas.
- 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 25 day of November 2024 at 1:40pm


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, NOVEMBER 7, 2024
6:00 P.M.**

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

P&Z Members Present:
John-David Rott
Bob McCauley
Janet Logan

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

P&Z Members Absent
Zachary Taylor
Marisa Canales
Zach Carnley

City Council Present:
Charlie Pratus
Eric Hernandez

REGULAR SESSION

I. Call to order

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

Introductions of the two new members; Janet Logan and John David Rott.

As acting chair, I want it recorded that we do have three members absent this evening. While we do have a quorum, two of the members are new to the Commission, this being their first meeting.

We can take testimony and discuss the case this evening, take no action and schedule a special meeting where all members can be present. Or the Planning Commission can make their recommendation to City Council via a report in which they have 90 days to prepare.

If we do move forward with taking action all four members must vote the same whether it is to recommend approval or denial of the zoning request.

II. Discussion and possible action regarding approval of the minutes dated July 11, 2024

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

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:

The Public Hearing was opened for testimony at 6:04 p.m.

Becky Sims, City Secretary advised the developer has changed the original plat and zoning layout that was approved last Fall. The new proposed development will consist of 178 lots as opposed to the original 272 utilizing 48 of the 79 acres they own. The request is 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).*

Dale Kemp: 1613 Taylor Street.

Mr. Kemp is concerned with infrastructure issues. The availability and drinkability of the water within the City of Lampasas. A development this size will put strain on local infrastructure, such as the water, electricity and sewage systems. Additionally, the cost to the taxpayers. He is also concerned with drainage on this property, when developed 60% of this property will be covered with impervious cover, causing excessive surface run-off and flooding. In addition, the traffic and congestion pushed on to Fourth street from this neighborhood.

David Matthews: 1703 E. 4TH Street.

Mr. Matthews is concerned about drainage on his property. Once the property is developed, the water will have nowhere to go to dissipate and will inevitably come back on his property, where he has already built a retaining wall to help with this issue. He doesn't believe the retention pond will be able to hold enough water to assist with drainage. He would also like to know who will be maintaining the retention ponds. He believes there will be too many families and not enough space. In addition, our city is at capacity, schools are close to capacity, would need to hire first responders...etc. His recommendation is to deny the zoning change and make them pay taxes on their current zoning.

Jim Spivey: 1502 E 3RD Street.

Mr. Spivey is concerned about the green space. He believes the plan is too dense and will bring in too many families with not enough space and it will push the children to his property. He is also concerned with the amount of traffic this development will bring.

Mike Richardson: 1743 E 4th Street.

Mr. Richardson agrees with Mr. Kemp and Mr. Matthews. Drainage will be an issue. He would like to see a well thought out plan on how the natural flow will be diverted. He is not against growth; he just wants it done right.

Frank Ellett: 102 CR 3000.

Mr. Ellett stated the meeting is for zoning and we will visit the engineering at a later date. His concern currently is the requested zoning for a townhome, which does not meet the proposed layout of a quadplex presented in the packet. The building code and zoning regulations do not align, the proposed dwelling will need to be clarified. Townhome vs. Multi Family.

Kendall Wimberly: Turley Engineering

Mr. Wimberly stated the townhome will be owned by one person and function as a rental property. The investors will be developing and paying for all the infrastructure. In addition, he stated there will be approximately 31 acres of green space, of which will be maintained by a homeowner's association, not the city. To address the drainage concerns, they are planning to create a ditch that will push water to Sulfur Creek; which will be designed in the Civil Plan Set. In regards to traffic concerns, TXDOT has reviewed and approved the Traffic Impact Analysis that outlines improvements to 4th Street and Brown Street. The new plan is more cost effective for everyone.

With no additional testimony, the Public Hearing was closed at 6:54 p.m.

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).

Acting Chair Sibberson moved to take no action at this time and to schedule a special meeting in the near future when all board members are present, the motion was seconded by Board member Rott and with a unanimous vote, the motion carried. (Taylor, Canales 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.

No updates were provided.

VI. Adjourn

Commission member McCauley moved to adjourn the meeting at 6:57 pm, the motion was seconded Commission member Rott and with a unanimous vote, the motion carried. (Taylor, Canales and Carnley absent).

