

**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 12, 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 12, 2024 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas.

**REGULAR SESSION**

I. Call to order

**PUBLIC HEARING**

II. Public hearing to receive citizen comments regarding consideration of 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**

III. Discussion and possible action to consider a recommendation to City Council to approve, deny, or approve with modifications a request to rezone 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 Single Family Residential-6 for a total of 32.52 acres (145 lots).

IV. 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 26 day of November 2024 at 1:30pm

Becky Sims  
Becky Sims, City Secretary/Zoning Administrator

## Becky Sims

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**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

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
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Disclaimer	Yes
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NOTICE OF PUBLIC HEARINGS

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HEARING DATES/TIMES:

**PLANNING AND ZONING COMMISSION: DECEMBER 12, 2024-6:00 P.M.**

**CITY COUNCIL: JANUARY 13, 2025 - 6:00 P.M.**

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

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The Planning and Zoning Commission of the City of Lampasas, Texas will hold a second public hearing to receive testimony from those who may not have had the opportunity to address the Commission at the November 7, 2024 meeting related to 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:*

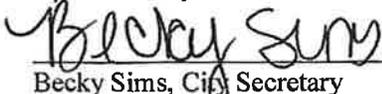
- *Rezone 31.81 acres from Single Family Residential-8 and Single Family Residential-10 to Agriculture "AG" (green space/detention)*
- *Rezone portion of Single Family Residential-8 and Single Family Residential-10 to Single Family Attached (Townhomes) for a total of 13.40 acres (31 lots)*
- *Rezone 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).*

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 second public hearing will be held on December 12, 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 items on January 13, 2025 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 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 26 day of November 2024 at 1:30pm

  
\_\_\_\_\_  
Becky Sims, City Secretary

**Date: November 21, 2024**

**NOTICE OF PUBLIC HEARING ON AN APPLICATION  
FOR A ZONING CHANGE REQUEST**

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**HEARING DATES/TIMES:**

**PLANNING AND ZONING COMMISSION: DECEMBER 12, 2024 -6:00 p.m.**

**CITY COUNCIL: JANUARY 13, 2025 - 6:00 p.m.**

**HEARING(S) LOCATION:**

**CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 EAST THIRD STREET, LAMPASAS, TEXAS**

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Tri-Cru Ventures, LLC<sub>2</sub> is asking the City's Planning Commission to consider granting a rezone request for Northington Creek Estates. The property is described as parcel 8121, 48.19 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcels 8246, 8247, and 8248, 30.85 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street.

The new zoning 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).

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The Planning & Zoning Commission will hold a **Second Public Hearing on Thursday, December 12, 2024 at 6:00 p.m., at which time those who did not have the opportunity to provide testimony at the November 7, 2024 public meeting are invited to attend and present testimony, should they desire to do so. Individuals who provided testimony at the First Public Hearing which was held on November 7, 2024, will not have the opportunity to testify again before the Commission (i.e., provide testimony for a second time on the same matter), inasmuch as all prior testimony from November 7<sup>th</sup>'s meeting will be transcribed and provided to the Commissioners in advance of the December meeting. Note that the Commissioners may, *in their sole discretion*, raise questions or enter into discussions concerning matters related to their testimony or presentations with individuals who have testified at either the First or Second Public Hearing, and who attend the Second Public Hearing on December 12, 2024. The Planning Commission's **Second Public Hearing** will be held in the Calvert Municipal Building, City Council Chambers, which is located at 302 E. Third Street, Lampasas, Texas, during which time the Planning Commission will receive *any new* testimony concerning this request before a recommendation is made by the Commission to the City Council on the requested matter. The purpose of the **Second Public Hearing** is to allow members of the public to make comment regarding this request to the Commission.**

Following the **Second Public Hearing** before the Planning Commission, the City Council will hold a **Third Public Hearing** on the above-referenced request on **Monday, January 13, 2025 at 6:00 p.m.**, in the Calvert Municipal Building, 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 to the Planning Commission and City Council. Comments may also be submitted in writing to Becky Sims, City Secretary/Zoning Administrator 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.

