

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

— Jane Jacobs

Existing Conditions



Introduction

As Lampasas has grown over the past decade, it has remained remarkably stable. Development pressures, however, are beginning to grow.

While most of the existing development is located in the historic core of the City, development interest is starting to turn its sights toward the undeveloped areas to the west, south and northwest. It is these undeveloped areas, however, that give Lampasas its small-town charm and rural character that its residents prize. By proceeding deliberately with a plan for future growth, Lampasas can ensure opportunities for development are balanced with the conservation of natural areas.

Since population growth is expected to continue in Lampasas over the 20-year horizon addressed by this Comprehensive Plan, the City will need to be proactive in its efforts to create a long lasting, quality built environment. This can be done through strategic investment in the city's infrastructure, services and neighborhoods.

In other words, Lampasas is poised to protect its character and direct new growth through a well-planned system of land uses that when combined, create sense of place and character that is distinct from its neighbors.

Zoning and Land Use

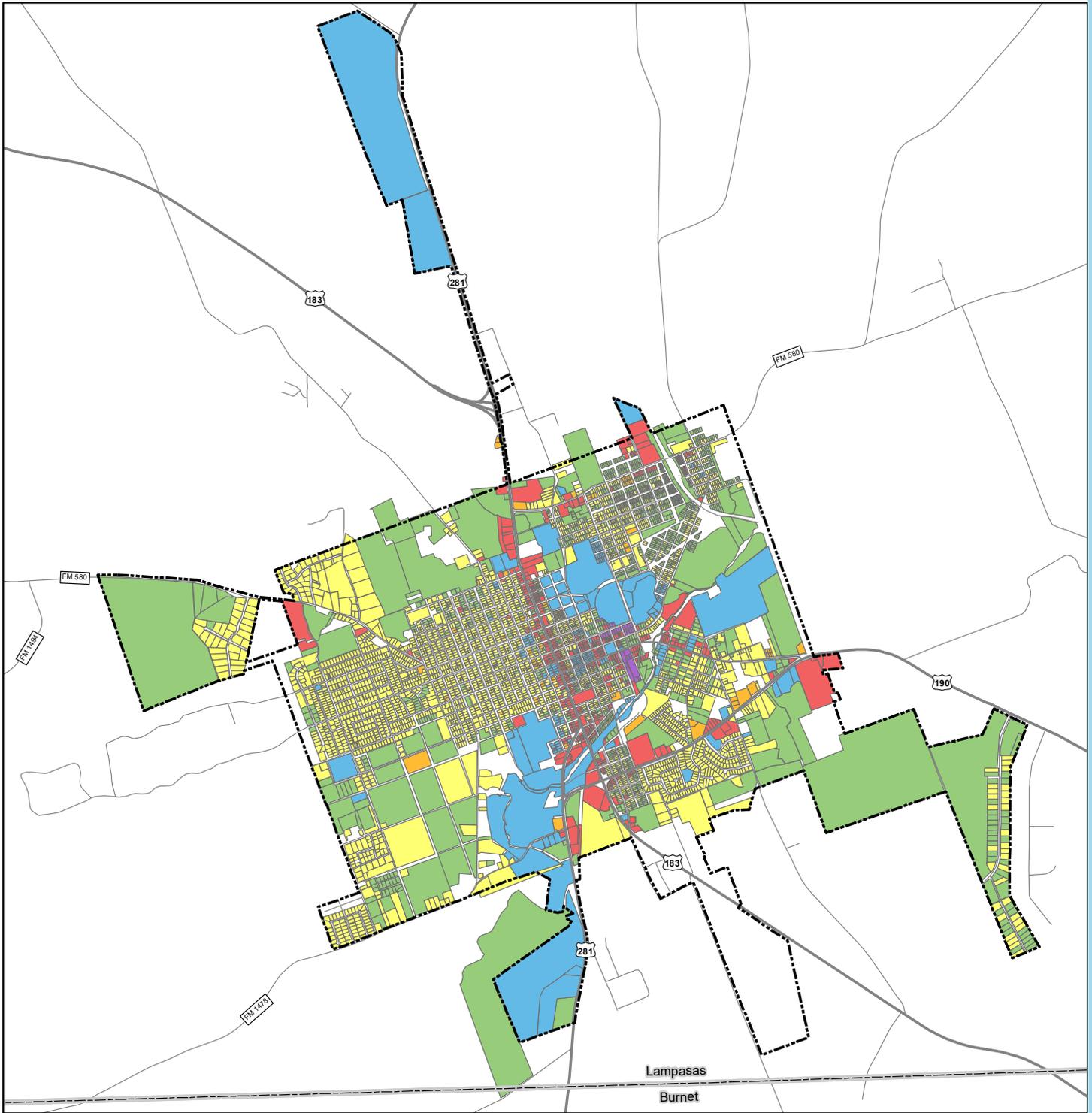
A brief analysis of existing zoning and land use was undertaken to help understand current growth patterns and predict where similar uses might go in the future. To determine the alignment between land uses and current zoning, this planning effort examined the City's zoning map, the 2013 Land Use Study and other GIS spatial data. When properly applied, a long-range strategy for land use will lay the foundation for a diverse and functional city of residential, commercial, industrial, public, institutional and open space uses.

