

**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, APRIL 3, 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, April 3, 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 March 6, 2025

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request to consider a Specific Use Permit for property described as Lots 5, 6, 7, Block 79, Lampasas Springs Company 1st Addition commonly known as 505 N. Summer Street, Lampasas Texas Lampasas County to allow for a new accessory unit above the existing garage.

REGULAR SESSION

- IV. Discussion and possible action to consider a Specific Use Permit for property described as Lots 5, 6, 7, Block 79, Lampasas Springs Company 1st Addition commonly known as 505 N. Summer Street, Lampasas Texas Lampasas County to allow for a new accessory unit above the existing garage.

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding a request to abandon the 60' wide unimproved ROW north east of U.S. Hwy 183, in the S J Harrells Addition in Lampasas, Texas Lampasas County.

REGULAR SESSION

- VI. Discussion and possible action to consider a request to abandon the 60' wide unimproved ROW north east of U.S. Hwy 183, in the S J Harrells Addition in 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 mini warehouse for property described as the western ½ of Lot 2, Block 2, East Lampasas Addition, commonly known as 1011 E Bridge Street, Lampasas Texas Lampasas County.

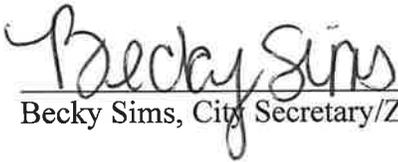
REGULAR SESSION

- VIII. Discussion and possible action to consider a recommendation to rezone property from Single Family Residential-6 "SF-6" to Commercial "C" with a Specific Use Permit to allow for a mini warehouse for property described as the western ½ of Lot 2, Block 2, East Lampasas Addition, commonly known as 1011 E Bridge 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 28 day of March 2025 at 11:35a



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, MARCH 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

Janet Logan

Zachary Taylor

Michael Sibberson

City Staff Present:

Becky Sims, City Secretary/Zoning Admin

Kayleigh Stanley, Executive Secretary

P&Z Members Absent

Zach Carnley

Bob McCauley

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 February 6, 2025

Board member Sibberson moved to approve the minutes dated February 6, 2024, the motion was seconded by Board member Logan and with a unanimous vote, the motion carried.

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"

Chair Canales opened the public meeting.

Mrs. Sims, Zoning Administrator presented the following:

Tri-Cru Ventures is asking 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*

BJ Little, Turley Engineering, addressed answers to questions regarding drainage. He stated Tract A will be used for drainage detentions. The plan is to regrade the property to push all water into Tract A, allowing a natural flow of water down into the creek. They must conform to all TCEQ and City water requirements. If this zoning is approved, a full set of engineered plans will be submitted for review and approval.

Frank Ellett presented the commission with a document from the City of Lampasas Zoning Ordinance defining a Planned Development, the Section 40- Site Plan Review a site plan checklist.

Mike Richardson addressed the Commission and provided photos from January 30, 2025 of his rain gauges and the effect it had on his property. He requested for Turley and Associates to put a plan on paper and stick to it. He stated they bring plans to the council and change the idea.

Dave Matthews addressed the Commission regarding his concerns with the development. He read a letter from Dale and Betsy Kemp, who could not be in attendance that highlighted density, traffic, infrastructure and flooding as their main concerns. Mr. Matthews also expressed his concern for drainage, density, property values, schools, cost to taxpayers and infrastructure. He would also like to hear from LISD Superintendent, Chane Rascoe regarding his opinions. He is additionally worried about the cost of a new sewer lift station cost and the upkeep.

Jimmy Torres, Tri-Cru Ventures, addressed the Commission to answer some questions as the owner of the property. He stated he has no intention of developing rental property. He cannot provide a completed engineered civil set until the zoning is approved. They do have a preliminary drainage plan; however, it has not been finalized or approved to this point. He is not able to provide information on the potential for an HOA as it is too soon in the process. His team has reached out to the school district, however; they have not made contact. With that being said, they are aware of the potential roof-tops since the current zoning was adopted

in May 2023.

With no additional comment, 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 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”

Chair Canales moved to recommend approval with one modification to replace lots 70-89 from Single Residential Family- Attached “SFA” to Single Residential Family-6 “SF-6” for the property known as 1206 Mills Street and 1705 E 4th Street, the motion was seconded by Board member Taylor and with a unanimous vote, the motion carried. (Carnley and McCauley absent)

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

Chair Canales opened the public meeting,

Mrs. Sims, Zoning Administrator presented the following:

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

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 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

Board Member Sibberson moved to approve 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, the motion was seconded by Chair Canales and with a unanimous vote, the motion carried. (Carnley and McCauley absent)

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 6th Street Lampasas, Texas, Lampasas County.

Chair Canales opened the public meeting,

Mrs. Sims, Zoning Administrator presented the following:

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.

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 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 6th Street Lampasas, Texas, Lampasas County.

Chair Canales moved to approve 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 6th Street Lampasas, Texas, Lampasas County, the motion was seconded by Board Member Taylor and with a unanimous vote, the motion carried. (Carnley and McCauley absent)

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

Chair Canales opened the public meeting

Mrs. Sims, Zoning Administrator presented the following:

The property owner is applying for an abandonment of 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.

With no additional comments, the public hearing was closed.

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

Board Member Sibberson moved to approve 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 motion was seconded by Chair Canales, with a unanimous vote, the motion carried. (Carnley and McCauley absent)

- 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

No updates.

- XII.** Adjourn

With all business resolved, the meeting adjourned at 6:54PM.

Passed and approved this ____ day of _____ 2025

Marisa Canales, Commission Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

THIS PAGE INTENTIONALLY LEFT BLANK

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: April 3, 2025 -6:00 p.m.

CITY COUNCIL: April 14, 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 for a Specific Use Permit for property described as Lots 5, 6, 7, Block 79, Lampasas Springs Company 1st Addition commonly known as 505 N. Summer Street, Lampasas Texas Lampasas County to allow for a new accessory unit above the existing garage.

To consider a request to abandon the 60' wide unimproved ROW north east of U.S. Hwy 183, in the S J Harrells Addition in Lampasas, Texas Lampasas County

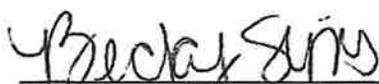
To consider a request to rezone property from Single Family Residential-6 "SF-6" to Commercial "C" with a Specific Use Permit to allow for a mini warehouse for property described as the western ½ of Lot 2, Block 2, East Lampasas Addition, commonly known as 1011 E Bridge Street, Lampasas Texas Lampasas 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 April 3, 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 April 14, 2025 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550.