City of Lampasas  
Staff Report  
(Northington Creek Estates)

**Subject Property** The property is described as parcel 8121, **48.19** acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and parcel 8246, 8247, 8248, **30.85** acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4<sup>th</sup> Street.

79.04 acres/178 lots

**Request** Tri-Cru Ventures, LLC, is asking the City’s Planning Commission to consider granting a **rezone request** for Northington Creek Estates.

**The 79 acres was originally zoned as shown below in May 2023.**

- 3.046 acres to Single Family Attached- SFA-(Townhomes)
- 10.141 acres to Single Family Residential-6 “SF-6”
- 35.195 acres to Single Family Residential-8 “SF-8”
- 29.360 acres to Single Family Residential-10 “SF-10”
- 2.175 acres to Commercial “C”

**The new zoning 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)**

**Single Family Attached (Townhomes)** - *A dwelling which is joined to another dwelling at one or more sides by a party (i.e., shared) wall, which is designed for occupancy by one family, and which is located on a separate lot delineated by front, side and rear lot lines.*

*Allowed uses:*

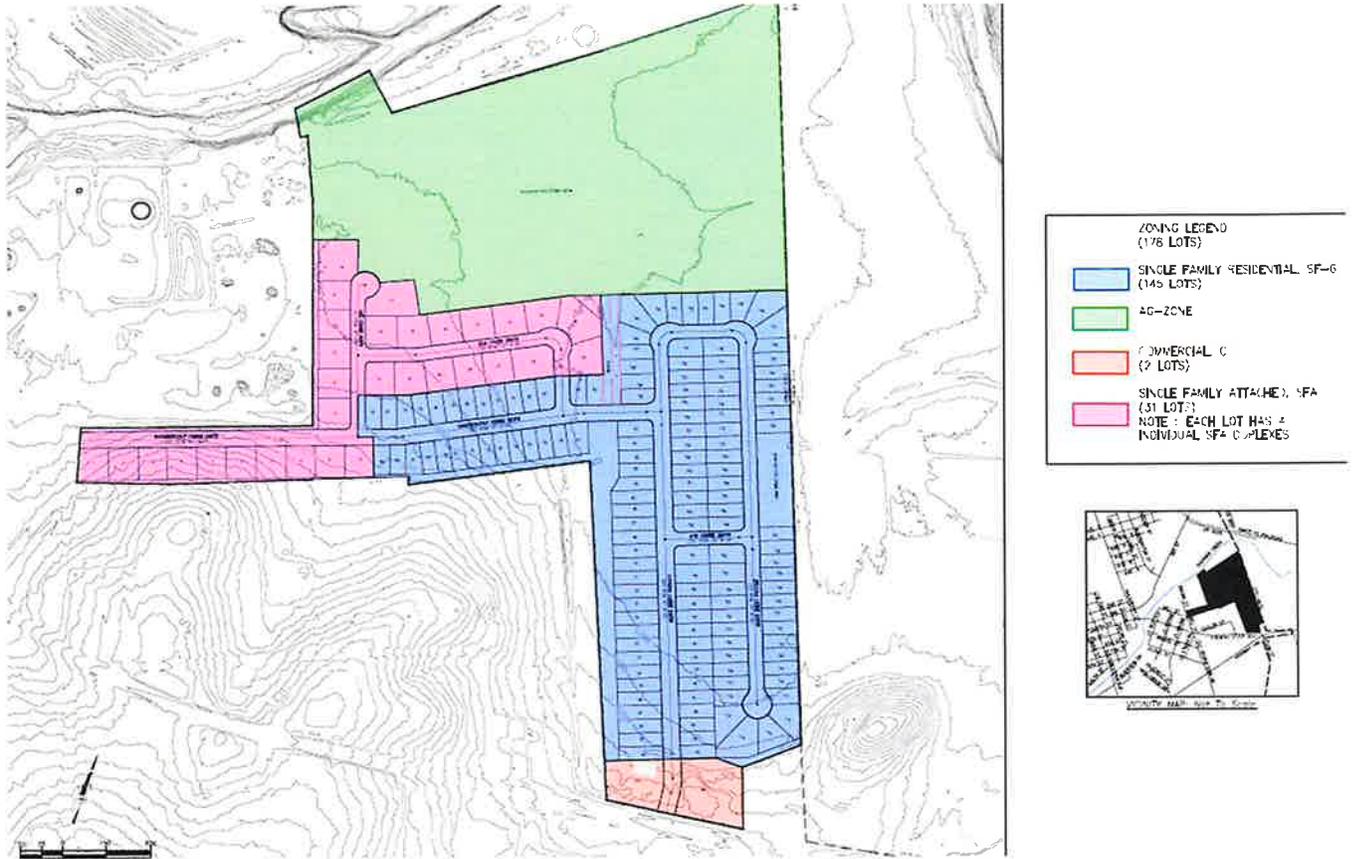
- *Two-family residence (duplex).*
- *All uses allowed in the SF-6 zoning district.*