Currently, there are a number of instances where land use regulations and existing land uses do not align. For residentially zoned areas in particular, there appears to be a significant mismatch between zoning ordinance requirements for lot sizes and the actual dimensions of historically platted lots. An examination of retail zoning and the best available data on actual land use also indicates that the City has a substantial amount of unused retail capacity. Although city leaders have indicated that mixed-use development may be appropriate for many of these areas, particularly those adjacent to Downtown, there is no district in the current code that provides for this combination of uses to occur.

Current land uses were also compared against the 2002 Lampasas Comprehensive Plan, which was never adopted. The 2002 plan recommended a large expansion of the City's industrial base and extensive annexation of areas in the ETJ, however, the demand for industrial land has not grown at the pace anticipated and the boundaries of Lampasas have stayed relatively consistent in recent decades. The limited annexation that has occurred incorporates the City's airport and other areas annexed at the request of the property owner in anticipation of residential subdivision to the west, south and southeast of the city's boundaries.

The existing land use categories include:

- **Agriculture (AG).** Properties comprised of undeveloped lands or rural farmsteads and residences are classified as "Agricultural." Many of these areas contain large undeveloped tracts, or have been subdivided into a few small minor parcels along the road frontage. Almost all of these areas are served by rural roadway cross-sections (i.e., no curb and gutter), wells, and on-site septic. Some of these properties contain active agriculture; others are just undeveloped open space.
- **Undeveloped (U).** Properties classified as "Undeveloped" are located within the City limits, and although currently undeveloped, they are served by existing public infrastructure and city services that could support active development. In some cases, sites may be platted as part of an active development. Generally, an "Undeveloped" property classification indicates that development is imminent or possible in the short-term.
- **Residential (LDR, MDR, HDR, MH).** Properties located within the City limits which are comprised of residential uses are classified into one of four subdistricts: low-density residential, medium-density residential, high-density residential, and manufactured housing / mobile home. The classifications are intended to enable better planning for compatibility with surrounding uses and utility requirements, while providing a basis of comparison to previous land use assessments. The four classifications can be further defined as:
 - » **Low-Density Residential** uses (LDR) are dwellings situated on parcels ranging from 5 acres to 20,000 square feet, or 0.46 acres.
 - » **Medium-Density Residential** uses (MDR) are single-family dwellings situated on lots ranging from 10,000 square feet to approximately 6,000 square feet. Many historic lots falling into this category are slightly smaller in size.
 - » **Higher-Density Residential** uses (HDR) include duplex, triplex, and apartment uses.
 - » **Manufactured Housing / Mobile Home** use (MH) is determined by the presence of a home commonly known as such, and as regulated by the Department of Housing and Urban Development. The size of the lot or parcel that these homes are situated on is not considered in this classification.
 - » **Public & Parks (P).** Properties located within the City which are comprised of public governmental or utility facilities are classified as "public." In most cases, these areas are home to public entities like municipal offices or parks. Public use does not imply that the general public has access to the facilities;



City of Lampasas: Land Use
Date: 10/11/2019

Boundaries
--- City Limits
___ County Boundary

Land Use
Agricultural/Undeveloped
Commercial/Office/Retail
Single Family/Manufactured Home
Multi Family/Duplex
Industrial
Public

0 0.5 1 1.5 2 Miles

rather it is intended to identify those uses which are under the control of a public body. In some cases, non-profits and/or private entities are also included (e.g., private schools). This category also includes properties which are comprised of parkland and facilities for which the primary use is intended for recreation, either passively or actively.