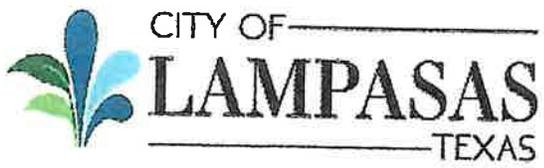
All persons interested in the above referenced item and potential actions are invited to attend the public hearings and to provide their comments at the times and places referenced above. Comments may also be submitted *in writing* to the City Secretary's office, no later than noon on the date of either 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 26th day of March 2025 at 3:45 pm



Becky Sims, City Secretary/Zoning Administrator

THIS PAGE INTENTIONALLY LEFT BLANK



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: April 3, 2025 City Council April 14, 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: Above Garage Room Addition
 Physical Location of Property: 505 N. Summer St. Lampasas, TX 76550
[General Location - approximate distance to nearest existing street corner]
 Brief Legal Description of Property (must also attach accurate metes and bounds single family residence)

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

Acreage: less than Existing Zoning: _____ Proposed Zoning: _____

Applicant / Owner's Name: Linda Ball
 Contact Person: Terry Title: superintendent
 Company Name: TST Contracting LLC
 Street/Mailing Address: P.O. Box 1083 City: Burnet State: TX Zip: 76611
 Phone: 512 588-4535 Email Address: TST.texas1@gmail.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: To Build Storage above garage

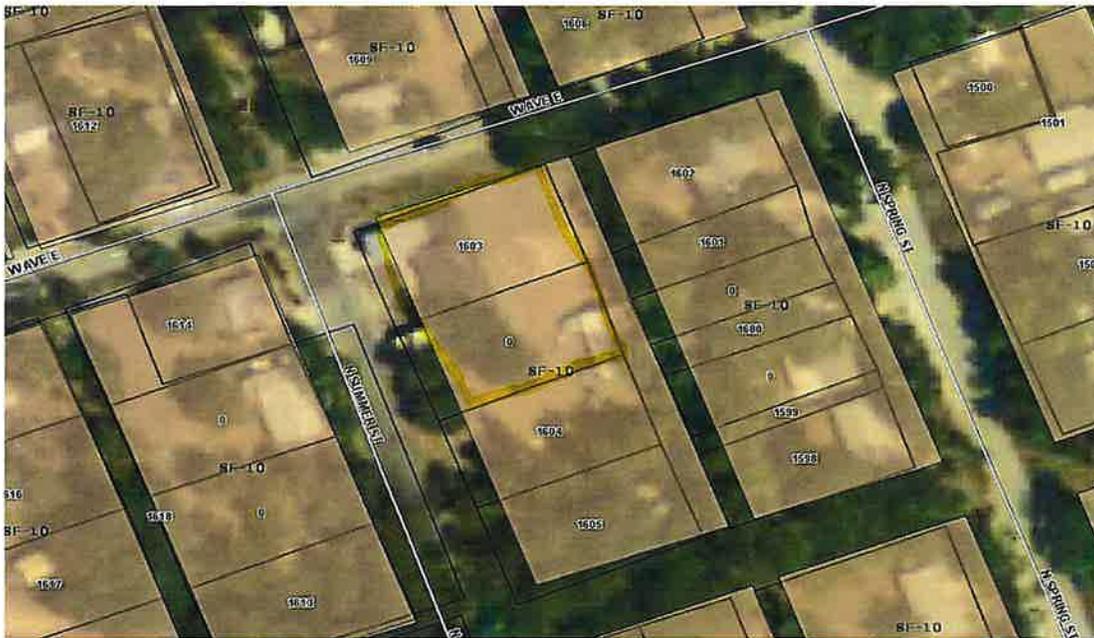
SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).
All applications must be COMPLETE before they will be scheduled for P&Z agenda (It is 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: superintendent Date: 2/12/25
 City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 bsims@cityoflampasas.com

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

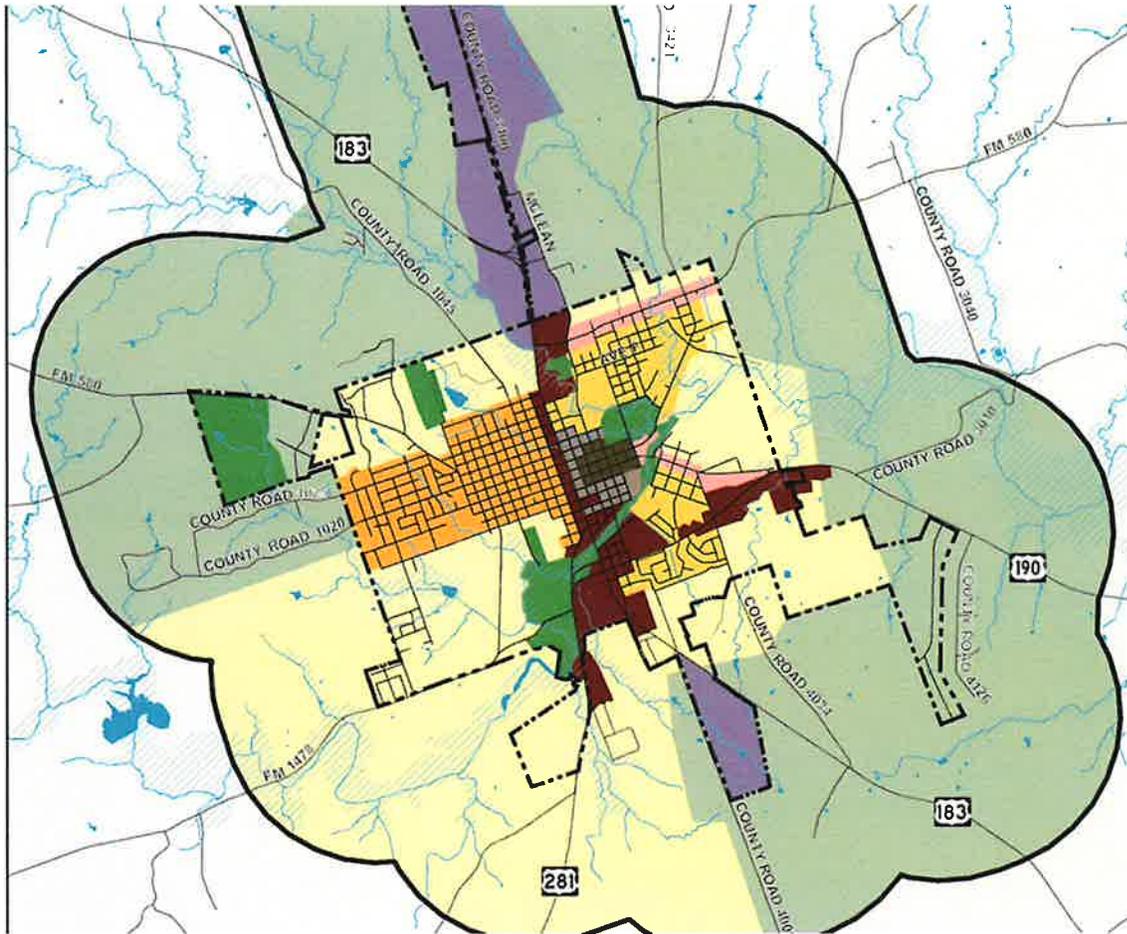
- Subject Property** The property is described as Lots 5, 6, 7, Block 79, Lampasas Springs Company 1st Addition commonly known as 505 N. Summer Street, Lampasas Texas Lampasas County
- Summary** Ms. Linda Ball, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request for a Specific Use Permit to allow for an above garage accessory unit for property described as Lots 5, 6, 7, Block 79, Lampasas Springs Company 1st Addition commonly known as 505 N. Summer Street, Lampasas Texas Lampasas County
- Characteristics** The property is zoned Single Family Residential-10 “SF-10” and the area surrounding this property is zoned Single Family Residential-10 “SF-10”



The Comprehensive Plan defines this area as urban residential.