*Minimum lot sizes required:*

*Size of Lots:*

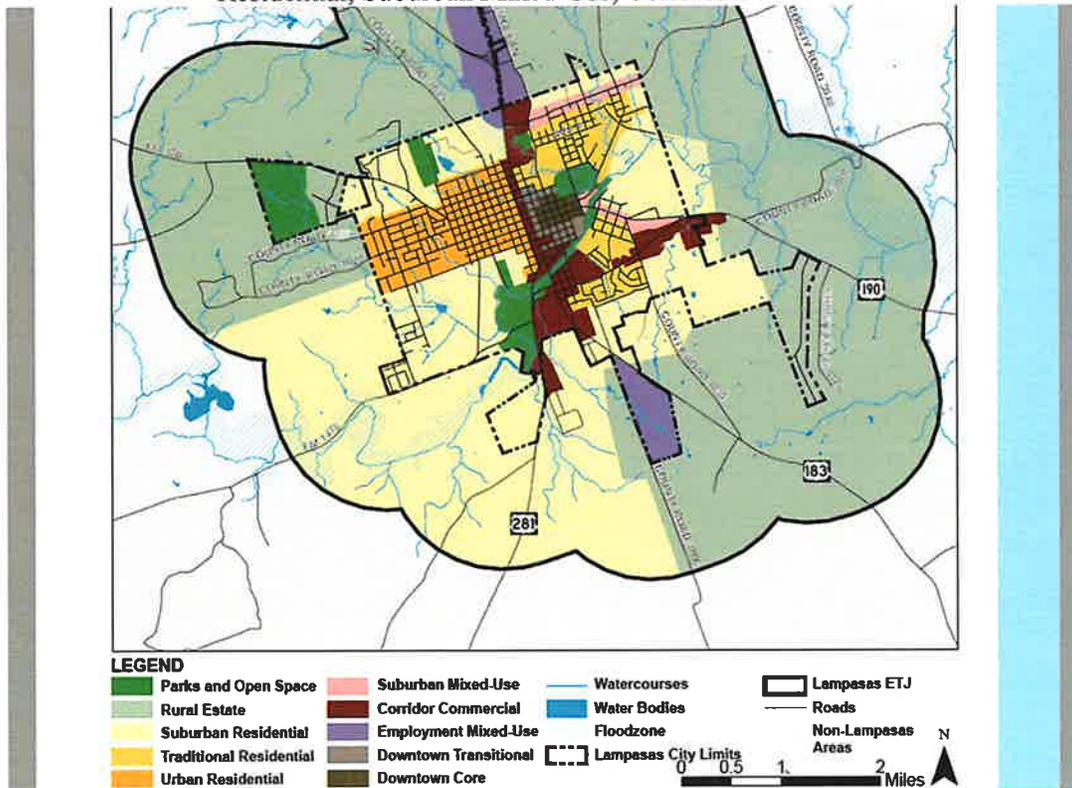
1. *Minimum Lot Area - Three thousand (3,000) square feet*
2. *Minimum Lot Width - Twenty-five feet (25')*
3. *Minimum Lot Depth - One hundred ten feet (110')*

- 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).**



**Consideration**

The requested rezone fits within the existing character of the neighborhood and within the community as outlined in the Comprehensive Plan as Suburban Residential, Suburban Mixed-Use, Corridor Commercial.



