

**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, FEBRUARY 6, 2025
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, February 6, 2025 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 minutes dated December 12, 2024

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request to rezone property from Single Family Residential-6 “SF-6” to Two-Family Residential District (Duplex) for property described as PT of Lots 3-4-5, Block 6, Matthews and Wilkes Addition; commonly known as 1704 E Third Street, Lampasas, Texas Lampasas County.

REGULAR SESSION

- IV. Discussion and possible action to consider a recommendation to City Council to approve, deny, or approve with modifications a request to rezone property from Single Family Residential-6 “SF-6” to Two-Family Residential District (Duplex) for property described as PT of Lots 3-4-5, Block 6, Matthews and Wilkes Addition; commonly known as 1704 E Third Street, Lampasas, Texas Lampasas

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding a request to rezone property from Single Family Residential-10 “SF-10” to Two-Family Residential District (Duplex) for property described as Lot 5, Block 37 LSC First Addition, commonly known as 207 N Ridge Street, Lampasas Texas Lampasas County

REGULAR SESSION

- VI. Discussion and possible action to consider a recommendation to City Council to approve, deny, or approve with modifications a request to rezone property from Single Family Residential-10 “SF-10” to Two-Family Residential District (Duplex) for property described as Lot 5, Block 37 LSC First Addition, commonly known as 207 N Ridge Street, Lampasas Texas Lampasas County

PUBLIC HEARING

- VII. Public hearing to receive citizen comments regarding a request to rezone property from Single Family Residential-6 "SF-6" to Commercial "C" with a Specific Use Permit to allow for a Welding or Machine Shop for property described as Lots 5 & 8 Block 1, East Lampasas Addition, commonly known as 605 College Street Lampasas, Texas, Lampasas County.

REGULAR SESSION

- VIII. Discussion and possible action to consider a recommendation to City Council to approve, deny, or approve with modifications a request to rezone property from Single Family Residential-6 "SF-6" to Commercial "C" with a Specific Use Permit to allow for a Welding or Machine Shop for property described as Lots 5 & 8 Block 1, East Lampasas Addition, commonly known as 605 College Street Lampasas, Texas, Lampasas County
- IX. 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
- X. 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 3 day of February 2025 at 8:15 A



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, DECEMBER 12, 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:

John-David Rott

Zach Carnley

Janet Logan

Zachary Taylor

City Staff Present:

Becky Sims, City Secretary/Zoning Administration

Erin Corbell, City Manager

P&Z Members Absent

Michael Sibberson

Bob McCauley

REGULAR SESSION

I. Call to order

Chair Canales called the meeting to order at 6:00 p.m.

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).**

Chair Canales opened the public hearing:

Mrs. Sims presented the following

The developer has modified the zoning layout that was originally approved last year. The new proposed development is 178 lots as opposed to the original 272 utilizing 48 of the 79 acres.

The new proposed layout consists of 31 acres of AG for detention/green space.

13 acres of townhomes-(12,000 sq ft lots) (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 (proposed 1,200 sq ft lots- 4 townhomes on one lot)*
2. *Minimum Lot Width - Twenty-five feet (25')*
3. *Minimum Lot Depth - One hundred ten feet (110')*

32 acres of Single Family Residential-6 SF-6 (145 lots)

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.

Public Testimony from citizens within 200 ft of property was presented as follows:

Betsy Kemp

- *Oppose New Development*
- *Density concerns*
- *Infrastructure concerns*
- *Environmental concerns*
- *Original Plans vs. Proposed- Increase in families*
- *Rental Properties*
- *Drainage concerns*
- *Water, Sewer & Electrical needs, strain on infrastructure*
- *Cost to taxpayers*
- *Increase to traffic on 4th Street*

Mike Richardson-

- *Drainage easement*
- *Quality of life*
- *Concerns with making decision without civil plan set*

Dave Matthews

- *Drainage*
- *Traffic*

Frank Ellett

- *Need for Feasibility Study*
- *Drainage Plan*
- *Detention/Retention Ponds*
- *Concerns with AG/Green Space*

General Citizen comments from citizens whom reside outside of 200 ft of property.

Eddie Bowden-

- *Commented on tenure of Commission members*
- *History of case presented*
- *Inquired if Commission consulted with local contractors*

James Cain

- Commented on development done right
- Utilizing business resources to assist

Developer Representative

Will Sisco, Turley Engineer

- More townhomes are being proposed
- Developer will pay for infrastructure
- Upsizing water line/lift station have been discussed
- Engineered Civil Plans

With no additional discussion the public hearing was closed at 6:45 pm

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).**

Chair Canales moved to recommend a reduction to the Single Family Attached (Townhomes) and increase a portion of the lots from SF-6 to SF-8, the motion was seconded by Commission member Taylor, with Commission member Logan for and Commission members Rott and Carnley in opposition the motion did not carry.

Commission member Carnley recommended to deny the zoning request as presented, the motion was seconded by Commission member Rott, with Chair Canales, Commission member Taylor, and Commission member Logan in opposition the motion did not carry.

Without a majority decision, with appeal and request from Turley Engineer on behalf of Tri-Cru Ventures, LLC, the case can be heard by City Council.

IV. Adjourn

Business concluded and the meeting ended at 6:51 p.m.

Passed and approved this ____ day of _____ 2024

Marisa Canales, Commission Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: February 6, 2025 -6:00 p.m.

CITY COUNCIL: February 10, 2025 - 6:00 p.m.

