

**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, MARCH 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, March 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 February 6, 2025

**PUBLIC HEARING**

- III. Public hearing to receive citizen comments regarding a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as follows:
  - 49 Single Family Residential-6 “SF-6” lots to 118 lots
  - 119 Single Family Residential-8 “SF-8” lots to 65 lots
  - 75 Single Family Residential-10 “SF-10” lots to 16 lots
  - 30 Single Family Attached (Townhomes) lots to 68 lots
  - 20.51 acres to Agriculture (green space) from Single Family Residential-10 “SF-10”

**REGULAR SESSION**

- IV. Discussion and possible action to consider a recommendation to City Council to approve, deny, or approve with modifications a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as follows:
  - 49 Single Family Residential-6 “SF-6” lots to 118 lots
  - 119 Single Family Residential-8 “SF-8” lots to 65 lots
  - 75 Single Family Residential-10 “SF-10” lots to 16 lots
  - 30 Single Family Attached (Townhomes) lots to 68 lots
  - 20.51 acres to Agriculture (green space) from Single Family Residential-10 “SF-10”

**PUBLIC HEARING**

- V. Public hearing to receive citizen comments regarding a request to rezone property from Retail “R” to Two-Family Residential District (Duplex) for property described as Lots 1A and 2A, Block 18, Old Town Addition, located at the corner of East First Street and Live Oak, 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 Retail “R” to Two-

Family Residential District (Duplex) for property described as Lots 1A and 2A, Block 18, Old Town Addition, located at the corner of East First Street and Live Oak, Lampasas, Texas Lampasas County

**PUBLIC HEARING**

- VII. Public hearing to receive citizen comments regarding a request for a Specific Use Permit to allow for an accessory dwelling in an area zoned Single Family Residential -10 "SF-10", described as Lot 7A (replat of lots 7 & 8) Block 3, FJ Harris Subdivision, commonly known as 907 W 6<sup>th</sup> 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 for a Specific Use Permit to allow for an accessory dwelling in an area zoned Single Family Residential -10 "SF-10", described as Lot 7A (replat of lots 7 & 8) Block 3, FJ Harris Subdivision, commonly known as 907 W 6<sup>th</sup> Street Lampasas, Texas, Lampasas County.

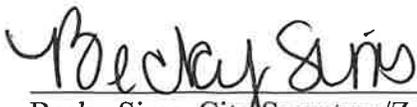
**PUBLIC HEARING**

- IX. Public hearing to receive citizen comments regarding a request to abandon the 16' wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E Lampasas, Texas, Lampasas County

**REGULAR SESSION**

- X. Discussion and possible action regarding a request to abandon the 16' wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E Lampasas, Texas, Lampasas County
- XI. 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
- XII. 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 28 day of February 2025 at 3:45pm

  
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, FEBRUARY 6, 2025  
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

Michael Sibberson

Bob McCauley

City Staff Present:

Becky Sims, City Secretary/Zoning Administration

P&Z Members Absent

N/A

**REGULAR SESSION**

**I. Call to order**

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

**II. Discussion and possible action regarding approval of minutes dated December 12, 2024**

*Board member Taylor moved to approve the minutes dated December 12, 2024, the motion was seconded by Board member Carnley and with a unanimous vote, the motion carried.*

**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.**

*Chair Canales opened the public meeting,*

*Mrs. Sims, Zoning Administrator presented the following:*

*Marshall Brewer, Bent Tree Construction is asking 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.*

*The area around this property is zoned Single Family Residential*

*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.*

*The Comprehensive Plan defines this area as Traditional Residential; which does allow duplexes.*

*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 meeting no letters in favor or in opposition have been received.*

*With no additional comments, the public hearing was closed.*

## 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

*Board member Sibberson moved to recommend approval 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, the motion was seconded by Board member Taylor and with a unanimous vote, the motion carried.*

## 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

*Chair Canales opened the public hearing.*

*Mrs. Sims, Zoning Administrator presented the following:*

*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*

*The area surrounding the property is zoned Single Family Residential and Two-Family (Duplex)*

*The Comprehensive Plan defines this area as Urban Residential, which does allow for duplexes.*

*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 meeting two have been received in favor of the request and none in opposition*

*With no additional comments, the public hearing was closed.*

## 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

*Board member Carnley moved to recommend approval of the 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, the motion was seconded by Council member Sibberson and with a unanimous vote, the motion carried.*

## 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.

*Chair Canales opened the public hearing*

*Mrs. Sims, Zoning Administrator presented the following:*

*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.*

*The area surrounding this property is zoned Single Family Residential-6 "SF-6" and Commercial "C"*

*The Comprehensive Plan defines this area as Traditional Residential and Suburban Mixed Use.*

*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.*

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 meeting one letter was received in favor or in opposition have been received.

One citizen voiced her concerns regarding increase in taxes for her property. Referred her to Lampasas Central Appraisal District for detailed information.

With no additional comments, the public hearing was closed.

**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

*Board member Logan moved to recommend approval 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 motion was seconded by Board member Taylor and with a unanimous vote, the motion carried.*

- 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

*Discussions and updates related to the following:*

- 14 houses permitted in 2024
- Alamo Coffee
- Blends
- Burger King
- NAPA

- X.** Adjourn

*Business concluded and meeting adjourned at 6:18 pm.*

Passed and approved this \_\_\_\_ day of \_\_\_\_\_ 2025

\_\_\_\_\_  
Marisa Canales, Commission Chair

ATTEST:

\_\_\_\_\_  
Becky Sims, City Secretary/Zoning Administrator

## NOTICE OF PUBLIC HEARINGS

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### HEARING DATES/TIMES:

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

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

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

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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 granting a rezone request for Northington Creek Estates, commonly known as 1206 Mills Street, and 1705 E 4th Street as follows:*

- *From 49 Single Family Residential-6 “SF-6” to 118 Lots*
- *From 119 Single Family Residential-8 “SF-8” to 65 Lots*
- *From 75 Single Family Residential-10 “SF-10” to 16 Lots*
- *From 30 Single Family Attached (Townhomes) to 68 Lots*
- *20.51 acres to Agriculture (green space) from Single Family Residential-10 “SF-10”*

*To consider a request to rezone property from Retail “R” to Two-Family Residential District (Duplex) for property described as Lots 1A and 2A, Block 18, Old Town Addition, commonly known as 206 and 208 East 1<sup>st</sup> Street, Lampasas Texas Lampasas County*

*To consider a request for a Specific Use Permit in an area zoned Single Family Residential -10 “SF-10” to allow for an accessory dwelling at the residence located at 907 W 6<sup>th</sup> Street Lampasas, Texas, Lampasas County.*

*To consider a request to abandon the 16’ wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E 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 March 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 March 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.

## Becky Sims

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**From:** noreply@civicplus.com  
**Sent:** Monday, February 3, 2025 4:04 PM  
**To:** Becky Sims; Erin Corbell  
**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	March 6th
City Council	March 10th
Date of Pre-Application Conference With City Reps & Planner	August 14th 2024 was the last time we met.
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	SF-6,SFA,C,SF-8,SF-10

(Section Break)

**APPLICANT / OWNER**

First Name	Jimmy
Last Name	Torres
Contact Person	Jimmy Torres
Title	<i>Field not completed.</i>
Company Name	Tri-Cru Ventures, LLC
Address1	7446 Honeysuckle Drive
Address2	<i>Field not completed.</i>
City	Temple
State	Texas
Zip	76502
Phone Number	2543946456
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	<i>Field not completed.</i>
Company Name	Turley Associates
Address1	301 N 3rd St.
Address2	<i>Field not completed.</i>
City	Temple
State	TX

Zip	76501
Phone Number	2547732400
Fax Number	<i>Field not completed.</i>
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.	Resubmitting with new zoning.
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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.](#)





February 13<sup>th</sup>, 2025

Becky Sims, TRMC  
City of Lampasas  
312 E. Third St.  
Lampasas, Tx 76550

**RE: Letter to Lampasas City Council**

Dear Ms. Sims,

On behalf of our client, Turley Associates, Inc has written a statement for the new zoning request, and provided some additional information regarding the project. The new zoning will incorporate all the zonings from the existing zoning, and add those larger lots to the picture.

