

**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, MAY 1, 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, May 1, 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 April 3, 2025

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request to rezone property described as lots 1-6, Block 5, Whites Addition, from Commercial to Single Residential Family-6 "SF-6", commonly known as East Avenue I.

REGULAR SESSION

- IV. Discussion and possible action to consider approval, denial or approval with modifications a request to rezone property described as lots 1-6, Block 5, Whites Addition, from Commercial to Single Residential Family-6 "SF-6", commonly known as East Avenue I.
- V. 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
- VI. 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 25 day of April 2025 at 3:40 pm



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, APRIL 3, 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
Bob McCauley
Zach Carnley

City Staff Present:

Becky Sims, City Secretary/Zoning Admin

P&Z Members Absent

Zachary Taylor
Michael Sibberson

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 March 6, 2025

Board member Logan moved to approve the minutes dated March 6, 2025, the motion was seconded by Board member Carnley and with a unanimous vote, the motion carried. (Taylor and Sibberson absent)

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.

Chair Canales opened the public meeting.

Mrs. Sims, Zoning Administrator presented the following:

- *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*
- *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.*
- *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.*

With no citizen comments, the public hearing was closed.

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.

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

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.

Chair Canales opened the public meeting,

Mrs. Sims, Zoning Administrator presented the following:

- *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.*
- *Staff verified no city utility conflicts regarding water, sewer or electric for this request. Notices were mailed to ATMOS, Suddenlink, Nextlink and AT&T as required, with no opposition to the request.*
- *Mr. Finney owns surrounding parcels.*
- *Thirteen (13) letters were also sent to property owners within 200 ft of property, with none returned in favor or opposition of the request.*

With no citizen comments, the public hearing was closed.

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.

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

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.

Chair Canales opened the public meeting,

Mrs. Sims, Zoning Administrator presented the following:

- *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.*
- *The area is characterized as mixed use. The property is surrounded by single family homes and commercial property.*
- *Forty-six (46) notices were sent to property owners within 200ft, one letter in favor and two letters in opposition have been received.*

Chair Canales opened the floor for public comments:

- *Citizens commented in opposition of the request due to fear of continued commercial development in a residential neighborhood.*
- *Increase in property taxes*
- *Increase in traffic/kid safety*

Mr. Irvin developer commented on the quality of work, beautification of area. He anticipates minimal traffic.

Board member Logan, who resides in the area commented on traffic and monthly events at the storage units. Mr. Irvin would work on re-directing traffic during event to minimize unnecessary traffic on side streets.

With no further comments, the public hearing was closed.

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.

Board member Carnley moved to approve the 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, with no second, the motion did not pass.

Board member Logan moved to deny the 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, the motion was seconded Board member Rott, with Board member Carnley in opposition the motion carried. (Taylor and Sibberson absent)

- 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

No new updates.

- X.** Adjourn

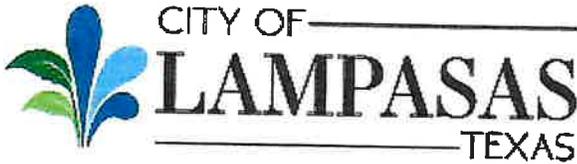
With all business resolved, the meeting adjourned at 6:54PM.

Passed and approved this _____ day of _____ 2025

Marisa Canales, Commission Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: May 1 City Council May 12

- 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: WHITES ADDITION
 Physical Location of Property: E. AV. "I"
[General Location -- approximate distance to nearest existing street corner]
 Brief Legal Description of Property (must also attach accurate metes and bounds) LOTS 1-6 BLOCK 5
WHITES ADDITION SUBDIVISION
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: _____ Existing Zoning: COMMERCIAL Proposed Zoning: RESIDENTIAL

Applicant / Owner's Name: SIXTO ROCHA
 Contact Person: _____ Title: _____
 Company Name: _____
 Street/Mailing Address: 703 BROWN ST City: LAMPASAS State: TX Zip: 76550
 Phone: 512 556 1351 Email Address: SIXTOROCHA.PAINTING@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: RESIDENTIAL

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: OWNER Date: 3-31-25

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

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: May 1, 2025 -6:00 p.m.

CITY COUNCIL: May 12, 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 item:

To consider a request to rezone property described as lots 1-6, Block 5, Whites Addition, from Commercial "C" to Single Family Residential-6 "SF-6", commonly known as East Avenue I.

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 May 1, 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.

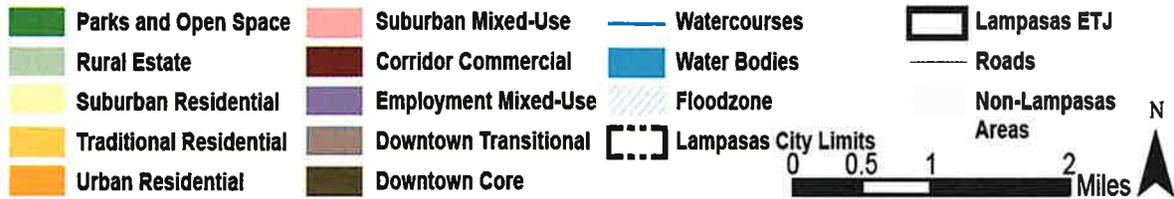
The City Council will hold a public hearing on May 12, 2025 at 6:00 P.M. in the City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550.

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 25th day of April 2025 at 3:45 pm


Becky Sims, City Secretary/Zoning Administrator

LEGEND



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 eighteen (18) notices to property owners within 200 feet of the applicant’s property, as of the date of this report no letters in favor and or opposition have been received.

Attachments Rezone Application, Plat, Map and Pictures