URBAN RESIDENTIAL (UR)

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.



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.

Notification

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed (30) thirty 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 has been received and none in opposition.

Attachments

Rezone Application, Plat, Map and Pictures

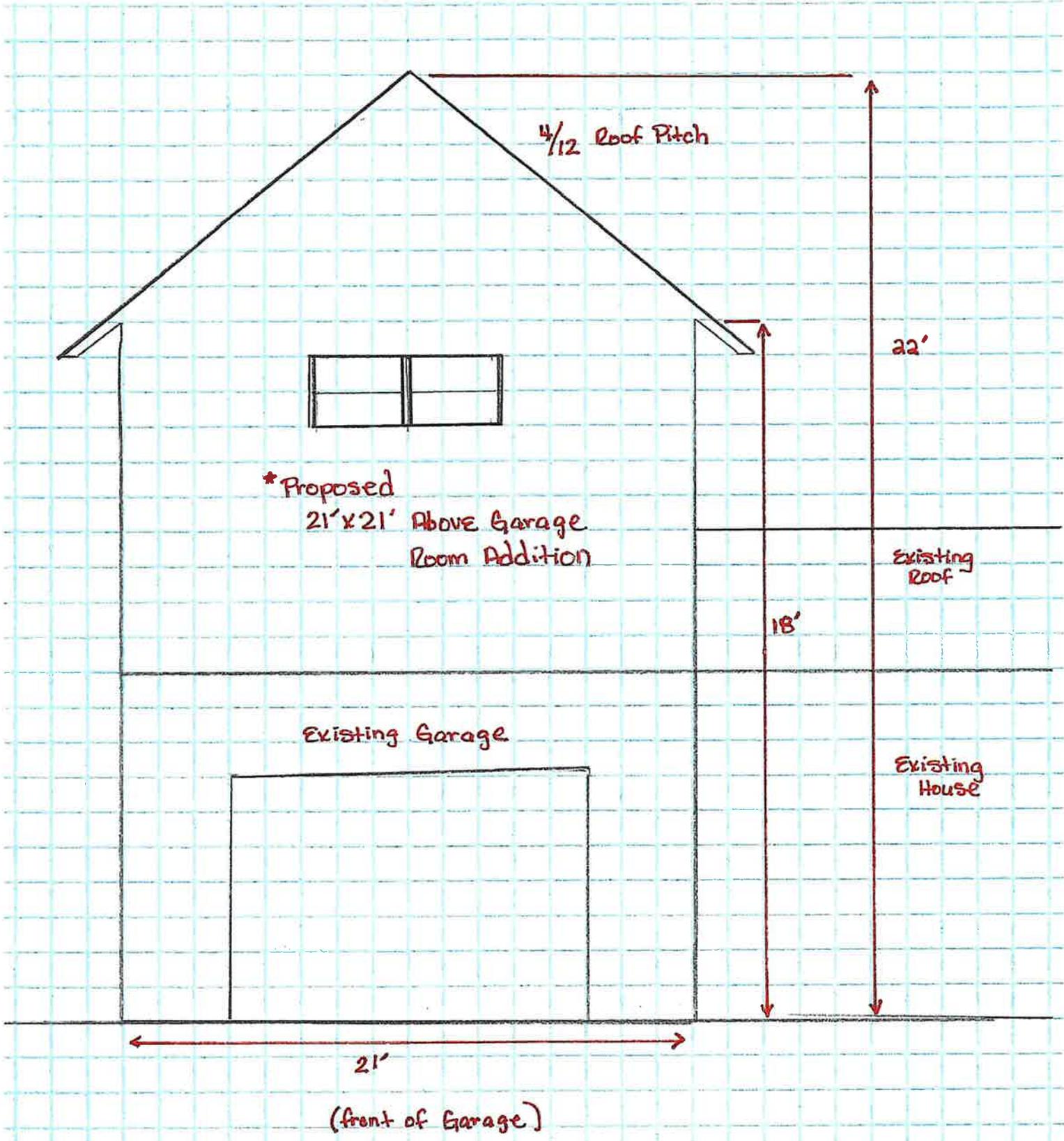
(Ball) 505 N. Summer St, Lampasas, Tx 76550

21'x 21' Above Garage Room Addition:

Specifications:

1. 21'x 21' Room addition above existing garage.
2. 8' Walls: 2x4" wall studs on 16" centers.
3. OSB, Tyveck, and Lap-Hardi siding. Painted to match house.
4. 2x8" Rafters with Gable roof (4/12 roof pitch).
5. 12" soffit with Hardi fascia and soffit.
6. Exterior paint to match existing house.
7. Brown metal roof to match existing house.
8. (2) 3/0 x 5/0 Windows on front.
9. 3' interior staircase from existing garage up to room addition.
10. Staircase will have railing.
11. Interior walls will be insulated and sheet rocked.
12. Laminate flooring.
13. Electrical, plumbing, and HVAC will be done by the Owner (They will pull those permits)

** Exterior and Roof will match existing house



* Proposed
21' x 21' Above Garage
Room Addition

Existing Garage

4/12 Roof Pitch

22'

Existing
Roof

18'

Existing
House

21'

(front of Garage)