Starting with transportation on the project, I've took the conclusion from the TIA that was provided and summarized a little more, so you can see what the traffic engineers are saying needs to be done at the intersection of 4<sup>th</sup> Street (loop 257) and our proposed main entrance. TIA suggest that a left turn lane and right turn deceleration lane be added to our intersection. No signal is required at our intersection. Note that TxDOT still has to confirm this TIA, and they will give the final say on what is actually required at this intersection. Our subdivision plans to have a neighborhood collector street through to Brown Street from 4<sup>th</sup> Street, with all other roads being local. We expect with TxDOT's guidance that this will be enough to safely maneuver traffic in and out of the subdivision.

Next, I'll move onto Drainage. There has been a lot of concern in this area at the previous meetings, so we wanted to look into this a little deeper, and provide a little more information. Currently we have offsite drainage runoff that comes onto our property from the Cefco Property and from the Kemp property. This runoff along with our site runoff currently flows through our property to the Richardson property to Sulfer Creek. Since the slopes are very low, this site does experience a build up of water on the site with continuous rainfall. This is because the slopes can't convey the runoff fast enough. Our plan for the site is to take all that runoff from our site and offsite and pond it up at the back of our property with a small outflow structure that will release all this runoff straight to Sulfer Creek where our property has access. Since this is not where this water was currently going, we have to either reduce it down to what is currently going to that outlet point, or we would have to do a flood plain/floodway study. Our initial plan is to build a pond big enough to slow it down to existing run conditions. We've done a rough calculation, and we are taking about 300 CFS down to about 50 CFS into Sulfer Creek with the size of this large pond in the back, which we believe will be sufficient to accomplish the drainage problem.



Next, is the water/sewer capacity and cost. We've met with city staff and with Jones-Heroy the cities engineer and they have preformed a study on the property and determined that there is a water shortage for the property, and gave us options to fix that. So we will be tapping the 18" waterline that is along US 190 with a 12" water line and boring across US 190 and then to and through the subdivision to Brown street where the 12" will tie into the existing 6" along Brown. This will increase the pressure of the existing residents, but also allow us to build our out our subdivision with sufficient pressure. For the sewer line, we will have to put in a lift station, and also plan on tying a separate lift station for the existing Duplex lots on 4<sup>th</sup> street on the adjacent property. They have assured us that the treatment plant has capacity for our subdivision. Lastly the cost, everything within our subdivision will be payed for by the developer. We'd like the city to help on the offsite waterline or wastewater since this will benefit more than just our subdivision, but that will be up to the city decide if they want to cost share.

Lastly, we've reached out to the LISD superintendent, Chance Rascoe, planning and zoning members, and city council members to discuss this development. We're looking to make a positive impact to the Lampasas community. Looking at the Lampasas Comprehensive Plan that was adopted in April of 2021, I think our development fits right within what this community is wanting. We are providing many traditional single family homes which is top priority, and then also adding townhomes which aligns with the second need of cottages/tiny homes. These were housing that the community voted on, and we can provide these housing options to the community. This is why we want to invest in Lampasas, to fill a need that the community needs, and what the overall community is wanting.

Sincerely,

A handwritten signature in black ink that reads "Kendell J. Wimberly". The signature is fluid and cursive.

Kendell Wimberly, P.E.

**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 overall. Proposing to develop 267 lots on 60 acres**

**Request**

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 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 20.51 acres from Single Family Residential-10 to Agriculture “AG” (green space/detention)
- From 49 Single Family Residential-6 “SF-6” lots to 118 lots
- From 119 Single Family Residential-8 “SF-8” lots to 65 lots
- From 75 Single Family Residential-10 “SF-10” lots to 16 lots
- From 30 Single Family Attached (Townhomes) lots to 68 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.*