- » **Commercial / Retail (CR).** Properties located within the City which offer the sale of products, goods, or services are classified as “commercial / retail.” Typical uses include: retail and wholesale sales of products, personal and non-personal services (e.g., mechanics), offices, etc. For the purposes of this analysis, non-medical professional offices are considered commercial.
- » **Industrial (I).** Properties located within the City which are comprised of industrial and business park uses are classified as “Industrial.” The “Industrial” classification describes those uses which are generally considered either basic industry or resource extraction, custom or light manufacturing, stockyards, scrap and salvage operations, or vehicle storage.
- » **Areas not Included in Land Use Inventory.** Areas within the City which are not associated with a parcel of development. These areas can include public streets, rights-of-ways, and the railroad.

EXISTING LAND USE AREA ANALYSIS

The majority of Lampasas’ developed land area is devoted to single family residential housing. As Central Texans continue to look for new housing opportunities outside the metropolitan areas of Killeen, Temple and Austin, the amount of land in nearby communities dedicated to agriculture or remaining undeveloped land has declined. In many cases, land that was annexed to the City under an agricultural zoning classification has been rezoned to accommodate new or planned subdivisions. At the City Stakeholder meetings, residents from all age groups and local housing developers talked about the need for new housing types, particularly larger homes with a greater variety of amenities, but also town homes or similar properties that attract retired residents and young professionals alike by virtue of being affordable and easier to maintain than larger lot homes. The City has multiple zoning districts for single family zoning, including lots of 20,000 square feet or greater, and lots sizes of 10,000, 8,000 and 6,000 square feet respectively. In many cases, it appears that the mapped zoning district does not match the existing neighborhood lot size and more closely resembles a denser development pattern.

FIGURE 2.1, AREA OF EXISTING LAND USES

Existing Land Use Category	2013	
	Acres	%
Agriculture / Undeveloped (AU)	1,496.9	32.8
Low-Density Residential (LDR)	1,037.7	22.7
Manufactured Housing (MH)	18.2	0.40
Higher-Density Residential (MDR)	43.6	1.0
Public (P) Including Parks	771.41	16.9
Commercial / Retail (CR)	234.21	5.1
Industrial (I)	5.1	0.3
Area not Included in Land Use Survey	952.78	20.9
Total:	4,568.98	100.0

Although development potential for Lampasas is somewhat limited by the city’s existing boundaries, over thirty (30) percent of the City’s land area was identified as Agricultural or Undeveloped during the 2013 land use study. Some of these agriculturally zoned properties are home to active farming or ranching uses. However, in many cases, they represent unused development potential.

Infill development in existing neighborhoods and commercial districts offers another promising opportunity for growth, with a number of locally based developers already investing in structural rehabilitation or new construction on vacant platted lots in Downtown and other historic neighborhoods. These lots are already in the City’s existing water and wastewater CCN and require limited infrastructure improvement. With regards to the current national trend of reintroducing mixed neighborhoods of

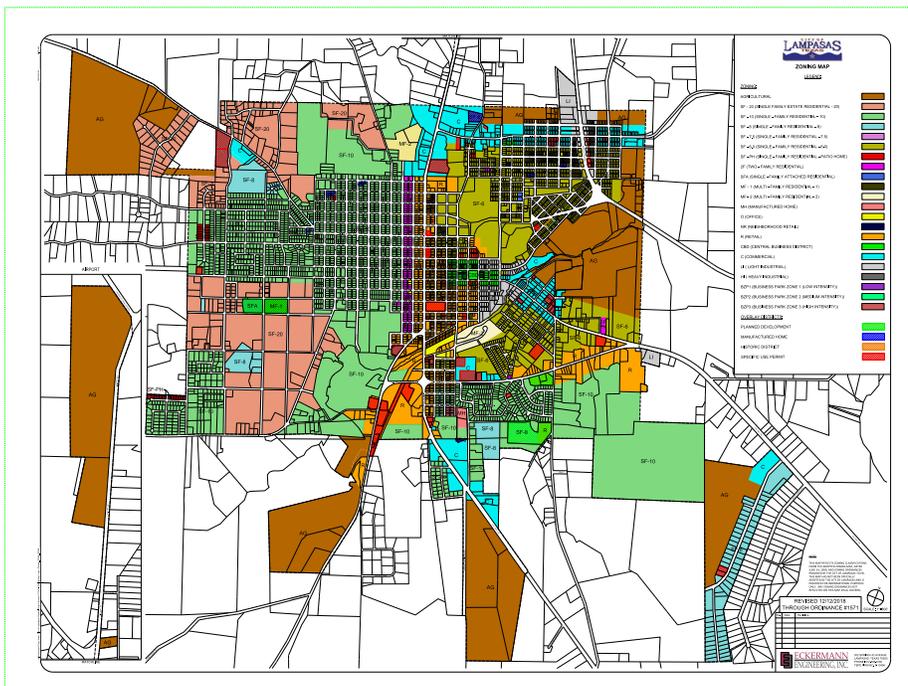
residential, retail and commercial uses to areas like historic downtowns, Lampasas may benefit from continuing to identify new opportunities to catalyze mixed-use growth through its historic properties and well-connected street grid. Doing so could generate further interest in neighborhood revitalization and improvement of existing housing stock.