* FRONT OF HOUSE

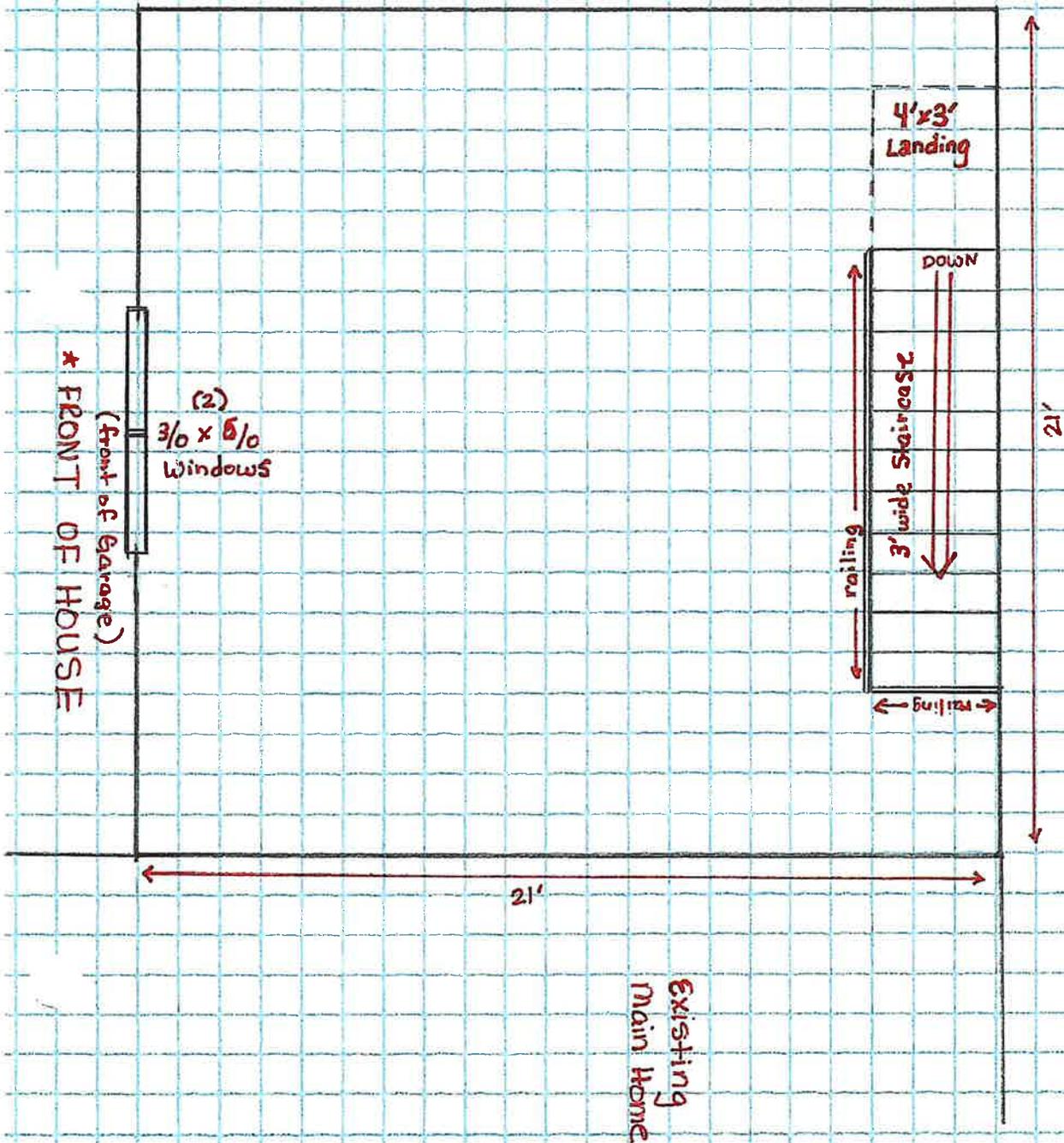
* Any Electrical, Plumbing, or HVAC will be done by the Owner and they will request those permits.

PROPOSED:

21'x21'

ADDITION:

Upstair Above Garage Room - Layout



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

OWNER/NAME DEORIAN LEE + MERDIE MILLER FINNEY

ADDRESS: Box 988 2015 CR. 4034 LAMPASAS TX 76850

CONTACT INFORMATION: Home _____ Work: 512 913 0604

STREET, ALLEY OR PUBLIC RIGHT OF WAY TO BE ABANDONED: 60' ROW

UNIMPROVED - SJ HARRELLS ADDITION Vol 1 Pg. 133 Ch 1 slide 22

DATE OF REQUESTED ACTION: 2-11-25

[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. - **City**

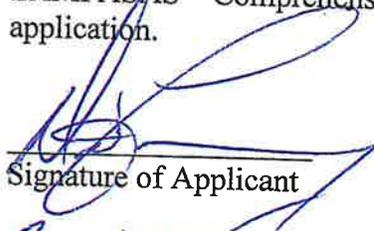
STATEMENT NO. 1: A statement why the applicant is requesting that the street, alley and/or public right-of-way, or portion thereof, be abandoned - **Applicant**; and

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 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.