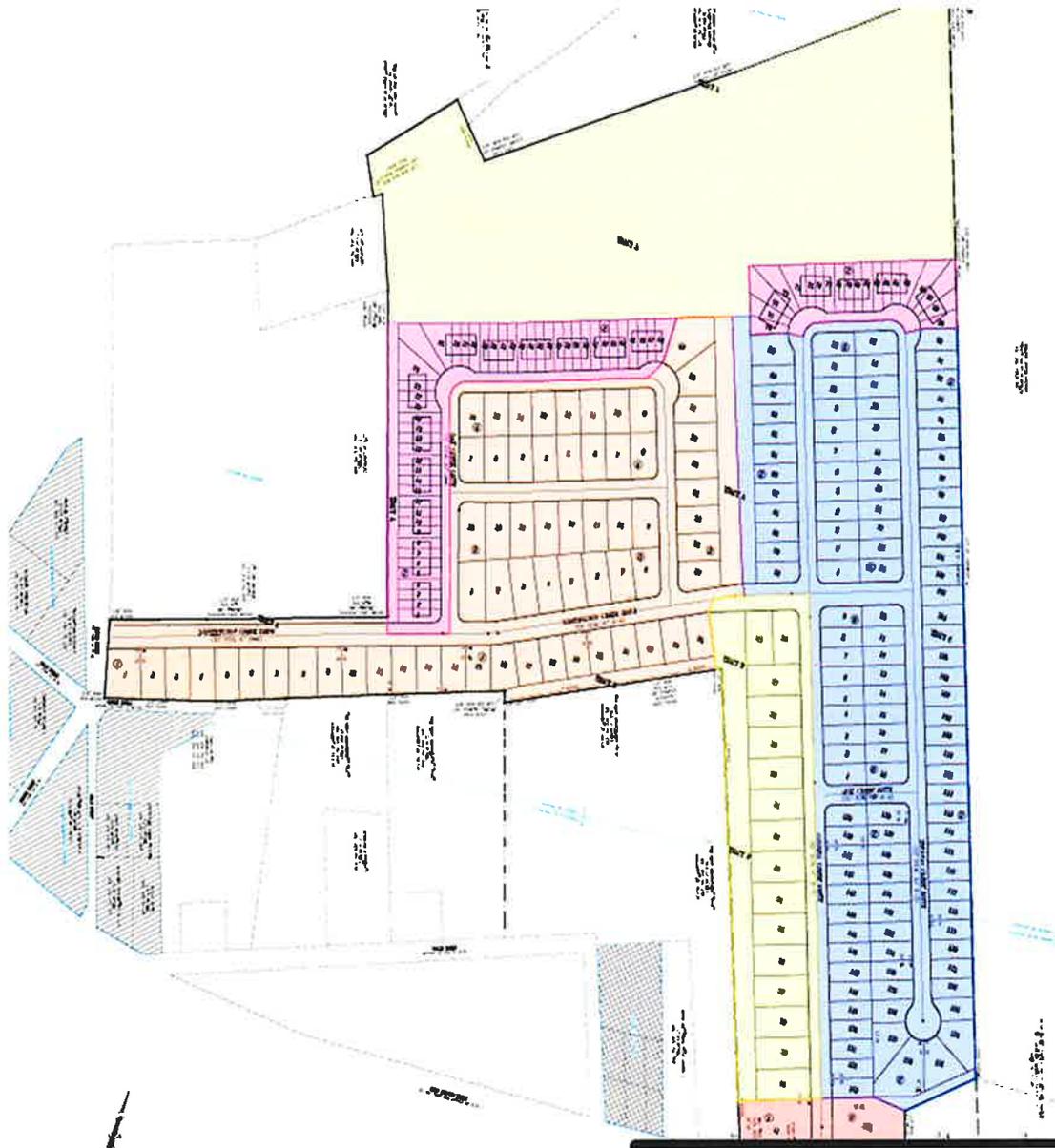
*Allowed uses:*

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

*Minimum lot sizes required:*

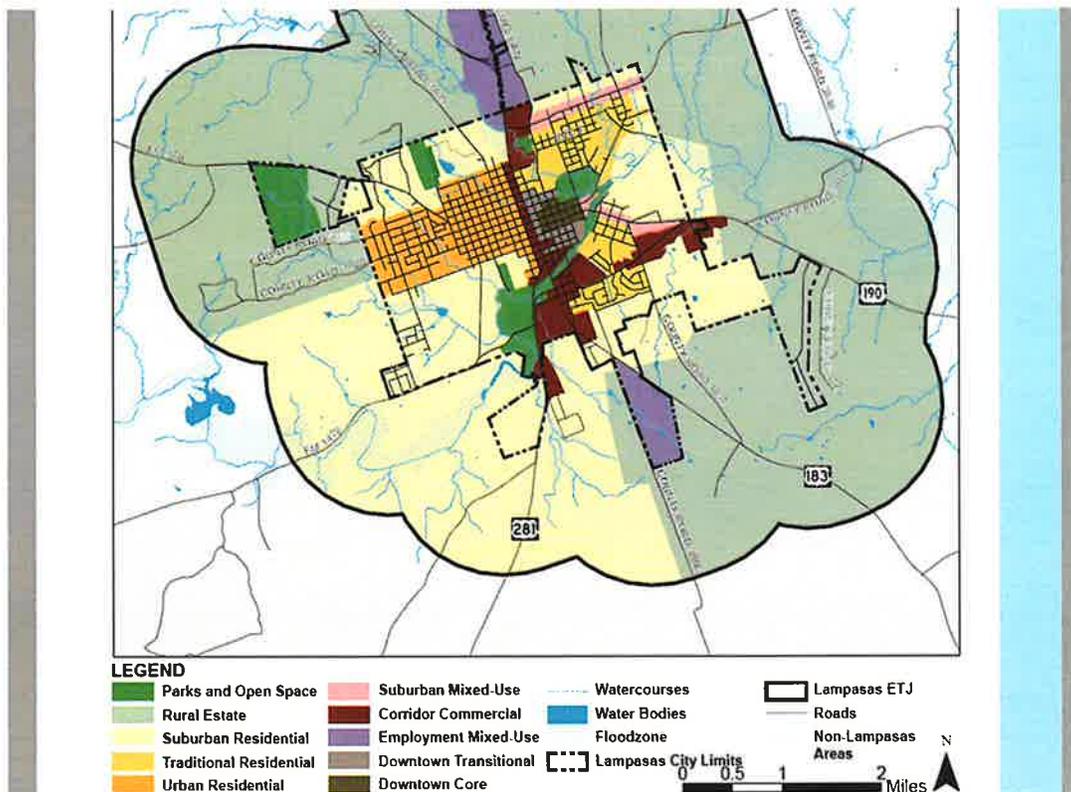
*Size of Lots:*

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')*



**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. As of the date of this report no letters in opposition or in favor have been received.



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: 3-6-25 City Council 3-10-25

- 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: LOTS 1A+2A BLOCK 18, OLD TOWN ADDITION, LAMPASAS  
 Physical Location of Property: 206+208 EAST 1ST STREET, LAMPASAS, TX  
*[General Location - approximate distance to nearest existing street corner]*

Brief Legal Description of Property (must also attach accurate metes and bounds)  
SEE ATTACHED SURVEY PLAT  
*[Survey Abstract No. and Tracts, or platted Subdivision Name with Lots Block]*

Acreage: 0.529 Existing Zoning: Retail Proposed Zoning: 2-F Duplex

Applicant / Owner's Name: HARDIN INTERESTS, INC.  
 Contact Person: RICHARD HARDIN Title: president  
 Company Name: HARDIN INTERESTS  
 Street/Mailing Address: 800 S WILSON ST City: AUSTIN State: TX Zip: 78701  
 Phone: 512 322-9292 Email Address: RICK@HARDININTERESTS.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: 2 DUPLEXES - TOTAL

**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: [Signature] Title: MANAGER Date: 02/05/2025  
 City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 [bsims@cityoflampasas.com](mailto:bsims@cityoflampasas.com)

**A REPLAT OF  
ALL OF LOT 1, LOT 2, AND THE EAST 42 FEET OF  
LOT 3, BLOCK 18, OLD TOWN OF LAMPASAS  
A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.**

STATE OF TEXAS  
COUNTY OF LAMPASAS

This is to certify that Richard Heath, Authorized Representative for Heath Investments, Inc., the undersigned owner of the land shown on this replat of all of Lot 1, Lot 2, and the East 42 Feet of Lot 3, Block 18, Old Town of Lampasas, is a subdivision in the City of Lampasas, Lampasas County, Texas, as recorded in Plat Book 1, Slide 53 of the Public Records of Lampasas County, Texas, and further described in a deed recorded under Plat Book No. 207218 of the Public Records of Lampasas County, Texas, and whose name is substituted herein, hereby dedicates to the use of the public forever all streets, alleys, paths, easements, ditches, culverts, and public places as shown on this plat for the purpose and subdivision herein expressed.

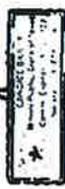
10 MAY 2024

Richard Heath  
Heath Investments, Inc.

STATE OF TEXAS  
COUNTY OF LAMPASAS

RECORDER HAS, the undersigned authority on this day personally examined Richard Heath, known to me to be the person whose name is substituted in the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

CLERK LINDSEY MYHRE AND CLERK OFFICE, this 10 day of May 2024.



Richard Heath  
Heath Investments, Inc.

SUBDIVISION CERTIFICATE

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this plat is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all necessary surveying laws are strictly adhered to.

5/11/24

Richard Heath  
Heath Investments, Inc.

APPROVED this 10 day of May 2024 by the City Manager of the City of Lampasas, Lampasas County, Texas, under authority of Section 76-102, Code of Ordinances, City of Lampasas, Texas.

5-8-24

Richard Heath  
Heath Investments, Inc.

5-8-24

Richard Heath  
Heath Investments, Inc.

TAX CERTIFICATE

The LAMPASAS CENTRAL APPRAISAL DISTRICT, the taxing authority for all within in Lampasas County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Richard Heath  
Heath Investments, Inc.

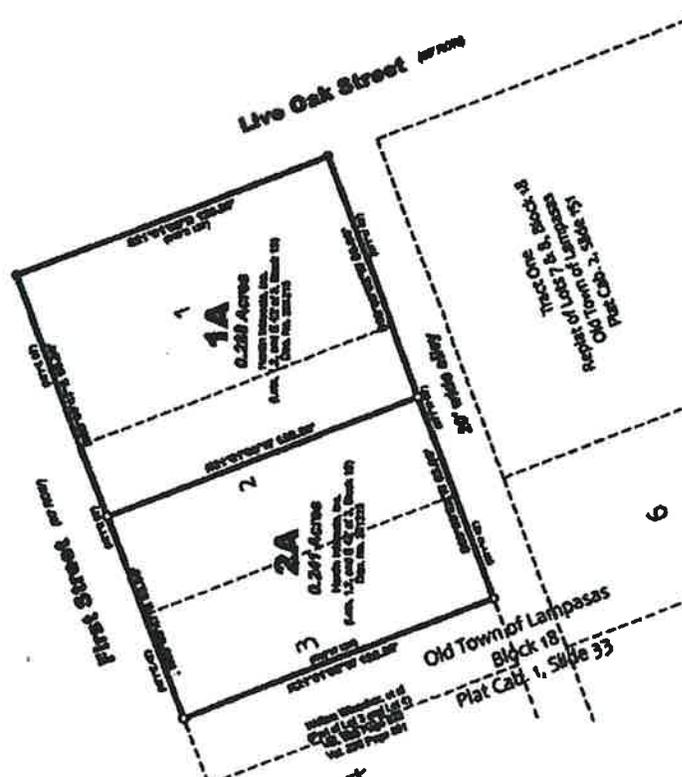
SUSAN S. JONES  
LAMPASAS CENTRAL APPRAISAL DISTRICT

STATE OF TEXAS  
COUNTY OF LAMPASAS

I, Thomas Miller, Clerk of the County Court of said County do hereby certify that this instrument is valid with the exception of substitution, which shall be in my office this 10 day of May 2024, at \_\_\_\_\_ o'clock P.M. in Plat Book \_\_\_\_\_, Block \_\_\_\_\_ of the Public Records of Lampasas County, Texas.