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

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 a request to rezone property from Single Family Residential-6 "SF-6" to Two-Family Residential District (Duplex) for property described as PT of Lots 3-4-5, Block 6, Matthews and Wilkes Addition; commonly known as 1704 E Third Street, Lampasas, Texas Lampasas County.

To consider a request to rezone property from Single Family Residential-10 "SF-10" to Two-Family Residential District (Duplex) for property described as Lot 5, Block 37 LSC First Addition, commonly known as 207 N Ridge Street, Lampasas Texas Lampasas County

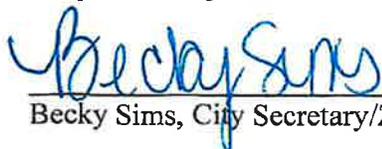
To consider a request to rezone property from Single Family Residential-6 "SF-6" to Commercial "C" with a Specific Use Permit to allow for a Welding or Machine Shop for property described as Lots 5 & 8 Block 1, East Lampasas Addition, commonly known as 605 College Street Lampasas, Texas, Lampasas County.

The purpose of the public hearing noted herein is to allow members of the public to voice their views to the Planning and Zoning Commission. The first public hearing will be held on February 6, 2025 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas, before a recommendation is made to the City Council.

The City Council will hold a public hearing on February 10, 2025 at 6:00 P.M. in the City Council Chambers located at 302 East 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 30th day of January 2025 at 10:45 am.



Becky Sims, City Secretary/Zoning Administrator

Becky Sims

From: noreply@civicplus.com
Sent: Monday, January 6, 2025 3:27 PM
To: Becky Sims; Erin Corbell
Subject: Online Form Submittal: Zoning Application

CITY OF LAMPASAS
**** REPRINT RECEIPT****

REC#: 01449244 1/10/2025 9:02 AM
OPER: COR1 TERM: 077
REF#: CK 3237

Caution: This email originated from outside of the City's organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

TRAN: 210.0000 PERMITS & LICENSES
BENT TREE 3RD ST RE-ZONE
PLANNING & ZONING F 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-

CHANGE: 0.00

Zoning Application

Zoning Application

(Section Break)

Anticipated Meeting Dates

Planning & Zoning 2/6/2025

City Council 2/10/2025

Date of Pre-Application 1/6/2025
Conference With City Reps
& Planner

Application Type Rezoning (property currently zoned)

(Section Break)

Name of Subdivision or Project Bent Tree 3rd Street

Physical Location of Property East 3rd street approximately 1,050 feet south of East Ave F

Brief Legal Description of Property All of lot 3 and part of lots 4 and 5, block 6, Matthews and Wilkes Addition

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

Acreage *Field not completed.*

Existing Zoning SF-6

Proposed Zoning 2F

(Section Break)

APPLICANT / OWNER

First Name *Field not completed.*

Last Name *Field not completed.*

Contact Person Ron Farr

Title Owner

Company Name Bent Tree Construction, LTD.

Address1 PO Box 889

Address2 *Field not completed.*

City Lampasas

State Texas

Zip 76550

Phone Number 5125561599

Fax Number *Field not completed.*

Email Address ronwfarr@yahoo.com

(Section Break)

ENGINEER / REPRESENTATIVE

First Name *Field not completed.*

Last Name *Field not completed.*

Contact Person Marshal Brewer

Title Owner

Company Name Bent Tree Construction, LTD.

Address1 PO Box 889

Address2 *Field not completed.*

City Lampasas

State Texas

Zip	76550
Phone Number	5127345868
Fax Number	<i>Field not completed.</i>
Email Address	marshal.brewer@gmail.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.	<i>Field not completed.</i>
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(Section Break)

Electronic Signature (owner or authorized agent)	I agree
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Disclaimer	Yes
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Email not displaying correctly? [View it in your browser.](#)

Property Details

Account

Property ID: 2021 **Geographic ID:** 10220-006-003-10

Type: R **Zoning:**

Property Use:

Location

Situs Address: 1704 E 3RD ST LAMPASAS, TX 76550

Map ID: M15 **Mapsc:**

Legal Description: LOT: PT OF LOTS 3-4-5 BLK: 6 ADDN: MATTHEWS & WILKES LocCd:94

Abstract/Subdivision:

Neighborhood: (10220) MATTHEWS & WILKES ADDITION

Owner

Owner ID: 60300

Name: ONEAL MARGARET KIRBY

Agent:

Mailing Address: C/O JINA ONEAL KUKER
2032 S HWY 281
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: \$9,400 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$0 (+)

Market Value:	\$9,400 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$9,400 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$9,400
Ag Use Value:	\$0