Lampasas is home to several large employers. The majority of opportunities for new commercial and retail development are concentrated along Key Avenue, in Downtown, and on the outskirts of the City along Hwy 190 and 281. In the public outreach and engagement process, residents have indicated that growth in the City’s retail options is a high priority. Despite this demand, the extensive retail zoning to the east of Key Avenue toward downtown, as well as the large parcels of land zoned for retail at the north and south ends of the Key Avenue corridor appear to have attracted limited development. Some of the mixed character residential areas near Downtown might be more appropriate for a new mixed-use zoning district.

Industrial zoning is located near the Ajinomoto plant to the east of Downtown and extends northward along the railroad track. A smaller industrial zone is located along Highway 190 east of town. The City, under the leadership of the Economic Development Corporation is also continuing to lead the charge to attract new employers to the 165-acre Lampasas Business Park, located on Highway 183. Given that citizens have expressed that new high paying jobs are a high priority, this site may offer the opportunity to attract larger scale businesses that can fill this need.

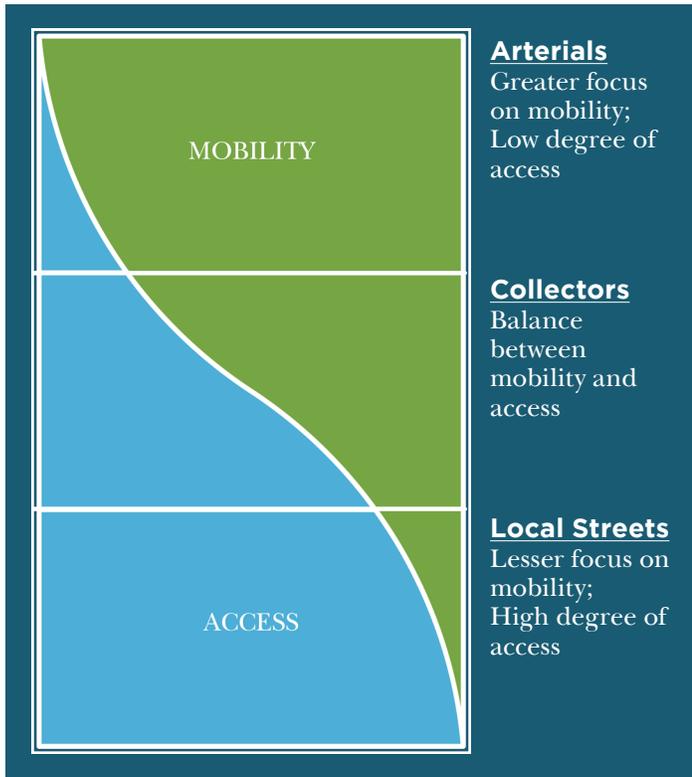
One limiting factor on new residential and commercial development, however, is flood risk. The City is currently basing its floodplain on National Flood Insurance Program (NFIP) maps from 1982. Although the recent recalculation of the 100-year storm known as Atlas-14 does not anticipate a significant rainfall increase for Lampasas, changes in land use and land form have occurred since that time that may affect the accuracy of those maps. A flood control dam built to manage the catastrophic floods of the City’s past occupies one of the larger undeveloped sites to the north of the City. Though there are a number of homes in the area, much of the undeveloped land in the northeast part of the city is in the floodplain or at elevated risk of flooding. Flood risk will be discussed in more detail in the Overview of Utilities and Infrastructure.