Passed and approved this _____ day of _____ 2024

Marisa Canales, Commission Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

**APPLICATION FOR ABANDONMENT
OF A PUBLIC STREET, ALLEY,
AND/OR PUBLIC RIGHT OF WAY
IN THE CITY OF LAMPASAS**

OWNER/NAME Roger + Tricia Hill

ADDRESS: 162 PR 3058 Lampasas / 1204 McLEAN

CONTACT INFORMATION: Home 512-525-3819 Work: 512-525-3780

STREET, ALLEY OR PUBLIC RIGHT OF WAY TO BE ABANDONED: _____

Unimproved + unopened to the public - Hoover Street

DATE OF REQUESTED ACTION: Dec 5 P+Z
Dec 9 Council

[Completed application must be submitted at least 45 days before requested action.]

**ALL EXHIBITS AND STATEMENTS BELOW MUST BE ATTACHED.
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

EXHIBIT NO. 1: The written consent of all abutting property owners. If consent from all owners is not obtained, this exhibit must include a brief statement of efforts made to obtain consent, including dates and types of contact attempted and results, and objections to vacation, if any. - **City**

STATEMENT NO. 1: A statement why the applicant is requesting that the street, alley and/or public right-of-way, or portion thereof, be abandoned - **Applicant**; and

STATEMENT NO. 2: A statement describing the current and past uses of the street, alley, and/or public right-of-way - **City**; and

By completing this application, attaching all the required exhibits and statements and submitting the **nonrefundable** filing fee equal to the cost to cover the expense of the Public Hearing publication in the newspaper, plus cost of notifications sent to all property owners located within 200' of the subject property with return receipt requested, I am requesting the MAYOR and the CITY COUNCIL of the CITY OF LAMPASAS consider the vacation and abandonment of the street, alley, and/or public right-of-way described above.

Property Details

Account

Property ID: 651 **Geographic ID:** 10100-021-001-00

Type: R **Zoning:**

Property Use:

Location

Situs Address:

Map ID: M15 **Mapsc0:**

Legal Description: LOT: LOTS 1-2 BLK 21 GC & SF ABD .400 AC ABST: 0299 SURV: N S HUGHES LocCd:94

Abstract/Subdivision: G C & S F

Neighborhood: (10100) GC & SFRR ADDITION

Owner ⓘ

Owner ID: 76089

Name: HILL ROGER DALE & PATRICIA

Agent:

Mailing Address: 162 PR 3058
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: \$16,670 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$44,850 (+)

Agricultural Market Valuation: \$0 (+)

Property Details

Account

Property ID: 177339

Geographic ID: 20299-020-010-01

Type: R

Zoning:

Property Use:

Location

Situs Address:

Map ID:

Mapsco:

Legal Description: ACR:0.629 ABST 299 SURV: NIMROD S HUGHES & G C & S F BLK 21
LOTS 3,4,5,6 LocCd:94

Abstract/Subdivision:

Neighborhood:

Owner ⓘ

Owner ID: 76089

Name: HILL ROGER DALE & PATRICIA

Agent:

Mailing Address: 162 PR 3058
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: \$0 (+)

Land Non-Homesite Value: \$37,740 (+)