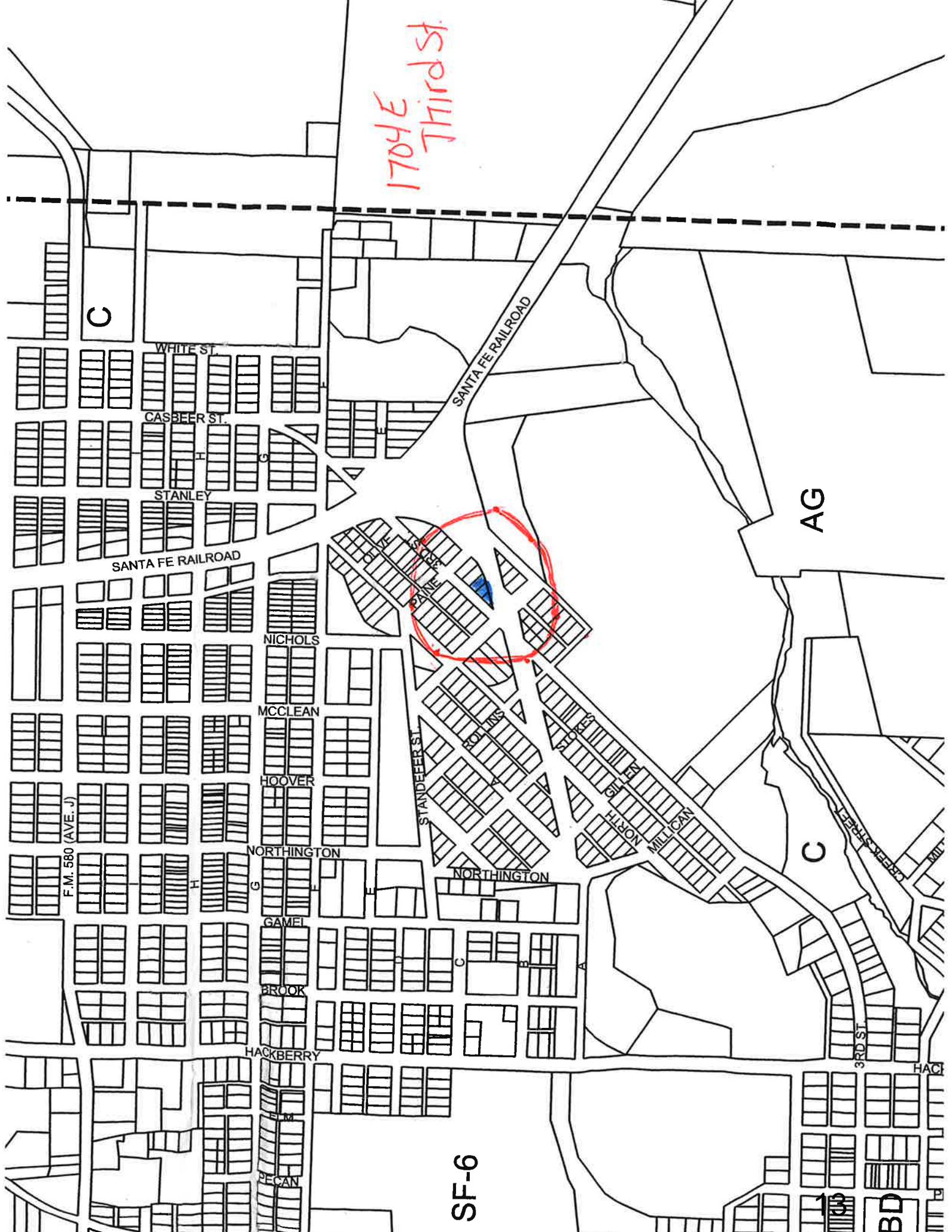
Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SF025	SF025	0.40	17,550.00	150.00	117.00	\$9,400	\$0

1704 E
Third St.



SF-6

AG

C

BD

F.M. 580 (AVE. J)

C

WHITE ST.

CASBEER ST.

STANLEY

SANTA FE RAILROAD

NICHOLS

MCCLEAN

HOOVER

NORTHINGTON

NORTHINGTON

GAMEL

BROOK

HACKBERRY

PECAN

SANTA FE RAILROAD

STANDEFER ST.