MAP 2.2, EXISTING ZONING MAP



Transportation

FIGURE 2.2, FUNCTIONAL CLASSIFICATION



Due to its historic role as a Texas tourist destination and its central location on the route between Austin and San Antonio, Lampasas is well-connected to many other cities by a network of Highways, Farm to Market and County Roads. Its population is relatively small compared to the volume of cars traveling through the community, which can be both an asset and a liability for local businesses. (see *Figure 2.2, Functional Classification*).

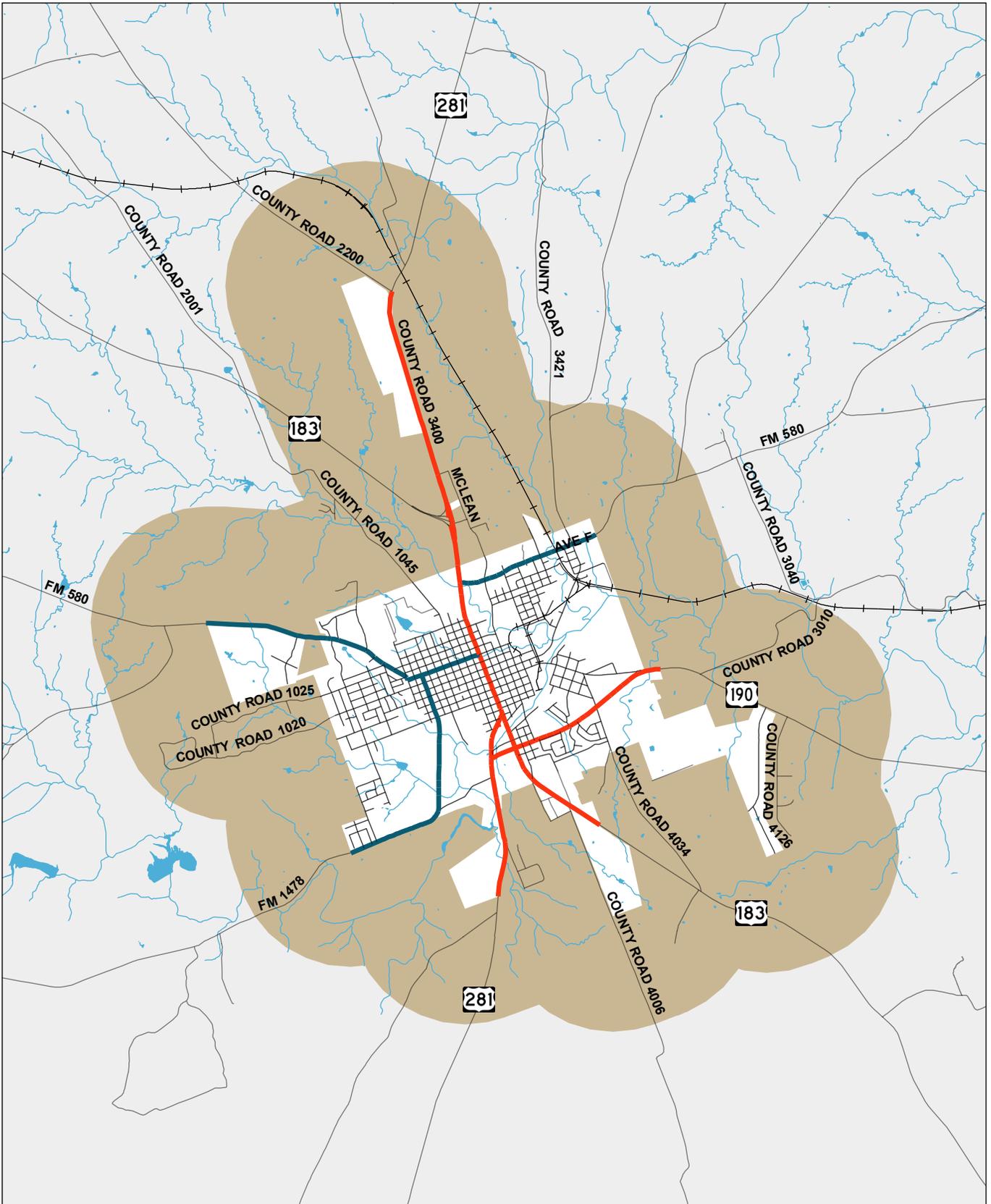
Easy access to Killeen, the home of Fort Hood, means that there is a constant flow of commuters to and from the military base. This primarily occurs by personal vehicle but is also by the Hill Country Transit District's (HCTD) HOP shuttle service, which provides rural transportation to Lampasas and surrounding counties by appointment. Santa Fe railroad transports freight from local industries, and the Lampasas Airport offers limited aviation services. Residents of Lampasas have also voiced interest in a deliberate approach to planning for the needs of pedestrian and bicyclists. Indeed, all these transportation choices will need to be considered as the City moves ahead in the future.

