

**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 4<sup>th</sup> 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 with

**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

<b>REGULAR SESSION</b>
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**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:**

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*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