ROBBINS

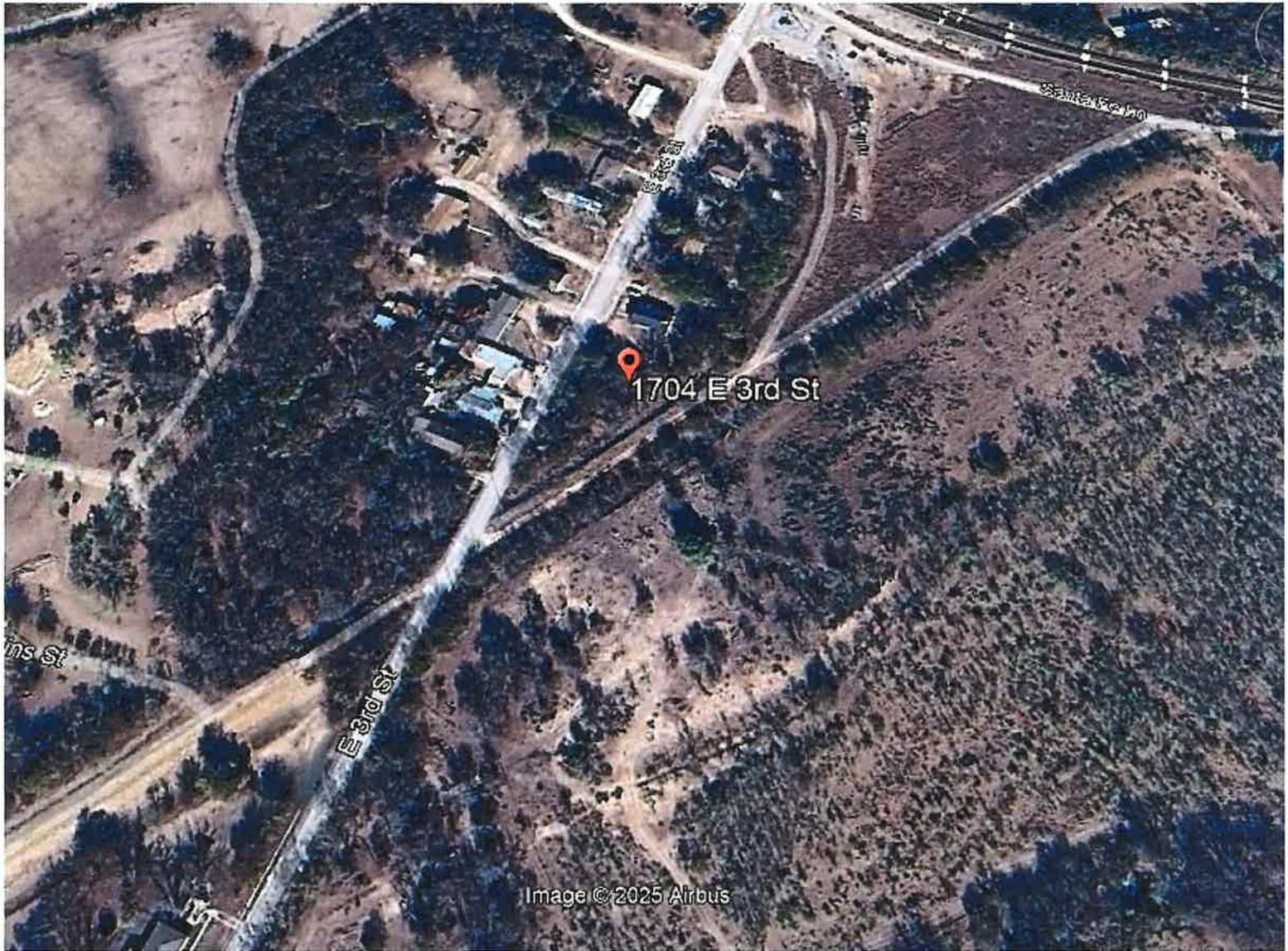
NORTH

MILICAN

3RD ST.

HACKBERRY





City of Lampasas
Staff Report (Bent Tree)
Planning and Zoning Board

Subject Property The property is described as PT of Lots 3-4-5, Block 6, Matthews and Wilkes Addition; commonly known as 1704 E Third Street, Lampasas, Texas Lampasas County.

Summary Marshall Brewer, Bent Tree Construction is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Single Family Residential-6 "SF-6" to Two-Family Residential District (Duplex) for property described as PT of Lots 3-4-5, Block 6, Matthews and Wilkes Addition; commonly known as 1704 E Third Street, Lampasas, Texas Lampasas County.

Characteristics The area around this property is zoned Single Family Residential

Definition The 2F, Two-Family Residential, district is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of each of the two-family or duplex units is encouraged. This district may be included within single-family 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 higher density or non-residential areas or major thoroughfares.

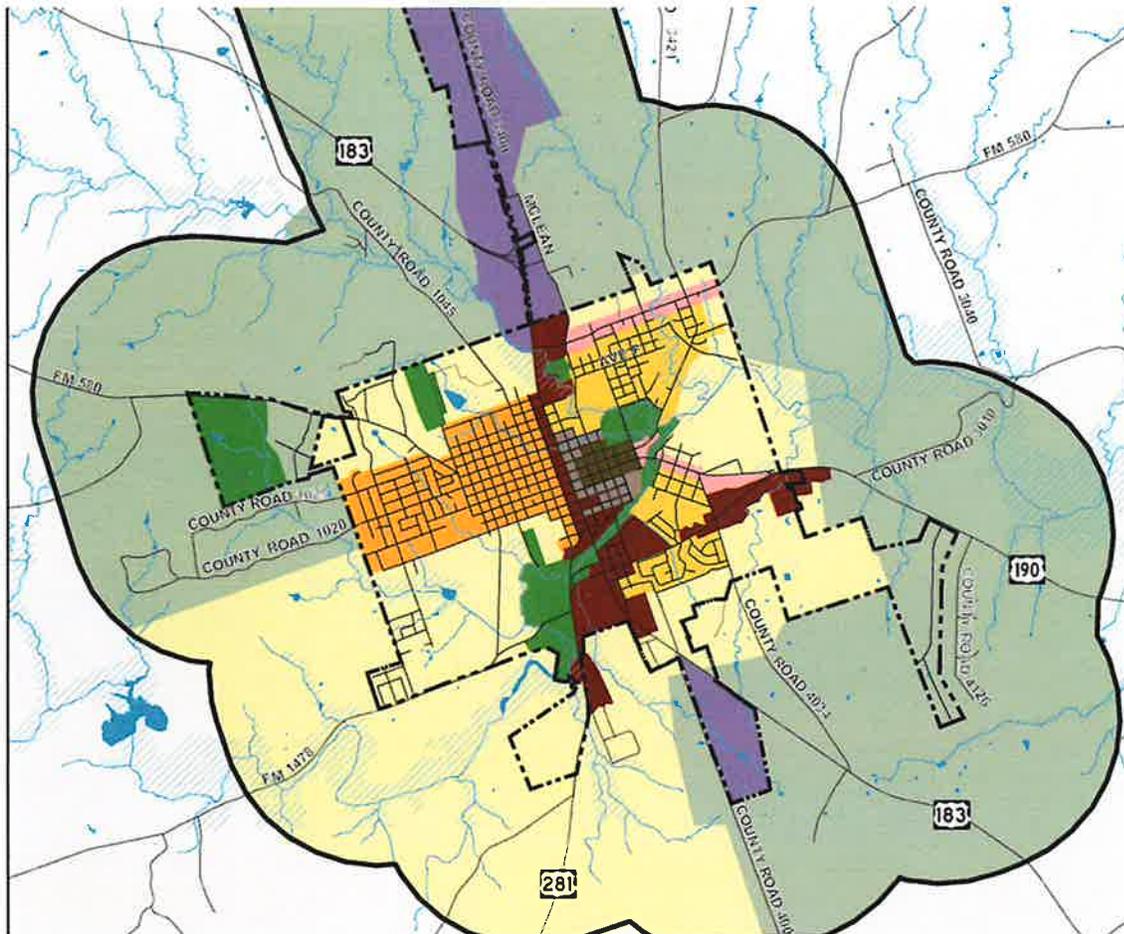
AREA REGULATIONS:

Size of Lots for Two-Family/Duplex Homes:

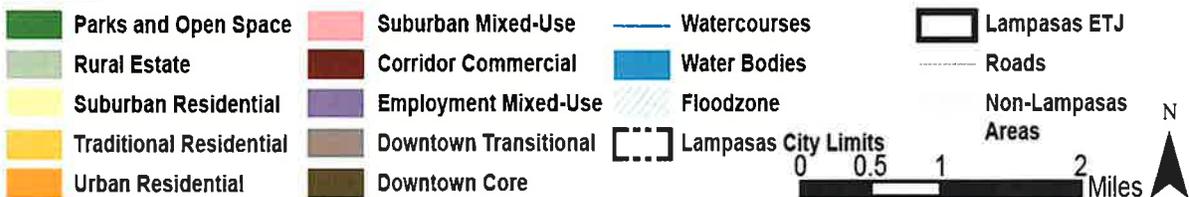
1. Minimum Lot Area - Ten thousand (10,000) square feet per duplex lot (i.e., five thousand (5,000) square feet of lot area per dwelling unit)

2. Minimum Lot Width - Eighty feet (80') for each duplex lot (i.e., forty feet (40') of lot width per dwelling unit)

3. Minimum Lot Depth - One hundred ten feet (110')



LEGEND



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

The Comprehensive Plan defines this area as Traditional Residential

The Traditional Residential (TR) future development category is intended for revitalizing part of town which embody some of the original characteristics of the older core areas of the City (e.g., gridded streets), but lack urban character. These areas are intended to be developed and redeveloped with single-family detached and attached uses with an auto-oriented character, meaning the automobile and its associated uses (e.g., streets, driveways, parking, etc.) are the predominant visual characteristic.

APPROPRIATE LAND USE TYPES

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

- Residential Uses: single-family detached dwellings; industrialized housing; 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

Notification All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed eight (8) notices to property owners within 200 feet of the applicant's property, as of the date of this report no letters in favor or in opposition have been received.

Attachments Rezone Application, Plat, Map and Pictures

Staff Recommendation

Motion to recommend to City Council to approve the request to rezone from Single Family Residential-6 to Two Family Residential (Duplexes)



CITY OF LAMPASAS
**** REPRINT RECEIPT****

REC#: 01449156 1/08/2025 2:15 PM
OPER: COR1 TERM: 077
REF#: CK 2551

ANTICIPATED MEETING DATES: P&Z: Feb City Council Fe

TRAN: 210.0000 PERMITS & LICENSES
KUKER RE-ZONE
PLANNING & ZONING F 250.00CR

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

TENDERED: 250.00 CHECK
APPLIED: 250.00-
CHANGE: 0.00

Name of Subdivision or Project: Lampasas Springs Co First 207 N. Ridge St.

Physical Location of Property: Southeast corner of Ave B + N Ridge St.
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds)
Lot 5, Blk 27 Lampasas Springs Co First Add.
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 2 Existing Zoning: Single Family Proposed Zoning: Duplex

Applicant / Owner's Name: Gary Tucker
Contact Person: Ron Kuker Title: Agent
Company Name: The Kuker Company
Street/Mailing Address: PO Box 934 City: Lampasas State: Tx Zip: 76550
Phone: 512 556 7270 Email Address: kkukercompany@yahoo.com

Engineer / Representative's Name: _____
Contact Person: _____ Title: _____
Company Name: _____
Street/Mailing Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: Duplex

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).
All applications must be COMPLETE before they will be scheduled for P&Z agenda (It is the applicant's 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).
All application materials (one copy) must be delivered to the Planning Department. The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees 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.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: Gary Tucker Title: Owner Date: 12/27/24

City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 bsims@cityoflampasas.com

Property Details

Account

Property ID: 1357 **Geographic ID:** 10180-037-005-00

Type: R **Zoning:**

Property Use:

Location

Situs Address: 207 N RIDGE ST LAMPASAS, TX 76550

Map ID: M15 **Mapsc0:**

Legal Description: LOT: 5 BLK: 37 ADDN: L S C 1ST LocCd:94

Abstract/Subdivision: L S C 1ST

Neighborhood: (10180) L S C 1ST BLOCK 104

Owner

Owner ID: 66009

Name: TUCKER GARY

Agent:

Mailing Address: 205 MCKITTRICK RIDGE RD
GEORGETOWN, TX 78635

% 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: \$21,350 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$21,350 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$21,350 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$21,350
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TUCKER GARY