CURRENT THOROUGHFARE NETWORK

Lampasas is connected to the state by U.S. Highway 183 (traveling north to south within Lampasas joining Austin and SH 45), U.S. Highway 281 (traveling north to south within Lampasas and linking to San Antonio and North

Texas) and U.S. Highway 190 (linked to Killeen and U.S. Hwy 14) Locally, the City's main transportation system consists of the following functional classifications of streets (see *Map 2.3, Existing Thoroughfare Plan*):

- **Principal Arterial:** Principal arterials are meant to hold higher volumes of vehicles where the main emphasis is on through traffic (i.e., somewhere from 2,000 to 27,000 motor vehicles each day). Primary arterials are meant to provide an uninterrupted way across the City, usually offering connectivity to the main business district. They span from three and five lanes and occasionally contain a middle turning lane. In Lampasas, Key Avenue (US Hwy 183/281) and Plum Street (US Hwy 190) and American Legion Memorial Highway (US Hwy 281 S) are principal arterials.
- **Major Collectors:** Major collectors perform an important part in the transportation system by collecting traffic (i.e., around 150 to 2,600 motor vehicles each day) from local roads and distributing them to the greater arterial system. In Lampasas, major collectors running east to west include North Avenue J/ North Avenue/ Nix Road (Hwy 580); 1st, 3rd and 5th Streets. From north to south they include Willis, Steele and Porter Streets; Howe Street/Naruna Road (FM 1478; and Hackberry amongst others (see *Map 2.3, Existing Thoroughfare Plan*).
- **Local Roads:** Unlike arterials, local roads are primarily meant to give access to adjacent land by the lowest traffic volumes in the network (around 15 to 700 motor vehicles each day). They make up the greatest percentage of the City's entire transportation network and are usually intended to prevent through traffic.



LEGEND

- | | | | |
|---|--------------------|---|----------------------|
|  | Principal Arterial |  | Railroads |
|  | Major Collector |  | Lampasas City Limits |
|  | Local Road |  | Lampasas ETJ |
|  | Watercourses |  | Non-Lampasas Areas |
|  | Water Bodies | | |



CURRENT ROAD CONDITIONS

Although Lampasas has grown steadily since 1980, as shown in *Figure 1.2, Historical Population Growth* (Chapter 1), the volume of traffic appears to be far outpacing the change in population. From 1980 to 1990 the population of the City increased four percent. In 2000, the City’s population increased six percent over 1990. Since the 2010 Census, the population has been steadily climbing with the Texas State Demographer estimating the number of citizens at 7,947, or almost a 19% change over 2010, as of January 1, 2019.

At many intersections, the City’s traffic volumes increased even more rapidly, however. As shown in *Map 2.4, Historical TxDOT Traffic Volumes*, and *Figure 2.4, Historical TxDOT Traffic Volumes Comparisons*, traffic volumes in the last four years have risen at all intersections assessed. Since 2014, traffic volumes have risen by 16% at the intersection of U.S. Highway 183 and West North Avenue but the most dramatic increase can be seen on Hwy 281 at Naruna Road, where volumes increased by 40% over four years. While some of this increase may be due to population growth, it is likely that the explosive growth of the Austin/ San Antonio Corridor is leading travelers to seek routes that bypass major cities.