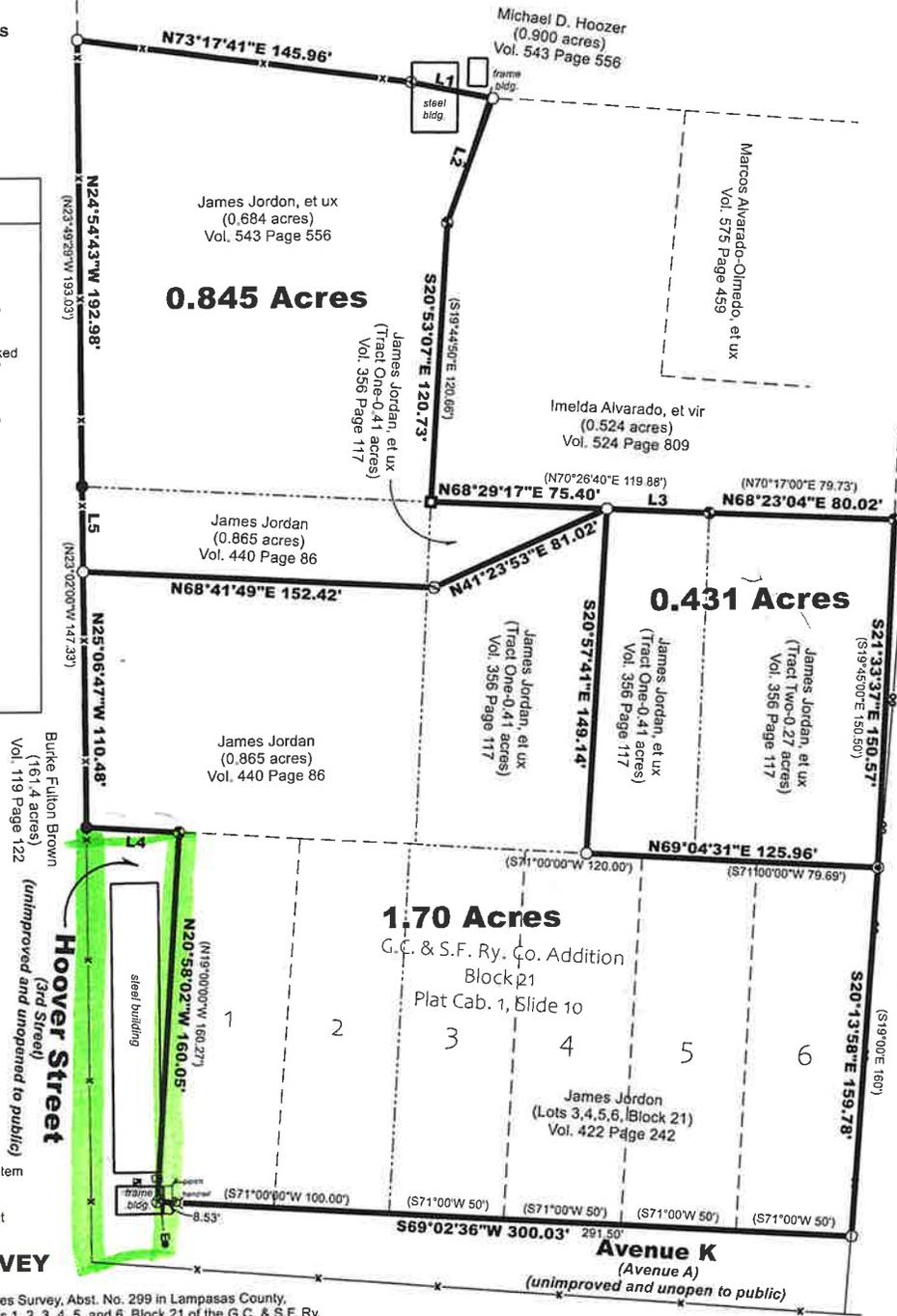
Agricultural Market Valuation: \$0 (+)

Surveyor:

Maples & Associates
 420 S. Liveoak, Ste 200
 P.O. Box 893
 Lampasas, Texas 76550
 Firm No. 10097700
 Tel (512) 556-2078
 Fax (512) 556-0500

LEGEND

- ⊕ Calculated Point
- ⊗ Cotton Spindle Set
- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- ◻ 1/2" Iron Pin Found in concrete with cap marked "MAPLES RPLS 5043"
- ⊙ 1/2" Iron Pin Found with cap marked "MAPLES RPLS 5043"
- 1/2" Iron Pin Found
- ⊙ 3/8" Iron Pin Found
- ⊙ 3.5" Pipe Post
- Original Tract Lines
- x- Wire Fence
- o- Chainlink Fence
- E- Overhead Electric
- Power Pole
- ⊠ Power Meter
- ⊠ A/C Unit
- () Record Calls



Basis of Bearings:
 Texas State Plane Coordinate System
 NAD83 Texas Central Zone.

This survey was performed without the benefit of a Title Commitment.

