

**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