MAP 2.4, HISTORICAL TXDOT TRAFFIC VOLUMES

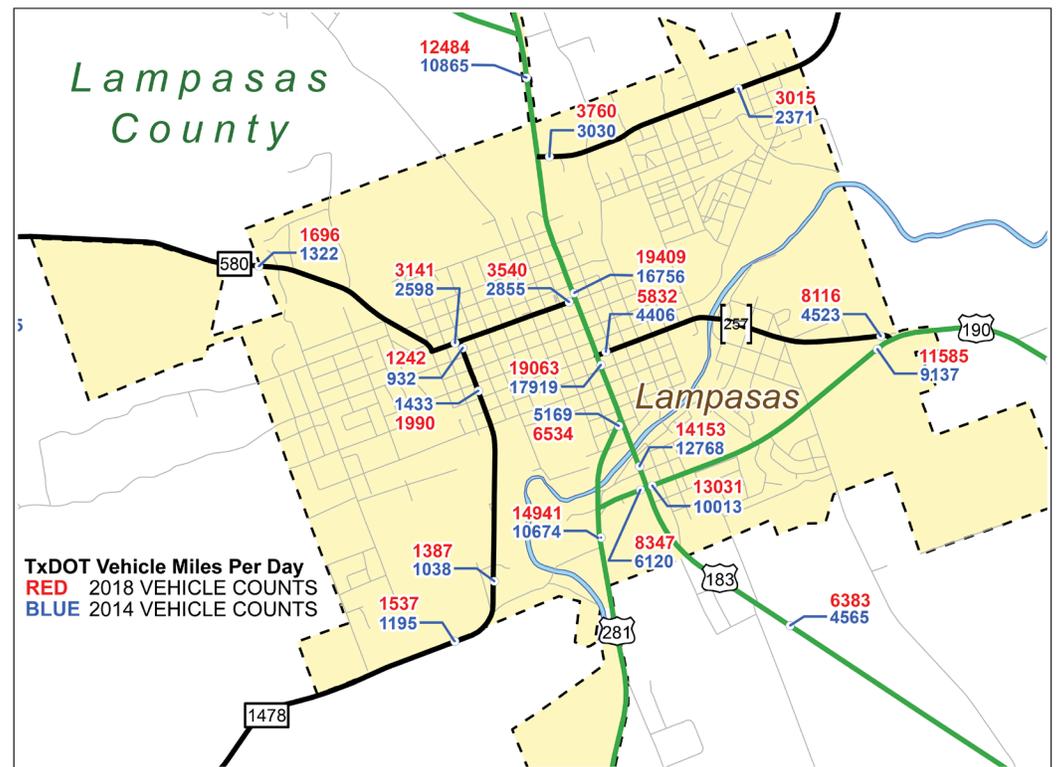


FIGURE 2.3, HISTORICAL TXDOT TRAFFIC VOLUMES COMPARISONS

Location	2014	2018	% Increase / Decrease 2014 to 2018
HWY 183, North of West North Ave.	16,756	19,409	16%
West North Avenue, West of South Howe St.	2,598	3,141	21%
HWY 190, West of 4th St.	9,137	11,585	27%
HWY 281, North of Naruna Rd.	10,674	14,941	40%

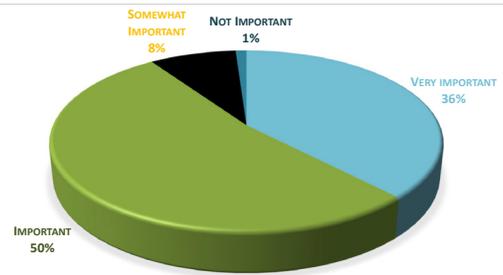
Source: TxDOT District Traffic Maps

ROAD MAINTENANCE

There are presently approximately 95 miles of roads in Lampasas. Road maintenance of local streets is primarily conducted by the City's Street Department. It consists of maintenance of unpaved roads; mowing of right-of-ways, drainage channels; and the pruning of trees over the street and around the stop and yield signs.

According to the public survey of Lampasas citizens that was conducted for the purposes of this comprehensive planning effort, street maintenance is a top priority for improvement to city services.

FIGURE 2.4, CITIZEN SUPPORT FOR ROADWAY MAINTENANCE



RURAL TRANSPORTATION

Lampasas does not have a large enough passenger base to support its own internal public transit system. However, basic transit needs for those who are without a car or unable to drive are served by the Hill Country Transit District (HCTD) HOP System. Lampasas is part of the HCTD's nine-county Rural Division which provides rural on-demand transportation to area citizens. The HOP helps citizens coordinate many types of trips, including service to passengers with disabilities via the Special Transit Service (STS) which often connects with the Fixed Route Service (FRS).

Presently, HCTD provides Lampasas on-demand transportation from 7:00 a.m. to 4:00 p.m. Trips can be scheduled between 8:00 a.m. to 5:00 p.m. Base fare tickets are one dollar.