Thomas Miller  
Clerk of the County Court of Lampasas County, Texas.

Witness my hand and seal in the County Court of said County, this 10th day within above.



**LEGEND**

○	Lot Lines
○	Plat Book
○	Block
○	Section
○	County
○	State
○	City
○	Block
○	Slide

**SHEET 1 OF 1**

Richard Heath  
Heath Investments, Inc.

# Lampasas CAD Property Search

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## Property Details

### Account

**Property ID:** 2237 **Geographic ID:** 10240-018-001-00

**Type:** R **Zoning:**

**Property Use:**

### Location

**Situs Address:** E 1ST ST LAMPASAS, TX 76550

**Map ID:** M15 **Mapsco:**

**Legal Description:** LOT: 1A REPLAT OF LOT 1& LOT 2 AND E42FT OF LOT 3 BLK: 18 ADDN: OLD TOWN  
LocCd:94

### Abstract/Subdivision:

**Neighborhood:** (10240) OLD TOWN OF LAMPASAS

### Owner ?

**Owner ID:** 51621

**Name:** HARDIN INTEREST INC

### Agent:

**Mailing Address:** PO BOX 5628  
AUSTIN, TX 78763-5628

**% 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:** \$0 (+)

**Land Non-Homesite Value:** \$10,370 (+)

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$10,370 (=)

**Agricultural Value Loss:?** \$0 (-)

# Lampasas CAD Property Search

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## Property Details

### Account

**Property ID:** 2238 **Geographic ID:** 10240-018-002-00

**Type:** R **Zoning:**

**Property Use:**

### Location

**Situs Address:** E 1ST ST LAMPASAS, TX 76550

**Map ID:** M15 **Mapsco:**

**Legal Description:** LOT: 2A REPLAT OF LOT 1 & LOT 2 AND E42FT OF LOT 3 BLK: 18 ADDN: OLD TOWN  
LocCd:94

### Abstract/Subdivision:

**Neighborhood:** (10240) OLD TOWN OF LAMPASAS

### Owner ⓘ

**Owner ID:** 51621

**Name:** HARDIN INTEREST INC

### Agent:

**Mailing Address:** PO BOX 5628  
AUSTIN, TX 78763-5628

**% 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:** \$0 (+)

**Land Non-Homesite Value:** \$10,120 (+)

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$10,120 (=)

**Agricultural Value Loss: ⓘ** \$0 (-)

<b>Appraised Value:</b>	\$10,120 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$10,120
<b>Ag Use Value:</b>	\$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:** HARDIN INTEREST INC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$10,120	\$10,120	\$41.17	
R&B	ROAD & BRIDGE	0.143198	\$10,120	\$10,120	\$14.49	
SLA	LAMPASAS ISD	1.015200	\$10,120	\$10,120	\$102.74	
CLA	CITY OF LAMPASAS	0.340000	\$10,120	\$10,120	\$34.41	
CAD	CAD	0.000000	\$10,120	\$10,120	\$0.00	

**Total Tax Rate:** 1.905200

**Estimated Taxes With Exemptions:** \$192.81

**Estimated Taxes Without Exemptions:** \$192.81

PARCELS 2237 + 2238



# City of Lampasas Staff Report (Hardin) Planning and Zoning Board

## Subject Property

The property is described as Lots 1A and 2A, Block 18, Old Town Addition, located at the corner of East First Street and Live Oak, Lampasas, Texas Lampasas County

## Summary

Hardin Interests, Inc, Rick Hardin, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Retail "R" to Two-Family Residential District (Duplex) for property described as Lots 1A and 2A, Block 18, Old Town Addition, located at the corner of East First Street and Live Oak, Lampasas, Texas Lampasas County

## Characteristics

The area around this property is zoned Single Family Residential-6 "SF-6", Retail "R", and Central Business District "CBD"

Parcels 2237 and 2238



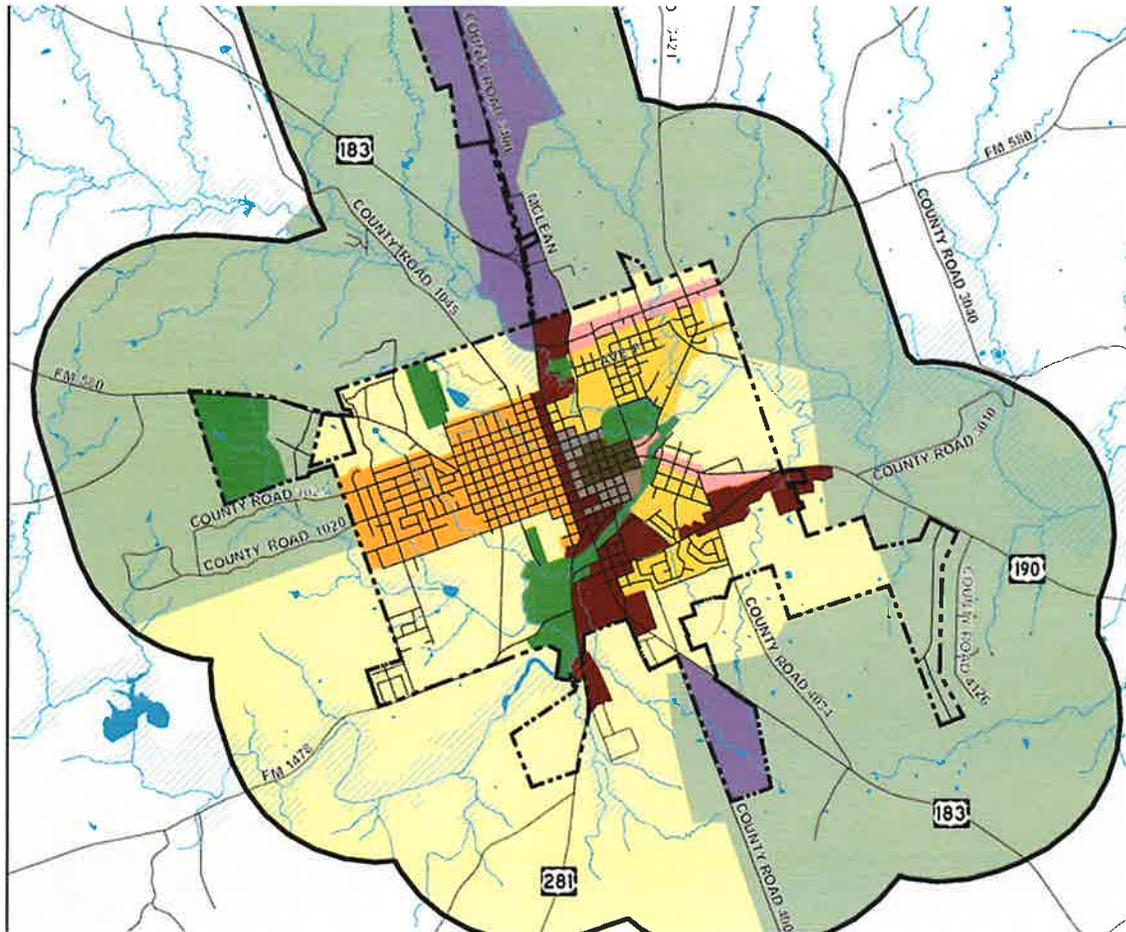
## Definition

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**

Parks and Open Space	Suburban Mixed-Use	Watercourses	Lampasas ETJ
Rural Estate	Corridor Commercial	Water Bodies	Roads
Suburban Residential	Employment Mixed-Use	Floodzone	Non-Lampasas Areas
Traditional Residential	Downtown Transitional	Lampasas City Limits	
Urban Residential	Downtown Core		

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

**The Comprehensive Plan defines this area as Downtown Traditional and Downtown Core**

**DOWNTOWN TRANSITIONAL**

The Downtown Transitional future development category consists of the areas immediately surrounding the Downtown Core and is intended to provide an area that transitions from the higher density/intensity uses found in the Downtown Core to the abutting Urban Residential areas. These areas are intended to conserve the existing gridded lot and block pattern of development. These areas are intended to be developed with an urban character, meaning redevelopment requires a build-to line, on-street parking, and a focus on walkability.