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$21,350	\$21,350	\$86.85	
R&B	ROAD & BRIDGE	0.143198	\$21,350	\$21,350	\$30.57	
SLA	LAMPASAS ISD	1.015200	\$21,350	\$21,350	\$216.75	
CLA	CITY OF LAMPASAS	0.340000	\$21,350	\$21,350	\$72.59	
CAD	CAD	0.000000	\$21,350	\$21,350	\$0.00	

Total Tax Rate: 1.905200

Estimated Taxes With Exemptions: \$406.76

Estimated Taxes Without Exemptions: \$406.76

207 N Ridge





PARCEL 1357





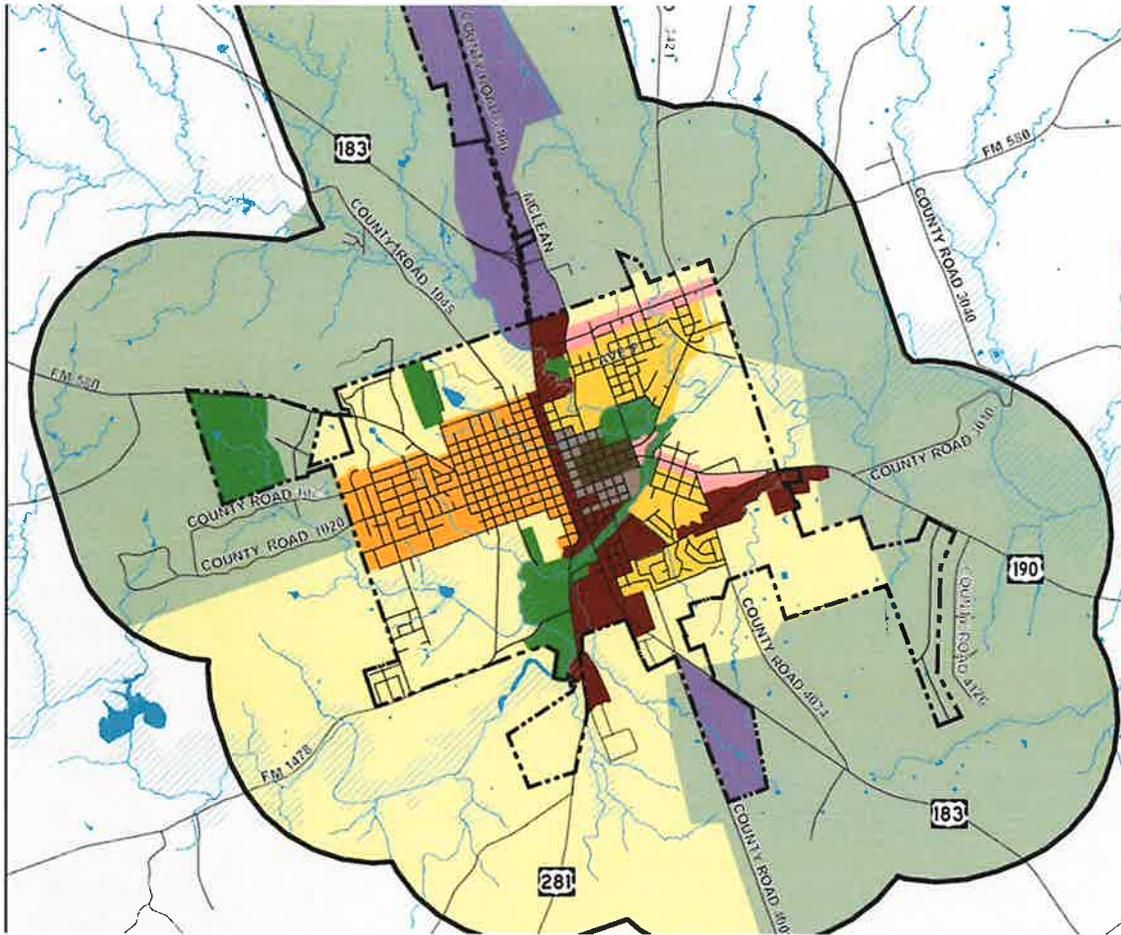
**City of Lampasas
Staff Report (Dewald)
Planning and Zoning Board**

Subject Property	The property is described as Lot 5, Block 37 LSC First Addition, commonly known as 207 N Ridge Street, Lampasas Texas Lampasas County
Summary	Gary Tucker, Owner, and Ron Kuker, Agent is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Single Family Residential-10 "SF-10" to Two-Family Residential District (Duplex) for property described as Lot 5, Block 37 LSC First Addition, commonly known as 207 N Ridge Street, Lampasas Texas Lampasas County
Characteristics	The area surrounding the property is zoned Single Family Residential and Two-Family (Duplex)
Definition	The 2F, Two-Family Residential, district is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of each of the two-family or duplex units is encouraged. This district may be included within single-family 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 higher density or non-residential areas or major thoroughfares.