Signature of Applicant

Signature of Applicant

2-11-25

Date Submitted

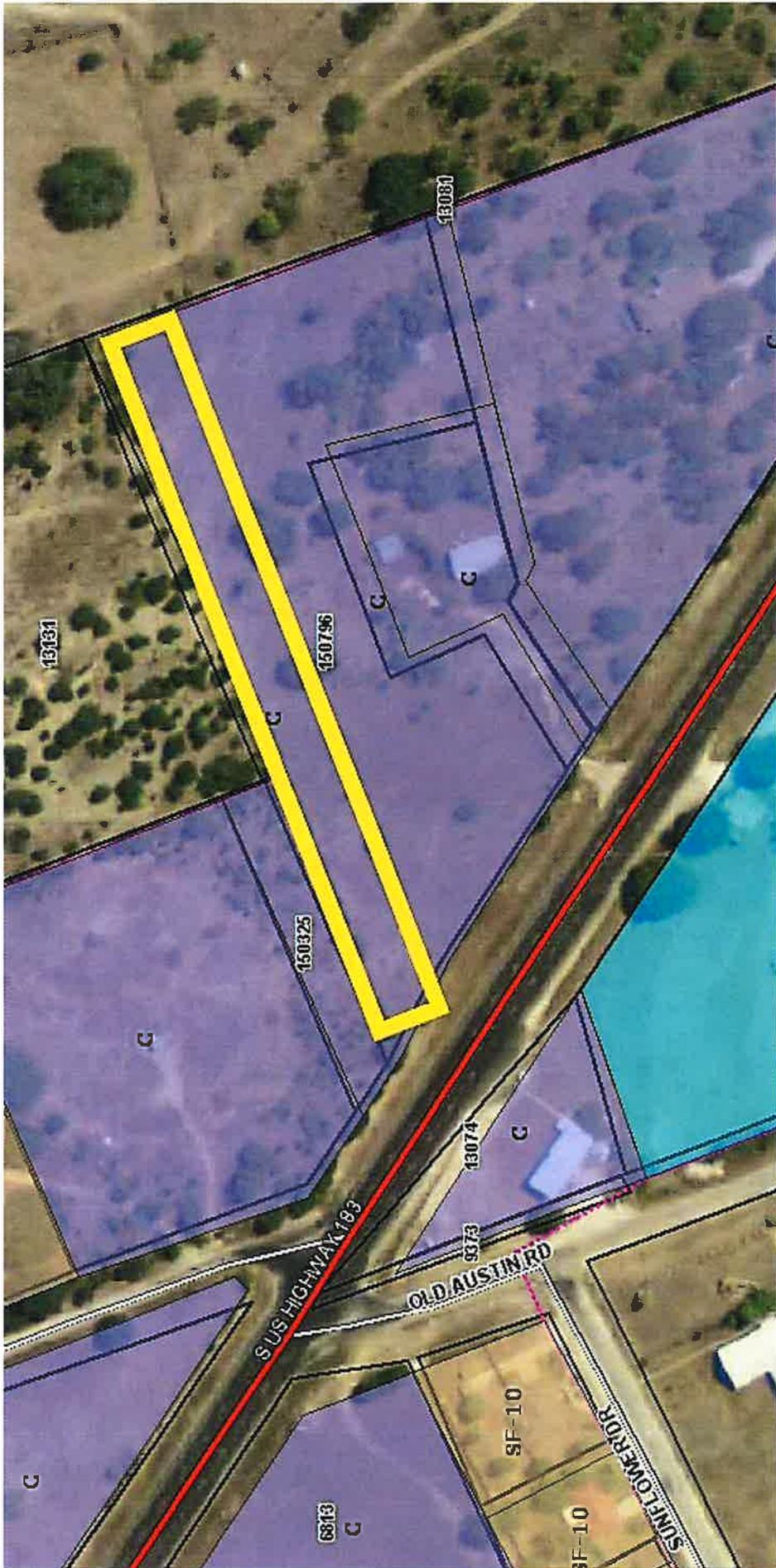
Date Submitted

For City Department Use Only:

Date Application Received: _____

Is Application complete? Yes No

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



Lampasas CAD Property Search

Property Details

Account

Property ID: 150325 **Geographic ID:** 20631-115-000-10

Type: R **Zoning:**

Property Use:

Location

Situs Address: CR 4030 LAMPASAS, TX 76550

Map ID: M15 **Mapsco:**

Legal Description: ACR: .5 ABST: 0631 SURV: DANIEL STANLEY LocCd:129

Abstract/Subdivision: 631

Neighborhood:

Owner

Owner ID: 65772

Name: FINNEY DEORALD LEE ETUX MELODIE MILLER

Agent:

Mailing Address: P O BOX 988
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: \$0 (+)

Land Non-Homesite Value: \$5,510 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$5,510 (=)

Agricultural Value Loss:  \$0 (-)

Appraised Value: \$5,510 (=)
HS Cap Loss: \$0 (-)
Circuit Breaker: \$0 (-)

Assessed Value: \$5,510
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: FINNEY DEORALD LEE ETUX MELODIE MILLER **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$5,510	\$5,510	\$22.41	
R&B	ROAD & BRIDGE	0.143198	\$5,510	\$5,510	\$7.89	
SLA	LAMPASAS ISD	1.015200	\$5,510	\$5,510	\$55.94	
CLA	CITY OF LAMPASAS	0.340000	\$5,510	\$5,510	\$18.73	
CAD	CAD	0.000000	\$5,510	\$5,510	\$0.00	

Total Tax Rate: 1.905200

Estimated Taxes With Exemptions: \$104.97

Estimated Taxes Without Exemptions: \$104.97

Lampasas CAD Property Search

Property Details

Account

Property ID: 150796 **Geographic ID:** 20631-130-001-00

Type: R **Zoning:**

Property Use:

Location

Situs Address: 2429 S US HWY 183 LAMPASAS, TX 76550

Map ID: M15 **Mapsco:**

Legal Description: ACR: 3.24 ABST: 0631 SURV: DANIEL STANLEY LocCd:129

Abstract/Subdivision: 631

Neighborhood:

Owner ?

Owner ID: 10569

Name: FINNEY DEORALD L & MELODIE A

Agent:

Mailing Address: PO BOX 988
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:	\$0 (+)
Land Non-Homesite Value:	\$23,330 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$23,330 (=)
Agricultural Value Loss:?	\$0 (-)

Appraised Value: \$23,330 (=)
HS Cap Loss: \$0 (-)
Circuit Breaker: \$0 (-)

Assessed Value: \$23,330

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: FINNEY DEORALD L & MELODIE A %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$23,330	\$23,330	\$94.91	
R&B	ROAD & BRIDGE	0.143198	\$23,330	\$23,330	\$33.41	
SLA	LAMPASAS ISD	1.015200	\$23,330	\$23,330	\$236.85	
CLA	CITY OF LAMPASAS	0.340000	\$23,330	\$23,330	\$79.32	
CAD	CAD	0.000000	\$23,330	\$23,330	\$0.00	

Total Tax Rate: 1.905200

Estimated Taxes With Exemptions: \$444.49

Estimated Taxes Without Exemptions: \$444.49

Lampasas CAD Property Search

Property Details

Account

Property ID: 13131 **Geographic ID:** 20631-255-000-00

Type: R **Zoning:**

Property Use:

Location

Situs Address: 250 PR 4033 LAMPASAS, TX 76550

Map ID: M15 **Mapsco:**

Legal Description: ACR: 20.57 ABST: 0631 SURV: DANIEL STANLEY LocCd:129

Abstract/Subdivision:

Neighborhood:

Owner

Owner ID: 65772

Name: FINNEY DEORALD LEE ETUX MELODIE MILLER

Agent:

Mailing Address: P O BOX 988
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: \$0 (+)

Land Non-Homesite Value: \$148,100 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$148,100 (=)

Agricultural Value Loss:  \$0 (-)

Appraised Value: ⓘ \$148,100 (=)
HS Cap Loss: ⓘ \$0 (-)
Circuit Breaker: ⓘ \$0 (-)

Assessed Value: \$148,100
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: FINNEY DEORALD LEE ETUX MELODIE MILLER **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$148,100	\$148,100	\$602.47	
R&B	ROAD & BRIDGE	0.143198	\$148,100	\$148,100	\$212.08	
SLA	LAMPASAS ISD	1.015200	\$148,100	\$148,100	\$1,503.51	
CLA	CITY OF LAMPASAS	0.340000	\$148,100	\$148,100	\$503.54	
CAD	CAD	0.000000	\$148,100	\$148,100	\$0.00	