**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., triplexes); mixed-use urban lofts; and multi-family apartments.
- 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.

**COMPATIBLE ZONING DISTRICTS**

The current zoning districts that may be appropriate to implement the Downtown Transitional (DT) future development category includes single-family detached (SF-6); two-family (2F, SF-A); multi-family (MF-1, MF-2); neighborhood retail (NR); and planned development (PD).

**DOWNTOWN CORE (DC)**

The Downtown Core future (DC) development category consists of the Lampasas city center. This area is intended to be highly walkable, to promote a “sense of place” and should represent the “heart of the city.” This is the traditional city center and contains various institutional, commercial, and residential uses. This area is intended to be developed with an urban character, meaning redevelopment requires a build-to line, on-street parking, and a focus on pedestrian walkability. Features that would contribute to the area’s character includes larger buildings set at sidewalk edge that occupy a majority of the lot, creating a sense of enclosure. Parking is typically located on-street or on off-site public parking lots or garages. Vehicular circulation occurs along gridded-based streets with wider sidewalks scaled for higher volumes of pedestrians

**Notification**

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirty-three (33) notices to property owners within 200 feet of the applicant’s property, as of the date of this report one letter in favor has been received and none in opposition.

**Attachments**

Rezone Application, Plat, Map and Pictures

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

I own \_\_\_\_\_, [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 \_\_\_\_\_ Date \_\_\_\_\_, 20\_\_\_\_

RICKEY J ABRAHAM  
1088 NARUNA RD  
LAMPASAS, TEXAS 76550

— 512-734-1277

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



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: MAR 6 City Council Mar 10

- 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: Valentine Residence  
 Physical Location of Property: 907 W 6th  
*[General Location -- approximate distance to nearest existing street corner]*  
 Brief Legal Description of Property (must also attach accurate metes and bounds Lot 7A Minor Amended Plat OD Lots 7&8 Block 3 F.J. Harris Subdivision A subdivision in Lampasas County Texas according to the map or plat thereof recorded in Cabinet 1 slide 371 plat records Lampasas County Texas *[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

Acreage: .41 Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Applicant / Owner's Name: Shari Valentine  
 Contact Person: Shari Valentine Title: Owner  
 Company Name: N/A  
 Street/Mailing Address: 907 W 6th St City: Lampasas State: TX Zip: 78665  
 Phone: 713.582.7579 Email Address: svspider@flash.net

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

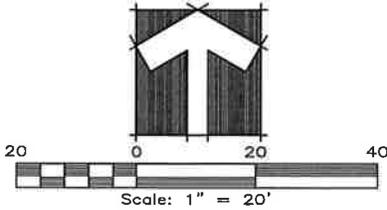
Nature of Request/Proposed Use of the Property: Personal Use Guest House

**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.

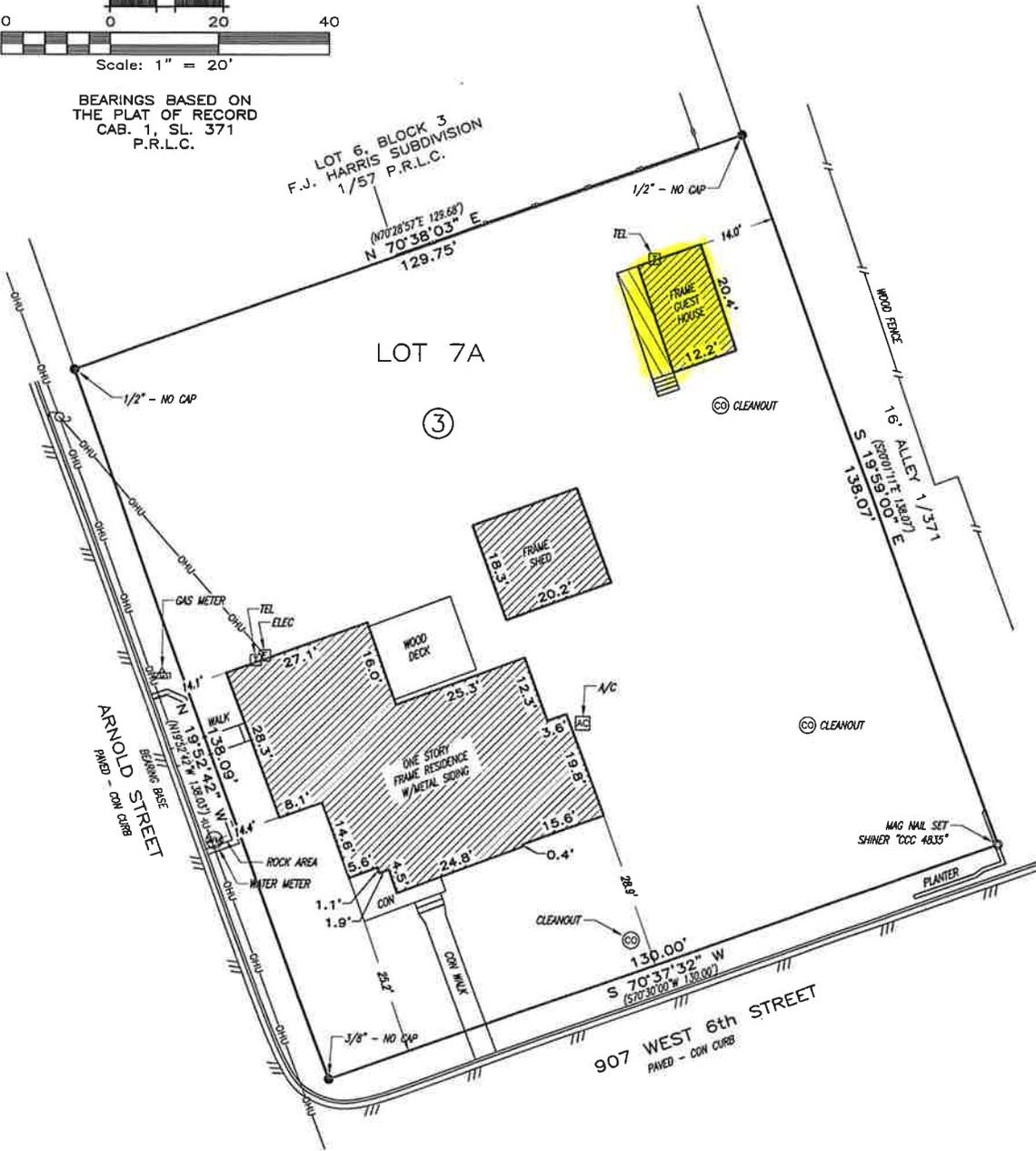
I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does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

Signed: Shari Valentine Title: Owner Date: 2-4-25

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



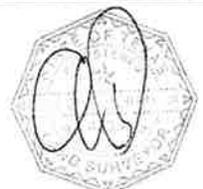
BEARINGS BASED ON THE PLAT OF RECORD CAB. 1, SL. 371 P.R.L.C.