BOUNDARY SURVEY

Being 1.70 acres of the N.S. Hughes Survey, Abst. No. 299 in Lampasas County, Texas, and being comprised of Lots 1, 2, 3, 4, 5, and 6, Block 21 of the G.C. & S.F. Ry. Addition, a subdivision recorded in Plat Cabinet 1, Slide 10 of the Plat Records of Lampasas County, Texas, and being part of a 0.865 acre tract of land described in a deed from Rowan Arnold, et ux, to James Jordan, dated February 1, 2008, as recorded in Vol. 440, Page 86 of the Deed Records of Lampasas County, Texas, and being part of a 0.41 acre tract of land described as Tract One in a deed from John Hoozer to James Jordan, et ux, dated February 3, 2000, as recorded in Vol. 356, Page 117 of said deed records.

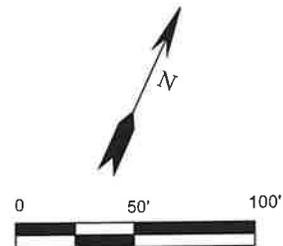
Being 0.845 acres of the N.S. Hughes Survey, Abst. No. 299 in Lampasas County, Texas, and being part of a 0.865 acre tract of land described in a deed from Rowan Arnold, et ux, to James Jordan, dated February 1, 2008, as recorded in Vol. 440, Page 86 of the Deed Records of Lampasas County, Texas, and being all of a 0.684 acre tract of land set aside to James Jordan, et al, in a partition deed recorded in Vol. 543, Page 556 of said deed records.

Being 0.431 acres of the N.S. Hughes Survey, Abst. No. 299 in Lampasas County, Texas, and being part of a 0.41 acre tract of land described as Tract One and all of a 0.27 acre tract of land described as Tract Two in a deed from John Hoozer to James Jordan, et ux, dated February 3, 2000, as recorded in Vol. 356, Page 117 of the Deed Records of Lampasas County, Texas.

Legal descriptions of even survey date herewith of the tracts shown hereon accompany this plat.

Surveyed on the ground on August 23, 2023.

Paul W. Maples, RPLS
 ©2023 All rights reserved.
 Job No. 230722



LINE	BEARING	HORIZ DIST
L1	N78°13'08"E	36.14'
L2	S03°12'02"E	57.23'
L4	S71°04'35"W	40.00'

LINE	BEARING	DISTANCE
L1	N77°19'13"E	36.11'
L2	S4°16'37"E	57.16'
L3	N68°29'17"E	44.37'
L4	S69°22'14"W	40.08'
L5	N25°03'42"W	36.87'

Date: November 7, 2024

**NOTICE OF A PUBLIC HEARING ON AN APPLICATION
FOR THE ABANDONMENT, VACATION OR CLOSURE OF A STREET, ALLEY AND/OR PUBLIC RIGHT-
OF-WAY IN THE CITY OF LAMPASAS**

PLANNING COMMISSION- DECEMBER 5, 2024- 6.00 p.m.

CITY COUNCIL: DECEMBER 9, 2024-6:00 p.m.

**HEARING(S) LOCATION:
JACK CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 EAST 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 to vacate, abandon, and convey Hoover Street (unimproved and unopened to the public) located to the west of Lot 1, Block 21 of the N.S Hughes Survey, Abstract 299, G.C. & S.F Addition to include the North ROW of Avenue K (unimproved and unopen to the public), this area is commonly known as 1204 McLean, Lampasas, Texas.

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 Thursday, December 5, 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 item listed above.

The City Council will hold a Public Hearing on this request, which is scheduled to begin at 6:00 p.m. on Monday, December 9, 2024. The Public Hearing will be conducted in the City Council Chambers, which is located at 302 East Third Street, Lampasas, Texas, during which time the City Council will hear the details concerning this request. The purpose of the Public Hearing is to allow members of the public who may be affected by this request to voice their views to the City Council.