Total Tax Rate: 1.905200

Estimated Taxes With Exemptions: \$2,821.60

Estimated Taxes Without Exemptions: \$2,821.60

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

DATE: March 18, 2025

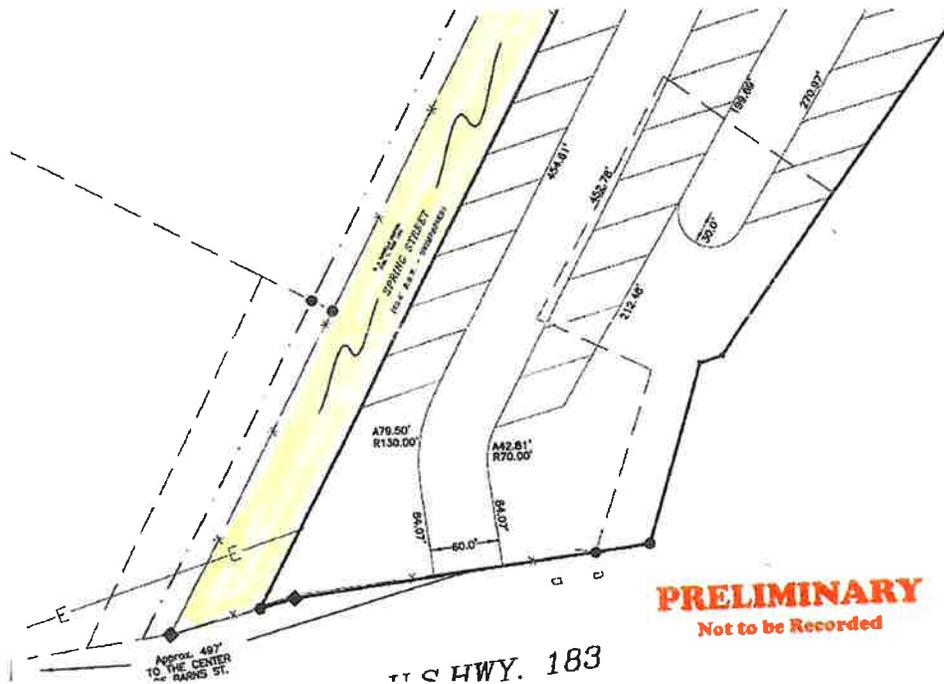
TO: ALL AFFECTED UTILITY COMPANIES

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:

Deorald and Melodie Finney, owner is asking the City's Planning Commission and City Council to consider granting a request to abandon the 60' wide unimproved Right-of-Way, referred to as Spring Avenue in the SJ Harrells Plat dated 1883 located north east of U.S. Hwy 183, adjacent to 2429 S US Highway 183 in Lampasas, Texas Lampasas County.



ROW outlined in yellow.



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

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

NAME OF UTILITY COMPANY: Atmos Energy Co.

ADDRESS: 2001-B S Water St. CITY: Burnet STATE: TX

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

Deorald and Melodie Finney, owner is asking the City's Planning Commission and City Council to consider granting a request to abandon the 60' wide unimproved Right-of-Way, referred to as Spring Avenue in the SJ Harrells Plat dated 1883 located north east of U.S. Hwy 183, adjacent to 2429 S US Highway 183 in Lampasas, Texas Lampasas County.

DO YOU HAVE UTILITY INFRASTRUCTURE IN THIS AREA? No

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: 3/29/2025

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

NAME: Joe Bretey

TELEPHONE: 512-987-3866 E-MAIL: joebretey@atmosenergy.com

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

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Finney Abandonment)

I own 2429 Hwy 183 S., [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:

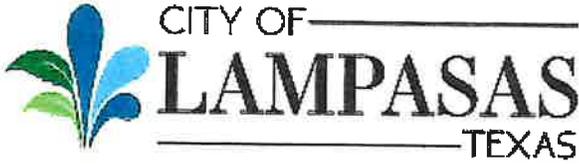
- (1) _____
- (2) _____
- (3) _____

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

Signed [Signature] Date 3-21-25, 2025

DEORALD L & MELODIE A FINNEY
PO BOX 988
LAMPASAS, TX 76550

Written Form Received by City Staff on: _____, 20____ by [Signature]



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: April 3 City Council April 14

- 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: _____

Physical Location of Property: 1011 E. Bridge St.

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

Brief Legal Description of Property (must also attach accurate metes and bounds The West one-half (W 1/2) of Lot Two (2), Block Two (2), EAST LAMPASAS

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

Acreage: .249 Existing Zoning: residential Proposed Zoning: Commercial w/sup

Applicant / Owner's Name: Michael A. Irvin

Contact Person: Cynthia M. Irvin Title: _____

Company Name: Michael A. Irvin Development LLC

Street/Mailing Address: P.O. Box 587 City: Lampasas State: TX Zip: 76550

Phone: 512-659-8859 Email Address: mike@michaelirvinsteel.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: Commercial

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.

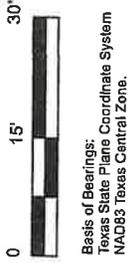
All application materials (one copy) must be delivered to the Planning Department. The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees for City review of this project.