- LEGEND**
- 1/2" IRON PIN SET w/YELLOW CAP "CCC 4835"
  - IRON PIN FOUND (As Noted)
  - FENCE POST
  - WOOD FENCE
  - CHAIN LINK FENCE
  - UTILITY POLE
  - TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.
  - Ⓢ BLOCK NO.
  - Ⓡ RECORD DATA
  - D.R.L.C. DEED RECORDS LAMPASAS CO.
  - P.R.L.C. PLAT RECORDS LAMPASAS CO.

THIS AREA IS SHOWN TO BE IN ZONE C PER FEMA'S FLOOD INSURANCE RATE MAP #480430 0005 B DATED JUNE 15, 1982; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

STATE OF TEXAS §  
 I, CLYDE C. CASTLEBERRY, JR., FOR TRIPLE C SURVEYING CO., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON.



**TRIPLE C SURVEYING Co.**  
 P.O. Box 544 — Lampasas, Texas 76550  
 (512) 845-5440  
 email: admin@triplecsurveying.com  
 www.triplecsurveying.com Firm No. 10193916

Witness my hand and seal this the 25th day of October, 2023

# Lampasas CAD Property Search

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## Property Details

### Account

**Property ID:** 799 **Geographic ID:** 10120-003-007-00

**Type:** R **Zoning:**

### Property Use:

### Location

**Situs Address:** 907 W 6TH ST LAMPASAS, TX 76550

**Map ID:** M15 **Mapsco:**

**Legal Description:** LOT:7A (RE-PLAT OF 7&8) BLK: 3 SUBD: F J HARRIS LocCd:94

**Abstract/Subdivision:** F J HARRIS

**Neighborhood:** (10120) HARRIS FJ SUBDIVISION

### Owner ?

**Owner ID:** 76729

**Name:** VALENTINE SHARI LYDEANA ETVIR MARTIN LOUIS RASTALL

### Agent:

**Mailing Address:** 907 W 6TH ST  
LAMPASAS, TX 76550

**% Ownership:** 100.0%

**Exemptions:** HS -  
For privacy reasons not all exemptions are shown online.

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## Property Values

**Improvement Homesite Value:** \$182,300 (+)

**Improvement Non-Homesite Value:** \$0 (+)

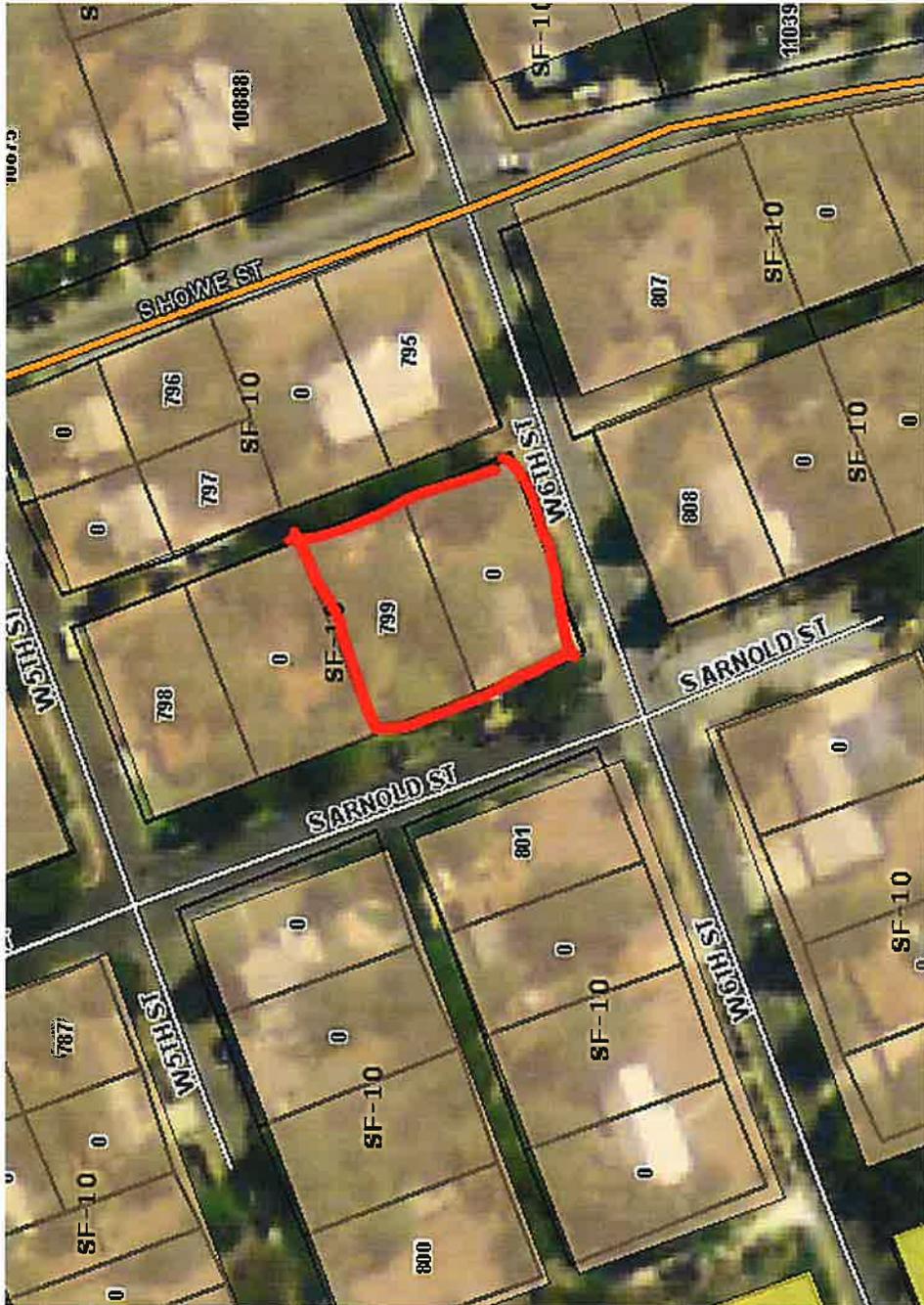
**Land Homesite Value:** \$42,700 (+)

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

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$225,000 (=)

**Agricultural Value Loss:?** \$0 (-)



City of Lampasas  
Planning Commission  
Staff Report (Valentine)

Subject Property	The property is described Lot 7A (replat of lots 7 & 8) Block 3, FJ Harris Subdivision, commonly known as 907 W 6th Street Lampasas, Texas, Lampasas County.
Request	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 240 sq ft shop that would create a useable living space with kitchenette. This accessory dwelling will be used at the pleasure of the homeowner.
Characteristics	The area around this property is zoned Single Family Residential
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of twenty-one (21) 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.

#### Comprehensive Plan

##### Element 3: Land Use & Development

Goal- Expand opportunities for high-quality growth in Lampasas, while preserving the small-town character and distinct natural resources of the community.

Action 3.1.3- To review and amend the zoning and subdivision regulations to allow a greater mix of housing types in each neighborhood. Encourage the development of a wider variety of housing types at varying price points to offer "life cycle" housing and achieve a broader housing and income mix across the city. In a community like Lampasas, where multiple generations of a family often express the desire to return to the community where they were raised, mixed-income and mixed-housing type neighborhoods can strengthen the social capital of the area. Other options to expand housing types include providing locations where "Mother in Law" or Accessory Units, can house a family member.

