

**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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1/2 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 1/2 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.*

<b>REGULAR SESSION</b>
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- 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*

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Marisa Canales, Commission Chair

ATTEST:

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Becky Sims, City Secretary/Zoning Administrator