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: President Date: 3/17/2025

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

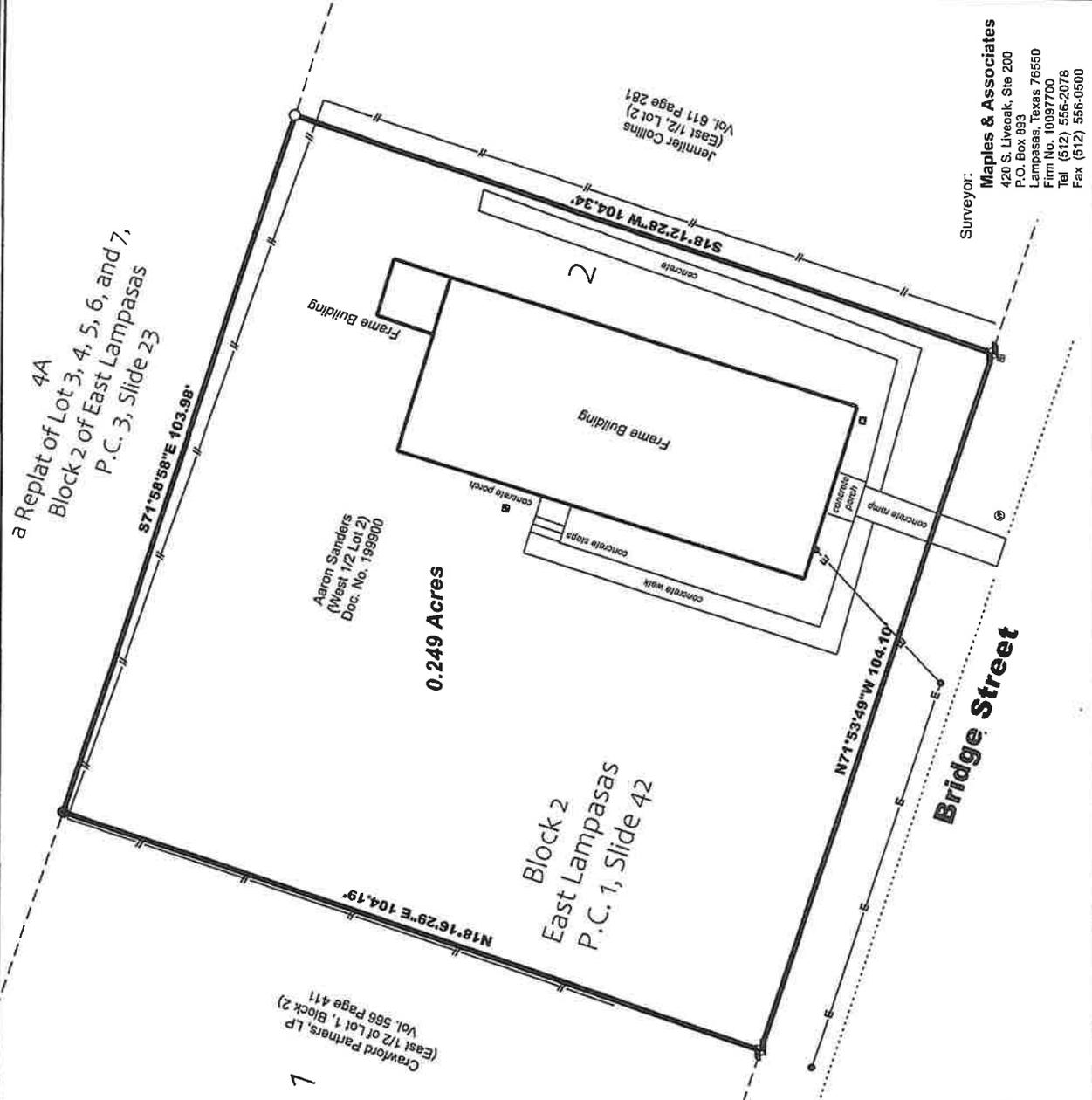


Basis of Bearings:
Texas State Plane Coordinate System
NAD83 Texas Central Zone.

This survey was performed without the benefit of a Title Commitment.

LEGEND	
○	1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
●	1/2" Iron Pin Found
⊙	1/2" Iron Pin Found with cap marked "CCC 4635"
—#—	Privacy Fence
.....	Back of Curb
—E—	Overhead Electric
●	Power Pole
⊞	A/C Unit
⊞	Water Meter
⊞	Gas Meter
⊞	Atmos Gas Sign
()	Record Calls

a Replat of Lot 3, 4, 5, 6, and 7,
Block 2 of East Lampasas
P.C. 3, Slide 23



Crawford Partners, LP
(East 1/2 of Lot 1, Block 2)
Vol. 566 Page 411

Aaron Sanders
(West 1/2 Lot 2)
Doc. No. 199900

Jennifer Collins
(East 1/2, Lot 2)
Vol. 611 Page 261

LAND TITLE SURVEY

West one-half (1/2) of Lot 2, Block 2 of East Lampasas, a subdivision in the City of Lampasas, Lampasas County, Texas.
(as recorded in Plat Cabinet 1, Slide 42 of the Plat Records of Lampasas County, Texas.)

Surveyed on the ground on November 5, 2024.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III Survey.

Paul W. Maples

Paul W. Maples, RPLS
5043
Job No. 241033-240522



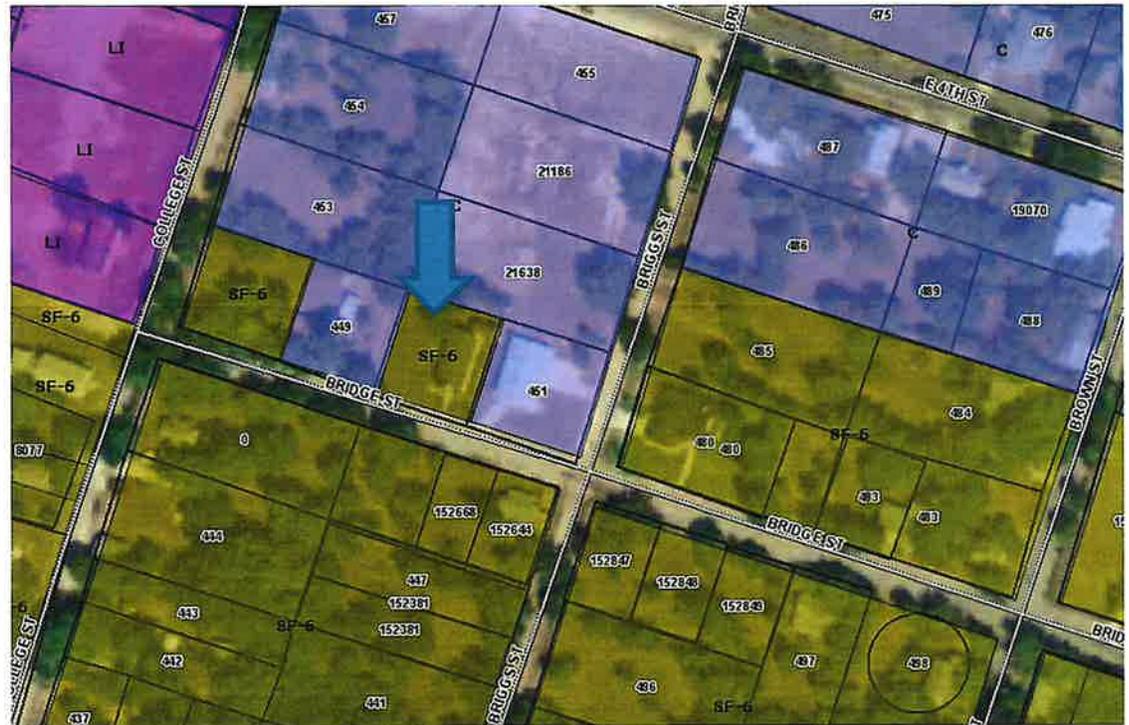
Surveyor:
Maples & Associates
420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76650
Firm No. 10097700
Tel (512) 556-2078
Fax (512) 556-0500