**APPLICATION FOR ABANDONMENT  
OF A PUBLIC STREET, ALLEY,  
AND/OR PUBLIC RIGHT OF WAY  
IN THE CITY OF LAMPASAS**

OWNER/NAME: Christopher Kurzon

ADDRESS: 801 Reynolds, Goldthwaite, TX, 76844

CONTACT INFORMATION: Home: 213-841-5201 Work: N/A

STREET, ALLEY OR PUBLIC RIGHT OF WAY TO BE ABANDONED:

Right of way adjoining the applicant's property at 703 Avenue E West, Lampasas, TX 76550, area to be abandoned or vacated consists of portions of the Lampasas Springs CO's first addition to the town of Lampasas as recorded:

- Entire 16' wide alleyway north of Avenue E between the easterly and westerly sections of lot 80
- ~~Entire 80' portion of undeveloped Spring Street, North of Avenue E between lots 60 and 80~~

DATE OF REQUESTED ACTION: As reasonable as can be scheduled accounting for notices to be published and abutters to be contacted along with availability of scheduled meeting dates for boards or commissions that have jurisdiction over this matter.

[Completed application must be submitted at least 45 days before requested action.]

**ALL EXHIBITS AND STATEMENTS BELOW MUST BE ATTACHED. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

**EXHIBIT NO. 1:** The written consent of all abutting property owners. If consent from all owners is not obtained, this exhibit must include a brief statement of efforts made to obtain consent, including dates and types of contact attempted and results, and objections to vacation, if any. -

**STATEMENT NO. 1:** A statement why the applicant is requesting that the street, alley and/or public right-of-way, or portion thereof, be abandoned - **Applicant**; and

**STATEMENT NO. 2:** A statement describing the current and past uses of the street, alley, and/or public right-of-way - **City**; and

By completing this application, attaching all the required exhibits and statements and submitting the **nonrefundable** filing fee (TBD) equal to the cost to cover the expense of the Public Hearing publication in the newspaper, plus cost of notifications sent to all property owners located within 200' of the subject property with return receipt requested, I am requesting the MAYOR and the CITY COUNCIL of the CITY OF LAMPASAS consider the vacation and abandonment of the street, alley, and/or public right-of-way described above.

Further, I agree that I will hold the CITY OF LAMPASAS harmless, and indemnify it against all suits, costs, expenses and damages that may arise or grow out of such vacation and abandonment.

Finally, I swear that all of the information provided and referenced in the attached Exhibits and Statements are true and correct, to the best of my knowledge and belief and that the proposed right-of-way abandonment is in compliance with the CITY OF LAMPASAS' Comprehensive Plan and all rules and regulations at the time of application.

*Christopher Kurzon*

Signature of Applicant

Signature of Applicant

*12/05/24*

Date Submitted

Date Submitted

For City Department Use Only:

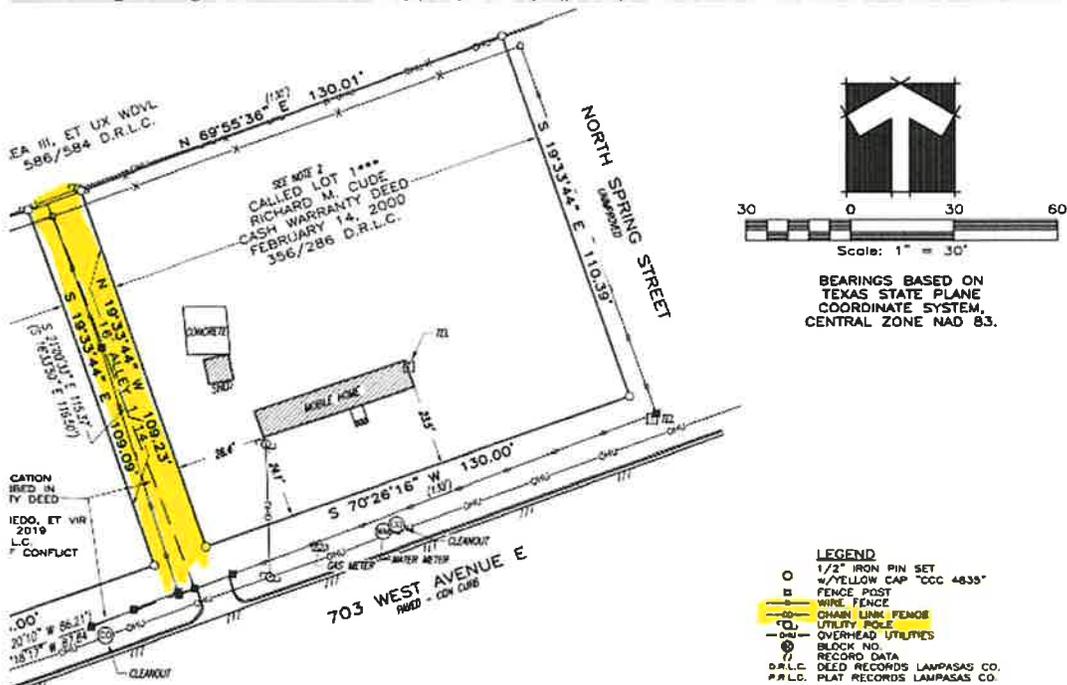
Date Application Received: \_\_\_\_\_

Is Application complete?    Yes    No

If not complete, missing Exhibit(s) No. \_\_\_\_\_; Statement(s) No. \_\_\_\_\_; Fee \_\_\_\_\_.

This historical shift in use underscores the feasibility and appropriateness of abandoning this section to better serve the needs of the community through redevelopment or integration into private parcels for constructive purposes.

**Plan Depicting Portion of Alleyway to be abandoned.**





## Becky Sims

---

**From:** Chris A Kurzon <chriskurzon@yahoo.com>  
**Sent:** Tuesday, February 4, 2025 4:47 PM  
**To:** Becky Sims  
**Subject:** Re: Alley and Street Closures

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.

Becky,

Thanks for your help with this. Took me longer than expected to travel to Lampasas to check the situation with the overhead electrical wires. Public Works is correct, there are wires running along the portion of Spring Street I wanted City to consider abandoning, not sure how I missed that as I have spent significant time on this property, but I agree, Planning would not approve. As a result I would like to drop the request to vacate Spring Street.

However, I would like to proceed with the process to vacate the 16 foot alleyway between my property and the neighboring property owned by Imelda and Marcos, with each of us receiving an 8 foot wide portion of the entire alleyway from Ave E to the northerly edge of the plat.

Intent is for me to pay 100% of the City processing costs as this request was initiated by me.

Let me know if the canvas to outside utilities has uncovered any other issues and what the next steps are.

Chris 213-841-5201

Sent from my iPhone

On Jan 9, 2025, at 11:56 AM, Becky Sims <bsims@cityoflampasas.com> wrote:

Hi Chris-

I have been working through your abandonment request. I have reached out to our Public Works crew to verify any utilities in the ROW and found that we do have electric, so the Spring Street abandonment will more than likely not be approved through the Planning Commission. I am still sending both requests to outside city utilities such as gas, internet, phone etc. just in case.

Will you verify the street width you are asking to abandon? On the application you have 80"; which would be a little over 6 ft, is that correct? Are you only asking for a portion of the street? The alley width does make sense and by default will be shared by those property owners who abut the alley unless they relinquish their rights.

Can you provide more detail on the request to abandon the street? Is the lot irregular? What are your future plans for the lots?

