

**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