All persons interested in the above referenced request, are invited to attend the Public Hearing and provide their comments at the time to the governing body. Your comments may also be submitted, in writing, to Becky Sims, City Secretary. In order for the Council to consider your written comments and include them in the records of the Public Hearing, they must be received by the City Secretary, at 312 East Third Street, Lampasas, Texas 76550, by no later than 12:00 noon on the date of the public hearing. For additional information, please contact Becky Sims 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 this Notice of Public Hearings/Meetings was posted on the bulletin board of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 25 day of November 2024 at 1:40pm


Becky Sims, City Secretary

Date: November 7, 2024

**NOTICE OF A PUBLIC HEARING ON AN APPLICATION
FOR THE ABANDONMENT, VACATION OR CLOSURE OF A STREET, ALLEY
AND/OR PUBLIC RIGHT-OF-WAY IN THE CITY OF LAMPASAS**

PLANNING AND ZONING COMMISSION- DECEMBER 5, 2024- 6.00 p.m.

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**HEARING(S) LOCATION:
JACK CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 EAST THIRD STREET
LAMPASAS, TEXAS 76550**

A request has been received from Roger and Patricia Hill who is asking that the City's Planning & Zoning Commission ("Commission") and the City Council, to consider a request to vacate, abandon, and convey Hoover Street (unimproved and unopened to the public) located to the west of Lot 1, Block 21 of the N.S Hughes Survey, Abstract 299, G.C. & S.F Addition to include the North ROW of Avenue K (unimproved and unopen to the public), this area is commonly known as 1204 McLean, Lampasas, Texas.

The Planning & Zoning Commission will hold a Public Hearing on this request, which is scheduled to begin at 6:00 p.m. on Thursday, December 5, 2024. The Commission's Public Hearing will be conducted in the City Council Chambers, which is located in the Jack Calvert Building located at 302 E Third Street, Lampasas, Texas, during which time the Commission will hear the details concerning this request before a recommendation is made by the Commission to the City Council on the requested matter. The purpose of the Public Hearing is to allow members of the public who may be affected by this request to voice their views to the Commission.

Following the Public Hearing before the Commission, the City Council will hold a Second Public Hearing on the above-referenced request on Monday, December 9, 2024 at 6:00 p.m., in the City Council Chambers located at 302 E Third Street, Lampasas, Texas.

All persons interested in the above referenced request, are invited to attend either or both of these Public Hearings and provide their comments at these times to the governing bodies. Your comments may also be submitted, in writing, to Becky Sims, City Secretary. In order for the Commission/Council to consider your written comments and include them in the records of the Public Hearing, they must be received by the City Secretary, at 312 East Third Street, Lampasas, Texas 76550, by no later than noon on the date of either public hearing. For additional information, please contact Becky Sims at (512) 556-6831, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If interpreter services for the deaf or hearing impaired are required by you, for participation at the Public Hearing, please contact the City Secretary at City Hall, (512) 556-6831. A request for interpretive assistance must be provided to the City at least 48 hours in advance of the date/time shown above for the scheduled Public Hearing.

**NOTICE OF PROPOSED VACATION,
ABANDONMENT OR CLOSING OF A STREET,
ALLEY OR PUBLIC RIGHT-OF-WAY
IN THE CITY OF LAMPASAS**