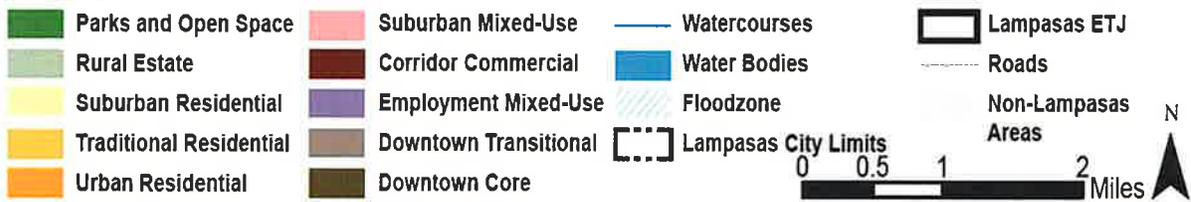
AREA REGULATIONS:

Size of Lots for Two-Family/Duplex Homes:

- 1. Minimum Lot Area - Ten thousand (10,000) square feet per duplex lot (i.e., five thousand (5,000) square feet of lot area per dwelling unit)***
- 2. Minimum Lot Width - Eighty feet (80') for each duplex lot (i.e., forty feet (40') of lot width per dwelling unit)***
- 3. Minimum Lot Depth - One hundred ten feet (110')***



LEGEND



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

The Comprehensive Plan defines this area as Urban Residential

The Urban Residential (UR) future development category is intended for areas to be developed primarily to conserve, and in some cases, transition, the already existing residential areas developed with an urban character. These areas are intended to conserve the existing gridded lot and block pattern of development. Along collector and arterial roadways, new neighborhood serving retail, personal service, and restaurant uses may be appropriate, provided that they adhere to the predominant urban character of the area.

APPROPRIATE LAND USE TYPES

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

- Residential Uses: single-family detached dwellings; industrialized housing; single-family attached (i.e., duplexes, twins, and triplexes).
- 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.
- Retail and Service Type Uses: neighborhood retail and restaurants may be allowed. *
- Other: home occupations.

Notification All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed forty-three (43) notices to property owners within 200 feet of the applicant's property, as of the date of this report two have been received in favor of the request and non in opposition.

Attachments Rezone Application, Plat, Map and Pictures

Staff Recommendation

Motion to recommend to City Council to approve the request to rezone from Single Family Residential-10 to Two Family Residential (Duplexes)

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Dewald Rezone)**

I own 302, 304 N. Ridge, [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) Please Approve - Also Include 302-304 N. Ridge in
- (2) The New Zone
- (3) _____

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

Signed  Date 1-24-25, 20

Michael A Green
PO Box 613
Lampasas, Texas 76550

Written Form Received by City Staff on: 1-27-25, 20 by BXN

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Dewald Rezone)

I own 305 N. RIDGE 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) _____
- (2) _____
- (3) _____

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

Signed *Yvonne Moreno* Date 1-28, 2025

Yvonne Moreno
305 N Ridge Street
Lampasas, Texas 76550

Written Form Received by City Staff on: 1-29-25, 20 by *BSM*



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: February 6, 2025

City Council February 10, 2025

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: N/A

Physical Location of Property: 605 College Street

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds) Lots 5 & 8 Block 1 Addition East Lampasas

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

Acreage: .99 Existing Zoning: Single Family Residential- 6 "SF-6" Proposed Zoning: Commercial with Specific Use Permit.

Applicant / Owner's Name: Doug and Tera Hall, owners

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: 606 College Street City: Lampasas State: Texas Zip: 76550

Phone: 979-220-9834 Email Address: _____

Engineer / Representative's Name: _____

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email Address: _____

Nature of Request/Proposed Use of the Property: Rezone to Commercial with Specific Use Permit for Welding Shop.

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).

All applications must be COMPLETE before they will be scheduled for P&Z agenda (It is the applicant's 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.

All application materials (one copy) must be delivered to the Planning Department. The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees 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.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: _____ Title: _____ Date: _____

City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 bsims@cityoflampasas.com

Property Details

Account

Property ID: 444 **Geographic ID:** 10060-001-005-00

Type: R **Zoning:**

Property Use:

Location

Situs Address: 605 COLLEGE ST, TX 76550

Map ID: M15 **Mapsco:**

Legal Description: LOT: LOTS 5 & 8 BLK: 1 ADDN: EAST LAMPASAS LocCd:94

Abstract/Subdivision: 10060

Neighborhood: (10060) EAST LAMPASAS

Owner ⓘ

Owner ID: 55405

Name: HALL DOUGLAS S & TERA S

Agent:

Mailing Address: 606 COLLEGE ST
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: \$59,580 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$59,580 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$59,580 (=)

HS Cap Loss/Circuit Breaker: \$0 (-)