## **SUBURBAN RESIDENTIAL (SR)**

The Suburban Residential (SR) future development category is intended for areas to be developed primarily as new single-family detached residential subdivisions and associated amenities, including parks, trails, open space areas, and elementary schools. These areas are intended to have a mix of suburban and auto-oriented development character in which a central driveway and garage are the dominant features for residential lots. Some larger lots with a side driveway and rear detached garages are also appropriate in these developments.

### **APPROPRIATE LAND USE TYPES**

Representative primary and secondary uses allowed in areas identified as SR include:

- Residential Uses: single-family detached dwellings; industrialized housing; and in some cases, single-family attached (i.e., duplexes, twins). Manufactured homes may be appropriate provided that they are located in a new manufactured home subdivision.
- Recreational and Entertainment Uses: private parks and amenities; trails and connections to public parks and trails.
- Utility, Service, and Other Uses: public facilities and infrastructure.
- Educational, Institutional and Special Uses: elementary schools; secondary schools provided that they take access from a collector roadway or greater; institutional uses (e.g., places of public assembly).
- Retail and Service Type Uses: neighborhood retail may be allowed. \*
- Other: home occupations.

### **COMPATIBLE ZONING DISTRICTS**

Current zoning districts that may be appropriate to implement the Suburban Residential (SR) future development category include single-family detached (SF-20, SF10, SF8, SF 6.5, SF-PH); two-family (2F, SF-A); and planned development (PD). Manufactured home parks and subdivisions may be compatible depending on site design and location.

### **LOCATION & DECISION-MAKING CRITERIA**

The following decision-making criteria should be considered as part of rezonings and other City decisions, as may be applicable.

- Appropriate residential dwelling types could include a mix of lot sizes provided that the performance standards achieve the envisioned suburban character of the area (i.e., as lot size goes down, open space goes up).
- New single-family attached uses (i.e., duplexes, twins) are allowed provided that they are located on and take access from a collector or greater street classification and are considered for areas that provide for a transition between single-family detached residential uses and other more intensive uses (e.g., more intensive zoning districts and future development areas).
- New neighborhood retail may be provided that is developed as part of an overall master planned community development
- Areas of differing compatibility should be screened by buffer yards.

## **SUBURBAN MIXED - USE (SM)**

The Suburban Mixed-Use (SM) future development 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 USE TYPES**

Representative primary and secondary uses allowed in areas identified as SM include:

- Residential Uses: single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes and twins, triplexes, and quadriplexes).
- Recreational and Entertainment Uses: private recreational and entertainment uses where operations are primarily contained indoors (e.g., amusement, commercial indoor); private parks and amenities; trails and connections to public parks and trails.
- Utility, Service, and Other Uses: public facilities and infrastructure.

- Educational, Institutional and Special Uses: elementary schools; secondary schools provided that they take access from a collector roadway or greater; institutional uses (e.g., places of public assembly); assisted living and skilled nursing facilities.
- Office and Professional Uses. general and professional offices provided that they comply with neighborhood-scale design standards.
- Retail and Service Type Uses: neighborhood retail and service type use that comply with neighborhood-scale design standards and do not include drive-throughs. These could be stand-alone or as part of a multi-building strip center.
- Other: home occupations.

#### **COMPATIBLE ZONING DISTRICTS**

The current zoning districts that may be appropriate to implement the Suburban Mixed-Use (SM) future development category include single-family detached (SF10, SF8, SF 6.5); two-family (2F, SF-A); multi-family (MF-1); office (O); neighborhood retail (NR); and planned development (PD). Manufactured home parks may be compatible depending on site design and location.

#### **LOCATION & DECISION-MAKING CRITERIA**

The following decision-making criteria should be considered as part of rezoning and other City decisions, as may be applicable.

- New nonresidential development should be located on and take access from a collector or greater street classification and may not include drive-throughs.
- New nonresidential development should be subject to scale limitations and design considerations (e.g., screened parking; residential appearance, etc.) which may vary depending upon the functional classification of roadway.

