

**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