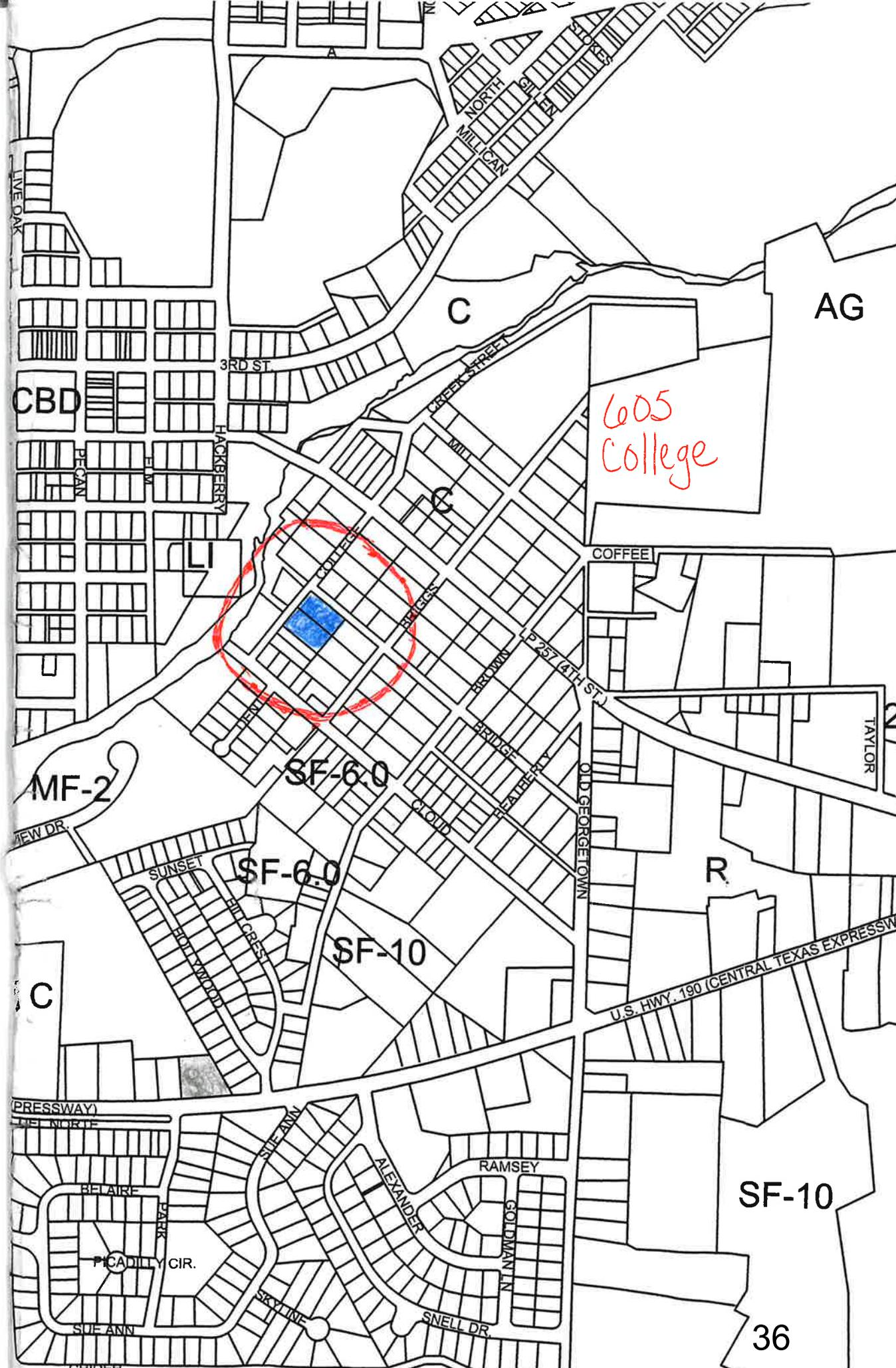
Assessed Value: \$59,580

Ag Use Value: \$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SF0341	SF0341	0.99	43,264.00	208.00	208.00	\$59,580	\$0



6005
College

SF-10

36



**City of Lampasas
Staff Report (Hall)
Planning and Zoning Board**

Subject Property	The property is described as Lots 5 & 8 Block 1, East Lampasas Addition, commonly known as 605 College Street Lampasas, Texas, Lampasas County.
Summary	Douglas and Tera Hall, owners are asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Single Family Residential-6 “SF-6” to Commercial “C” with a Specific Use Permit to allow for a Welding or Machine Shop for property described as Lots 5 & 8 Block 1, East Lampasas Addition, commonly known as 605 College Street Lampasas, Texas, Lampasas County. The lots are currently being used in this capacity; primarily work shop, materials and equipment.
Characteristics	The area surrounding this property is zoned Single Family Residential-6 “SF-6” and Commercial “C”
Definition	The C, General Commercial, district is intended to provide a centrally located and convenient location for small scale service and commercial related establishments, such as wholesale products, welding shops, automotive repair services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view (see Section 39). The uses envisioned for the district will typically utilize smaller sites and have operation characteristics which are not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

28.4 AREA REGULATIONS:

- A. Size of Lot:
 - 1. Minimum Lot Area - Six thousand (6,000) square feet
 - 2. Minimum Lot Width - Sixty feet (60')
 - 3. Minimum Lot Depth - One hundred feet (100')
- B. Size of Yards:
 - 1. Minimum Front Yard - Twenty feet (20')
 - 2. Minimum Side Yard - Fifteen feet (15'); twenty feet (20') if adjacent to a street
 - 3. Minimum Rear Yard - Twenty feet (20')
- C. Maximum Lot Coverage:
 - 1. Fifty percent (50%) for the main structure
- D. Parking Regulations: As established by Section 36, Off-Street Parking and Loading Requirements.

28.5 SPECIAL REQUIREMENTS:

- A. For site plan requirements, see Section 40.

APPROPRIATE LAND USE TYPES

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

- Residential Uses: single-family detached dwellings; industrialized housing; 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

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.

COMMERCIAL “C”

Permitted in District with Specific Use Permit (SUP)

- Welding or Machine Shop

Notification All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirty-four (34) notices to property owners within 200 feet of the applicant's property, as of the date of this report no letters in favor or in opposition have been received.

Attachments Rezone Application, Plat, Map and Pictures

Staff Recommendation

Motion to recommend to City Council to approve the request to rezone from Single Family Residential-6 to Commercial with a Specific Use Permit to allow for a Welding or Machine Shop.

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