#### **CORRIDOR COMMERCIAL (CC)**

The Corridor Commercial (CC) future development category is intended for areas to be developed to primarily support local and regionally-serving businesses that rely on higher traffic volumes and the visibility that is associated with being located along a major roadway (e.g., U.S. Highway 281). In these areas, the predominant character of development is focused on serving the automobile.

#### **APPROPRIATE LAND USE TYPES**

Representative primary and secondary uses allowed in areas identified as CC include:

- Residential Uses: existing single-family; multi-family.
- Recreational and Entertainment Uses: All recreational and entertainment uses.
- Utility, Service, and Other Uses: public facilities and infrastructure.
- Educational, Institutional and Special Uses: schools; colleges, and universities; institutional uses (e.g., places of public assembly); assisted living and skilled nursing facilities.
- Office and Professional Uses. All office and professional uses.
- Retail and Service Type Uses: all retail and service type uses.
- Commercial Uses. Some commercial uses provided that it requires no federal permits and consists of indoor operations with no external nuisances (e.g., bakery, H-VAC sales; kennel (indoor pens); print shops; hotels and motels; etc.).
- Automobile and Related Uses. automobile services and repair, excluding sales.

#### **COMPATIBLE ZONING DISTRICTS**

The current zoning districts that may be appropriate to implement the Corridor Commercial (CC) future development category include general retail (GR); general commercial (GC); office (O); neighborhood retail (NR); multi-family (MF-1); and planned development (PD).

#### **LOCATION & DECISION-MAKING CRITERIA**

The following decision-making criteria should be considered as part of rezoning and other City decisions, as may be applicable.

- New nonresidential development should be located on and take access from an arterial or greater street classification, or an internal street network designed as part of a larger center.
- While accommodating the automobile will continue to be the predominant focus, improved street-side and parking lot landscaping, buffers, appropriately designed and scaled signage, higher quality development standards and landscaping, and access management techniques (e.g., limited access points and inter-parcel connectivity) can soften the impact and improve overall quality and appearance of the City's main economic spines.

## Notification

All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of eighteen (18) notices to property owners within 200 feet of the applicant's property. The city received 6 letters in opposition of the request in preparation for the November 7, 2024. New letters were sent to property owners on November 22, 2024, as of the date of this report no letters in opposition or in favor have been received.

**SECTION 20            SFA -- SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT  
(TOWNHOUSE)**

**20.1    GENERAL PURPOSE AND DESCRIPTION:**

The SFA, Single-Family Attached Residential, district is intended to promote stable, quality attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and multi-family or non-residential areas or major thoroughfares.

**20.2    PERMITTED USES:**

- A. 1. Those uses specified in Section 35 (Use Charts).
- 2. Two-family residence (duplex).
- 3. All uses allowed in the SF-6 zoning district.
- 4. Such uses as may be permitted under the provisions of Specific Use Permits, Section 34.

**20.3    HEIGHT REGULATIONS:**

- A. **Maximum Height**
  - 1. Two and one-half (2½) stories or thirty-five feet (35') for the main building.
  - 2. One (1) story for accessory buildings without garages.
  - 3. Other (see Section 41).

**20.4    AREA REGULATIONS:**

- A. **Size of Lots:**
  - 1. **Minimum Lot Area** - Three thousand (3,000) square feet
  - 2. **Minimum Lot Width** - Twenty-five feet (25')
  - 3. **Minimum Lot Depth** - One hundred ten feet (110')
- B. **Size of Yards:**
  - 1. **Minimum Front Yard** - Twenty-five feet (25')
  - 2. **Minimum Side Yard**
    - a. Single-family attached dwellings need not have a side yard, except that a minimum fifteen-foot (15') side yard is required adjacent to a street. The ends of any two adjacent building complexes or row of buildings shall be at least ten feet (10') apart. The required side yards shall be designated upon a plat approved by the City Council. (See Illustration 9).
    - b. A complex of attached single-family dwellings shall have a minimum length of three (3) dwelling units and shall not exceed three hundred feet (300') in length or the width of twelve (12) attached units, whichever is less.
  - 3. **Minimum Rear Yard** - Fifteen feet (15') for the main building; twenty feet (20') from a garage or carport to an alley; ten feet (10') from a main building to an accessory building.
- C. **Maximum Lot Coverage:** Seventy percent (70%) by main and accessory buildings.
- D. **Parking Regulations:**
  - 1. A minimum of two (2) parking spaces, at least one (1) of which is covered, for each dwelling unit behind the front building line and on the same lot as each dwelling unit (see Section 36, Off-

