

**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