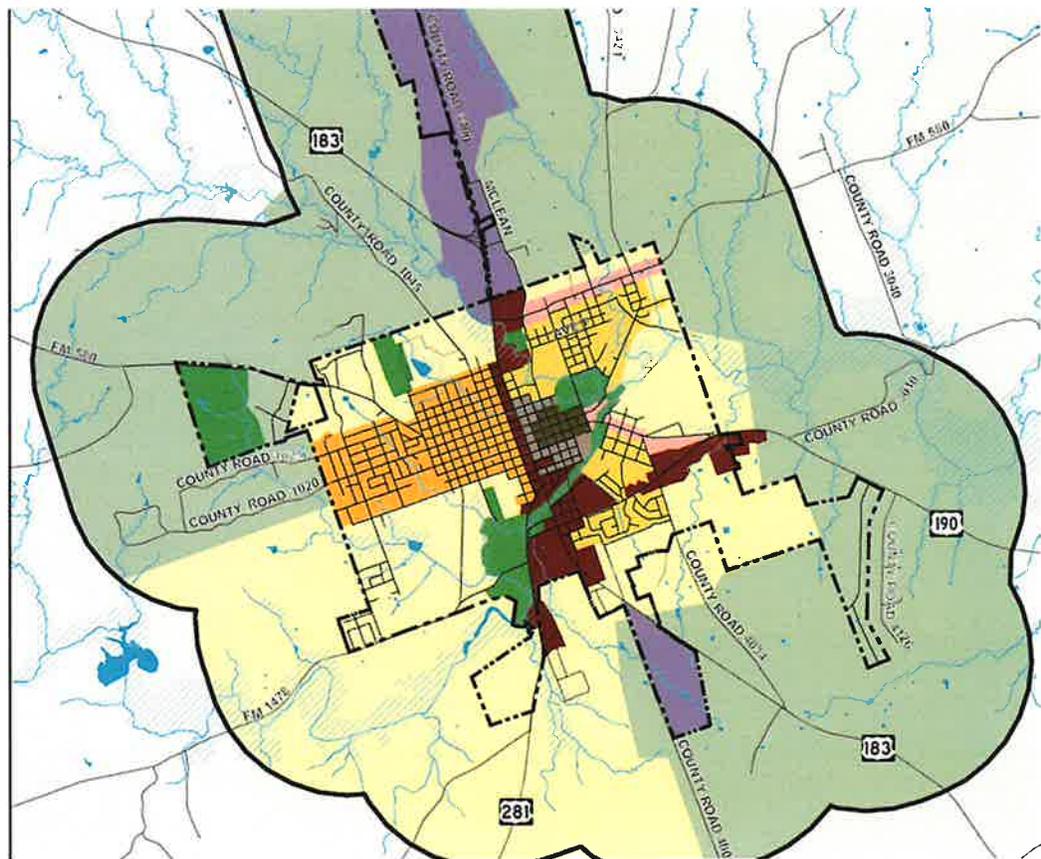
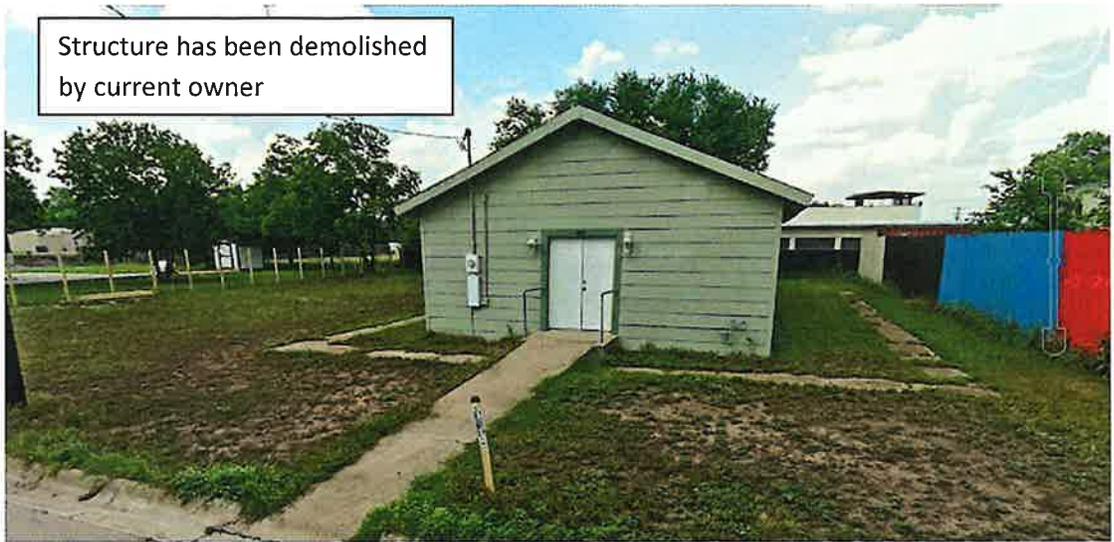
**City of Lampasas
Staff Report (Irvin)
Planning and Zoning Board**

Subject Property The property is described as the western ½ of Lot 2, Block 2, East Lampasas Addition, commonly known as 1011 E Bridge Street, Lampasas Texas Lampasas County.

Summary Michael Irvin, owner 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 Commercial “C” with a Specific Use Permit to allow for mini warehouses. The property is described as western ½ of Lot 2, Block 2, East Lampasas Addition, commonly known as 1011 E Bridge Street, Lampasas Texas Lampasas County. The lots were originally Commercial and were rezoned to Single Residential Family in December 2023 by the previous owner. The building that sat on this lot was demo’ d by the current owner in preparation for a new development.

Characteristics The area is characterized as mixed use. The property is surrounded by single family homes and commercial property.





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 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

Areas of differing compatibility should be screened by buffer yards

COMMERCIAL “C”

Permitted in District with Specific Use Permit (SUP)

- Mini Warehouses

Notification All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed forty-six (46) notices to property owners within 200 feet of the applicant’s property, as of the date of this report no letters in favor and one in opposition has been received.

Attachments Rezone Application, Plat, Map and Pictures

Date: March 18, 2025

**NOTICE OF PUBLIC HEARING ON AN APPLICATION
FOR A ZONING CHANGE REQUEST**

HEARING DATES/TIMES:
PLANNING AND ZONING COMMISSION: April 3, 2025 -6:00 p.m.

CITY COUNCIL: April 14, 2025 - 6:00 p.m.

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

Mike Irvin, owner is asking the City's Planning Commission and City Council to consider granting a request to rezone property from Single Family Residential-6 "SF-6" to Commercial "C" with a Specific Use Permit to allow for a mini warehouse for property described as the western ½ of Lot 2, Block 2, East Lampasas Addition, commonly known as 1011 E Bridge Street, Lampasas Texas Lampasas County.

The Planning & Zoning Commission will hold a Public Hearing on **Thursday, April 3, 2025 at 6:00 p.m.** The Planning Commission's Public Hearing will be held in the Calvert Municipal Building, City Council Chambers, which is located at 302 E. Third Street, Lampasas, Texas, during which time the Planning Commission will receive testimony concerning this request before a recommendation is made by the Commission to the City Council on the requested matter. The purpose of the Public Hearing is to allow members of the public to make comment regarding this request to the Commission.

Following the Public Hearing before the Planning Commission, the City Council will hold a **Second Public Hearing** on the above-referenced request on **Monday, April 14, 2025 at 6:00 p.m.,** in the Calvert Municipal Building, City Council Chambers located at 302 E Third Street, Lampasas, Texas.

All persons interested in the above referenced request, are invited to attend either or both of these Public Hearings and provide their comments to the Planning Commission and City Council. Comments may also be submitted in writing to Becky Sims, City Secretary/Zoning Administrator at 312 East Third Street, Lampasas, Texas 76550, by no later than noon on the date of either public hearing. For additional information, please contact Becky Sims at (512) 556-6831, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If interpreter services for the deaf or hearing impaired are required by you, for participation at the Public Hearing, please contact the City Secretary at City Hall, (512) 556-6831. A request for interpretive assistance must be provided to the City at least 48 hours in advance of the date/time shown above for the scheduled Public Hearing.

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(Irvin Rezone)

I own 1016 Bridge 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) This is a residential street!!!

(2) _____

(3) _____

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

Signed Kathryn Colvin Date 21 March, 2025

ROBERT AND KATHRYN
1016 BRIDGE ST
LAMPASAS, TX 76550

Written Form Received by City Staff on: _____, 20____ by RDJ