- Street Parking and Loading Requirements).
2. Additional parking shall be required for any recreational uses, club house, office, sales offices and/or visitors.
  3. Designated visitor parking spaces shall be provided in off-street, common areas at a ratio of one (1) guest/visitor space per four (4) units.

- E. **Minimum Floor Area per Dwelling Unit** - Eight hundred (800) square feet.
- F. **Open Space Requirement** - All single-family attached developments shall provide usable open space at the same ratio and conforming to the same criteria as specified in Section 18.5(C, D & E).
- G. All utilities shall be provided separately to each lot within an SFA district so that each unit is individually metered.
- H. Single-family lots and detached dwellings constructed in this district shall conform to the standards as set forth in the SF-6 district.

20.5 **SPECIAL REQUIREMENTS:**

- A. The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.
- B. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- C. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on five (5) or more acres.
- D. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, gardening materials, etc.).
- E. Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
- F. Swimming pools shall be enclosed by a security fence not less than six (6) feet in height. All swimming pool security fences shall be constructed so as not to have openings, holes or gaps larger than two (2) inches in dimension, except for doors and gates. All doors and gates shall be equipped with self-closing, self-latching devices.
- G. **Other Regulations** - As established in the Development Standards, Sections 36 through 44.

**SINGLE FAMILY RESIDENTIAL – ATTACHED “SF-A”**  
Permitted in District

- ACCESSORY BUILDING (RESIDENTIAL) LESS THAN 240 S.F.
- ANTENNA (NON COMMERCIAL)
- BED AND BREAKFAST INN OR FACILITY
- CHURCH, RECTORY OR TEMPLE
- COMMUNITY HOME
- FAMILY HOME (CHILD CARE)
- FARM, RANCH, GARDEN, CROPS, OR ORCHARD
- FIRE, POLICE OR MUNICIPAL BUILDINGS
- HOME OCCUPATION
- INDUSTRIALIZED HOME
- LOCAL UTILITY LINE
- MUNICIPAL FACILITY OR USE
- NON-PROFIT ACTIVITIES BY A CHURCH
- OFF-STREET PARKING INCIDENTAL TO MAIN USE
- PARK OR PLAYGROUND (PRIVATE) NON COMMERCIAL
- PARK OR PLAYGROUND (PUBLIC)
- RETIREMENT HOUSING FOR THE ELDERLY
- SCHOOL, PUBLIC OR PAROCHIAL
- SEWAGE PUMPING STATION (PUBLIC)
- SINGLE FAMILY DWELLING ATTACHED
- SWIMMING POOL (PRIVATE)
- TELEPHONE EXCHANGE, SWITCHING OR RELAY OR TRANSMITTING STATION
- TENNIS COURT (PRIVATE) (NO LIGHTS)
- TWO-FAMILY DWELLING (DUPLEX)
- WATER RESERVOIR WELL OR PUMPING STATION
- WATER STAND PIPE OR ELEVATED WATER STORAGE
- WATER TREATMENT PLANT