DATE: November 7, 2024

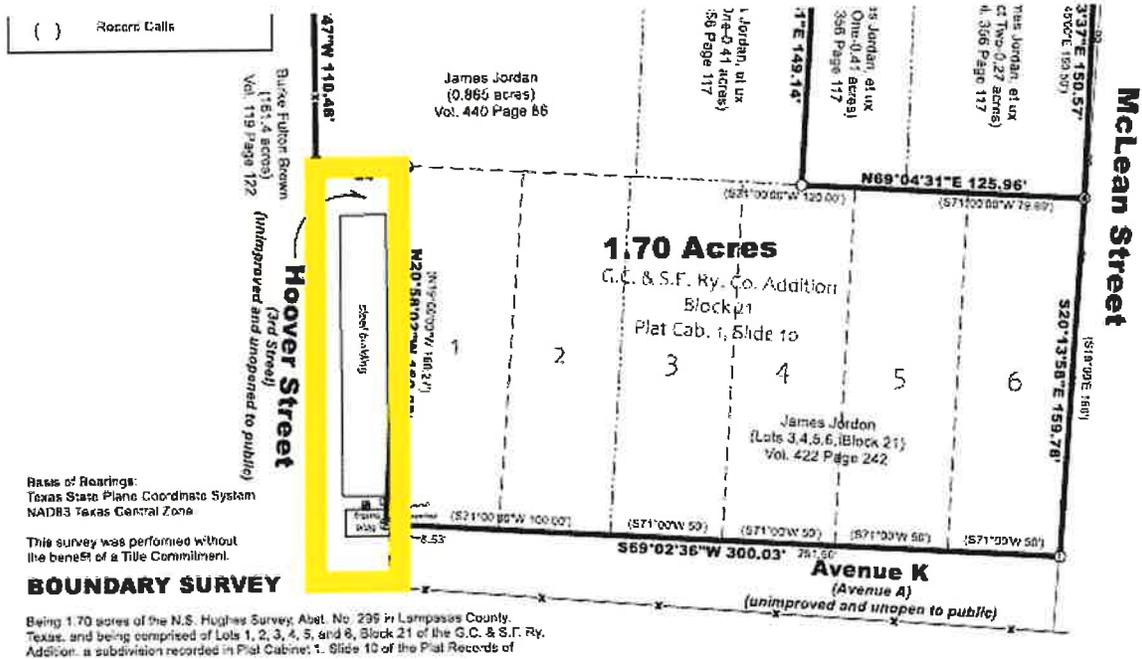
TO: ALL AFFECTED UTILITY COMPANIES

FROM: BECKY SIMS, CITY SECRETARY/ZONING ADMININSTRATOR
CITY OF LAMPASAS, TEXAS

RE: APPLICATION TO ABANDONED STREET, ALLEY AND/OR
PUBLIC RIGHT OF WAY

The City of Lampasas has received an application for the abandonment of a street, alley or public right-of-way at the following location:

Hoover Street (unimproved and unopened to the public) located to the west of Lot 1, Block 21 of the N.S Hughes Survey, Abstract 299, G.C. & S.F Addition to include the North ROW of Avenue K (unimproved and unopen to the public), this area is commonly known as 1204 McLean, Lampasas, Texas.



Date: November 7, 2024

**NOTICE OF A PUBLIC HEARING ON AN APPLICATION
FOR THE ABANDONMENT, VACATION OR CLOSURE OF A STREET, ALLEY
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PLANNING AND ZONING COMMISSION- DECEMBER 5, 2024- 6.00 p.m.

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The Planning & Zoning Commission will hold a Public Hearing on this request, which is scheduled to begin at 6:00 p.m. on Thursday, December 5, 2024. The Commission's Public Hearing will be conducted in the City Council Chambers, which is located in the Jack Calvert Building located at 302 E Third Street, Lampasas, Texas, during which time the Commission will hear the details concerning this request before a recommendation is made by the Commission to the City Council on the requested matter. The purpose of the Public Hearing is to allow members of the public who may be affected by this request to voice their views to the Commission.

Following the Public Hearing before the Commission, the City Council will hold a Second Public Hearing on the above-referenced request on Monday, December 9, 2024 at 6:00 p.m., in the City Council Chambers located at 302 E Third Street, Lampasas, Texas.

All persons interested in the above referenced request, are invited to attend either or both of these Public Hearings and provide their comments at these times to the governing bodies. Your comments may also be submitted, in writing, to Becky Sims, City Secretary. In order for the Commission/Council to consider your written comments and include them in the records of the Public Hearing, they must be received by the City Secretary, at 312 East Third Street, Lampasas, Texas-76550, by no later than noon on the date of either public hearing. For additional information, please contact Becky Sims at (512) 556-6831, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Hill Abandonment Request 120524)**

I own 1206 McLean St., [address] in Lampasas, Texas.

At this time, I (do) or (do not) plan to attend the Public Hearing noted above.

Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.

As a property owner who may be affected by the requested change, I want the Board to know that I, (protest) or (approve) the requested zoning change(s) that the Applicant has asked the Board to grant.

Please place a check mark beside your choice above. You may also note any reasons or concerns you may want the Board to consider in the spaces below.

My support/objection to the request is because:

- (1) _____
- (2) _____
- (3) _____

(Further information may be written on back of this sheet, if additional space is needed.)

Signed *James Jordan* Date 11-22, 2024

Written Form Received by City Staff on: 11-22-24, 20 by *BJS*.