## Property Details

### Account

**Property ID:** 1606 **Geographic ID:** 10180-080-001-00

**Type:** R **Zoning:**

**Property Use:**

### Location

**Situs Address:** 703 W AVE E LAMPASAS, TX 76550

**Map ID:** M15 **Mapsc:**

**Legal Description:** LOT: 1 BLK: 80 ADDN: L S C 1ST LocCd:94

### Abstract/Subdivision:

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

### Owner ⓘ

**Owner ID:** 72493

**Name:** KURZON CHRISTOPHER

### Agent:

**Mailing Address:** 801 REYNOLDS ST  
GOLDTHWAITE, TX 76844

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

## Property Values

**Improvement Homesite Value:** \$500 (+)

**Improvement Non-Homesite Value:** \$0 (+)

**Land Homesite Value:** \$9,420 (+)

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

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$9,920 (=)

<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$9,920 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$9,920
<b>Ag Use Value:</b>	\$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:** KURZON CHRISTOPHER

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$9,920	\$9,920	\$40.35	
R&B	ROAD & BRIDGE	0.143198	\$9,920	\$9,920	\$14.21	
SLA	LAMPASAS ISD	1.015200	\$9,920	\$9,920	\$100.71	
CLA	CITY OF LAMPASAS	0.340000	\$9,920	\$9,920	\$33.73	
CAD	CAD	0.000000	\$9,920	\$9,920	\$0.00	

**Total Tax Rate:** 1.905200

**Estimated Taxes With Exemptions:** \$189.00

**Estimated Taxes Without Exemptions:** \$189.00

## Property Details

### Account

**Property ID:** 1607 **Geographic ID:** 10180-080-002-00

**Type:** R **Zoning:**

**Property Use:**

### Location

**Situs Address:** 703 W AVE E LAMPASAS, TX 76550

**Map ID:** M15 **Mapsc:**

**Legal Description:** LOT: 2 BLK: 80 ADDN: L S C 1ST LocCd:94

**Abstract/Subdivision:**

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

### Owner ⓘ

**Owner ID:** 72493

**Name:** KURZON CHRISTOPHER

**Agent:**

**Mailing Address:** 801 REYNOLDS ST  
GOLDTHWAITE, TX 76844

**% 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:** \$18,840 (+)

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

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$18,840 (=)

<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$18,840 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$18,840
<b>Ag Use Value:</b>	\$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: KURZON CHRISTOPHER**

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$18,840	\$18,840	\$76.64	
R&B	ROAD & BRIDGE	0.143198	\$18,840	\$18,840	\$26.98	
SLA	LAMPASAS ISD	1.015200	\$18,840	\$18,840	\$191.26	
CLA	CITY OF LAMPASAS	0.340000	\$18,840	\$18,840	\$64.06	
CAD	CAD	0.000000	\$18,840	\$18,840	\$0.00	

**Total Tax Rate: 1.905200**

**Estimated Taxes With Exemptions: \$358.94**

**Estimated Taxes Without Exemptions: \$358.94**

**NOTICE OF PROPOSED VACATION,  
ABANDONMENT OR CLOSING OF A STREET,  
ALLEY OR PUBLIC RIGHT-OF-WAY  
IN THE CITY OF LAMPASAS**

DATE: February 21, 2025

TO: ALL AFFECTED UTILITY COMPANIES

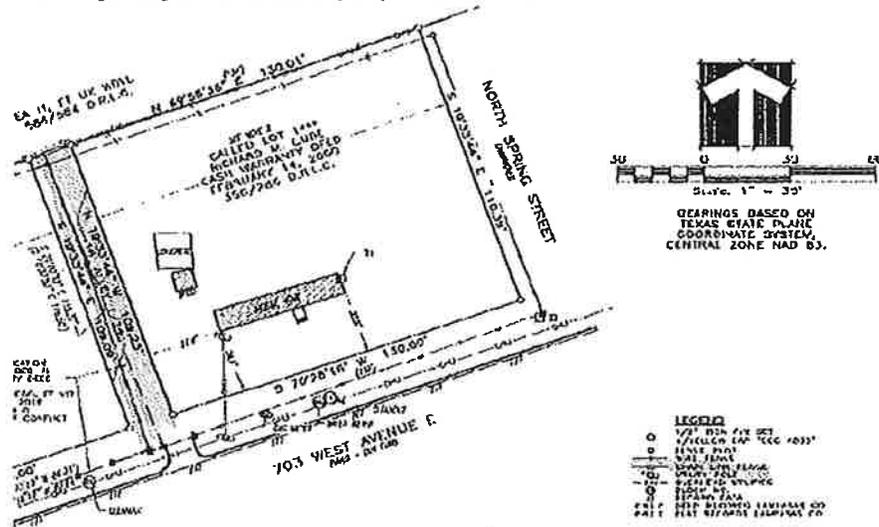
FROM: BECKY SIMS, CITY SECRETARY  
CITY OF LAMPASAS, TEXAS

RE: APPLICATION TO ABANDON STREET, ALLEY AND/OR  
PUBLIC RIGHT OF WAY

The City of Lampasas has received an application for the abandonment of a street, alley or public right-of-way at the following location:

*Christopher Kurzon (property owner) is asking the City of Lampasas Planning & Zoning Commission and the City Council to consider a request to abandon the 16' wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E Lampasas, Texas, Lampasas County*

Plan Depicting Portion of Alleyway to be abandoned.



Your company has been identified by the City of Lampasas as a utility company that may be serving this area. Your written consent agreeing to the abandonment is necessary before abandonment of the above-described street, alley or public right-of-way can be considered by the Mayor and City Council of the City of Lampasas.

Please complete the attached form indicating you either consent or object with the abandonment and return to the City Secretary, City of Lampasas within ten days of the date of this notice. Please note that your response is necessary to process this application.

Finally, if you have utilities existing in the area of the street, alley, and/or public right-of-way and you consent to this abandonment, it is your responsibility to protect the utility infrastructure by either relocating or placing them into easements. Pursuant to your written consent, the City is not responsible for protecting any utility infrastructure once abandonment has been approved or any costs or fees associated with its relocation.

You will be notified of the City Council's final decision regarding the application for abandonment of a street, alley or public right-of-way. Should you have any questions regarding this notice or need additional information, please contact Becky Sims, City Secretary for the City of Lampasas at (512) 556-6831, by mail at 312 E. Third Street, or by email at [becky@cityoflampasas.com](mailto:becky@cityoflampasas.com)

**CONSENT TO VACATE, ABANDON OR CLOSE  
A STREET, ALLEY OR PUBLIC RIGHT-OF-WAY  
IN THE CITY OF LAMPASAS**

NAME OF UTILITY COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

STREET, ALLEY, OR PUBLIC RIGHT-OF-WAY TO BE ABANDONED:

*Christopher Kurzon (property owner) is asking the City of Lampasas Planning & Zoning Commission and the City Council to consider a request to abandon the 16' wide alleyway north of Avenue E, between the easterly and westerly sections of lot 80, commonly known as 703 W Avenue E Lampasas, Texas, Lampasas County*

DO YOU HAVE UTILITY INFRASTRUCTURE IN THIS AREA? \_\_\_\_\_

IF YES, PLEASE ATTACH DRAWINGS/MAP SHOWING LOCATION OF UTILITIES.

DO YOU CONSENT TO THE PROPOSED VACATION, ABANDONMENT, OR CLOSURE OF THE ABOVE DESCRIBED STREET, ALLEY OR PUBLIC RIGHT-OF-WAY? Yes

With my signature below, I, as an authorized company representative, agree and acknowledge that this company has been notified that an application has been received requesting the City abandon the above described street, alley, and/or public right-of-way. Further, I understand that if the company consents to the above request, the company shall either relocate or place any utility infrastructure located on this property into easements and shall hold the City harmless for any damage to the utility infrastructure after the abandonment has been approved.

SIGNATURE: [Signature]

COMPANY POSITION: Project Specialist

DATE: 2/26/2025

Should the City need additional information, please provide the following:

NAME: Joe Bretey

TELEPHONE: (512)-987-3866 E-MAIL: joe.bretey@atmosenergy.com

**RETURN TO:**  
BECKY SIMS  
CITY OF LAMPASAS  
312 E. THIRD STREET,  
LAMPASAS, TEXAS 76550

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST  
(Kurzon Alley Abandonment)**

I own 507 1/2 Spring, [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  Date 25 Feb, 2025

CHARLES FITZPATRICK  
335 CR 3080  
LAMPASAS, TEXAS 76550

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