**SINGLE FAMILY RESIDENTIAL – ATTACHED “SF-A”**  
Permitted in District with SUP

- ASSISTED LIVING FACILITY
- CEMETERY OR MAUSOLEUM
- CHILD CARE CENTER/ DAY CARE CENTER
- COLLEGE OR UNIVERSITY
- COMMUNITY CENTER (PUBLIC)
- CONVENT OR MONASTERY
- COUNTRY CLUB (PRIVATE)
- DAY CAMP FOR CHILDREN
- ELECTRICAL SUBSTATION (HIGH VOLTAGE BULK POWER)
- ELECTRICAL TRANSMISSION LINE (HIGH VOLTAGE)
- FRANCHISED PRIVATE UTILITY (NOT LISTED)
- GAS LINE AND REGULATING STATION
- GOLF COURSE (COMMERCIAL)
- GROUP DAY CARE HOME
- HOSPITAL, ACUTE CARE
- HOSPITAL, CHRONIC CARE
- HOUSING FOR THE ELDERLY/SENIOR APARTMENT/CONGREGATE HOUSING
- INSTITUTION OF RELIGIOUS, CHARITABLE, OR PHILANTHROPIC NATURE
- KINDERGARTEN OR NURSERY SCHOOL (PRIVATE)
- PLAYFIELD OR STADIUM (PUBLIC)
- SCHOOL, PRIVATE (PRIMARY OR SECONDARY)
- SWIM, TENNIS OR HANDBALL CLUB
- SWIMMING INSTRUCTIONS AS HOME OCCUPATION
- TENNIS COURT (LIGHTED)

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Tri-Cru Ventures Rezone)**

I own 1703 E. 4<sup>th</sup>, Lampasas, TX, [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 and/or note any reasons or concerns you want the Board to consider in the spaces below.**

My support/objection to the request is because:

- (1) flooded issues
- (2) population density
- (3) \_\_\_\_\_

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

Signed  Date Nov 6, 2024

David and Laurel Matthews  
1703 E 4<sup>th</sup> Street  
Lampasas, Texas 76550

Written Form Received by City Staff on: 11-7-24, 20\_\_\_\_ by .

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Tri-Cru Ventures Rezone)**

I own 1613 TAYLOR, [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 and/or note any reasons or concerns you 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 Deb Kemp Date 23 OCT, 20 24

The Kemp Management Trust  
1613 Taylor Street  
Lampasas, Texas 76550

Written Form Received by City Staff on: 10-24-24, 20\_\_\_\_ by BJM.

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Tri-Cru Ventures Rezone)

I own Frank & Laura Ellett, [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 and/or note any reasons or concerns you want the Board to consider in the spaces below.**

My support/objection to the request is because:

- (1) Zoning changes and design criteria of zoning
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_

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

Signed  Date 11-7, 2024

Frank Nolan Ellett Etux Laurentina  
Martinez  
2208 CR 203  
Burnet, TX 78611

Written Form Received by City Staff on: 11-7-24, 2024 by BSM

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Tri-Cru Ventures Rezone)**

I own 1763 E 4th St, [address] in Lampasas, Texas.

At this time, I \_\_\_\_\_ (do) or X (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, X (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 and/or note any reasons or concerns you want the Board to consider in the spaces below.**

My support/objection to the request is because:

- (1) flooding
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_

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

Signed Dorothy Richardson Date 11/7/24, 20\_\_

Dorothy Richardson  
% Michael Richardson  
PO Box 967  
Lampasas, Texas 76550

*11-7-24*

*BSM*

Written Form Received by City Staff on: \_\_\_\_\_, 20\_\_ by \_\_\_\_\_.

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Tri-Cru Ventures Rezone)**

I own 1743 E 4th 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 and/or note any reasons or concerns you want the Board to consider in the spaces below.**

My support/objection to the request is because:

- (1) Flooding
- (2) Traffic
- (3) \_\_\_\_\_

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

Signed Kay Richardson Date 11/6, 2024

Michael & Kay Richardson  
1743 E 4<sup>th</sup> Street  
Lampasas, Texas 76550

*11-7-24*

*BBB*

Written Form Received by City Staff on: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Tri-Cru Ventures Rezone)**

I own 77 ACRES, [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 and/or note any reasons or concerns you want the Board to consider in the spaces below.**

My support/objection to the request is because:

- (1) Flooding
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_

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

Signed  Date Nov 4, 2024

Dorothy Roark Richardson  
Revocable Trust  
%Michael W Richardson  
1743 E 4<sup>th</sup> Street  
Lampasas, Texas 76550

Written Form Received by City Staff on: 11-7-24, 20   by .