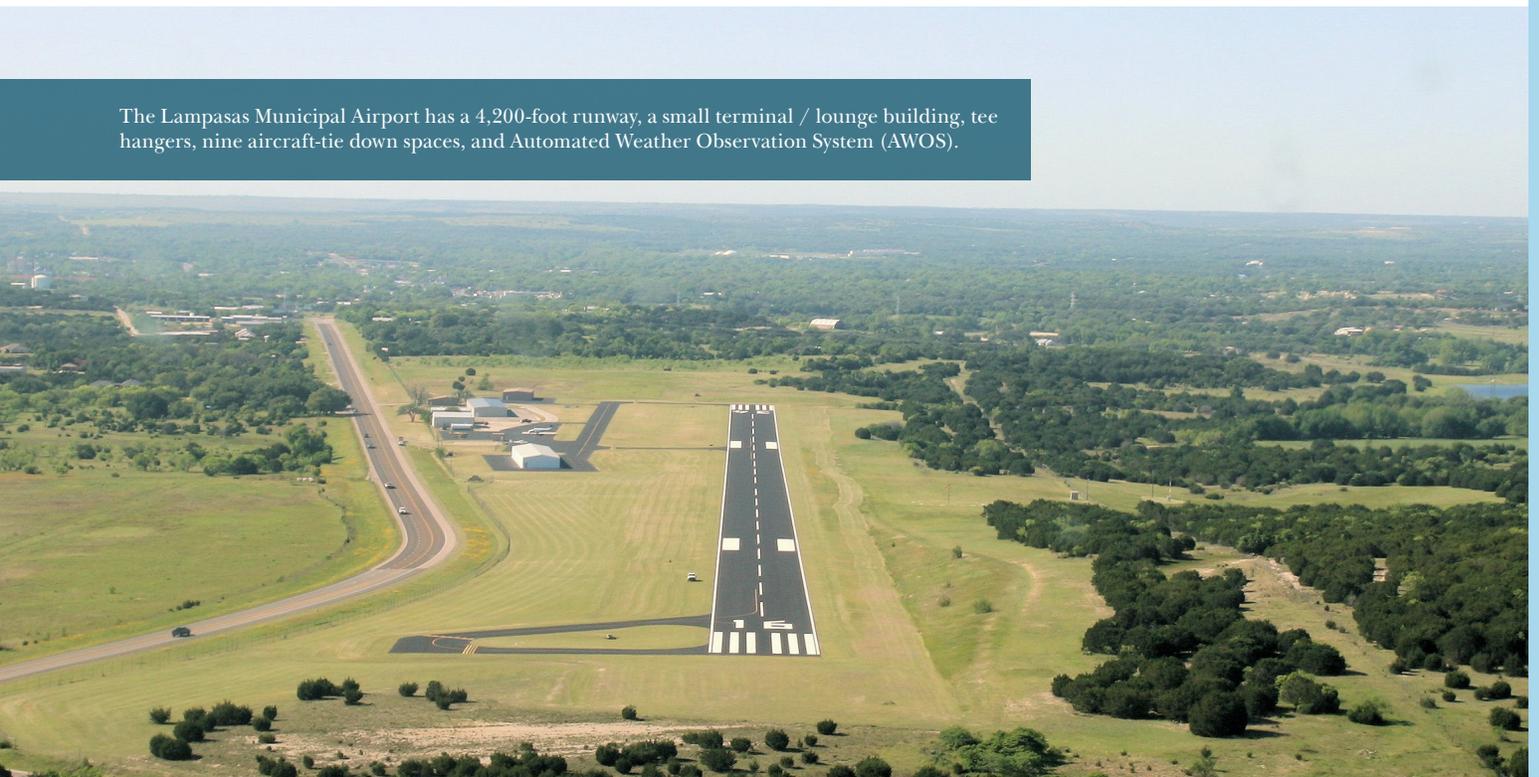
SANTA FE RAILROAD

The Lampasas / Lampasas County region is served by the Santa Fe Railroad, also known as BNSF which is one of America's primary cargo transport companies.

LAMPASAS AIRPORT

Lampasas Airport is in the northern City limits of Lampasas and includes one runway. It is accessible to the public and is owned by the City of Lampasas. In 2018, the airport was responsible for \$259,000 of economic activity and \$124,000 in payroll.

The Lampasas Municipal Airport has a 4,200-foot runway, a small terminal / lounge building, tee hangers, nine aircraft-tie down spaces, and Automated Weather Observation System (AWOS).



Utilities and Infrastructure

OVERVIEW OF EXISTING UTILITIES AND DRAINAGE INFRASTRUCTURE SYSTEM

Delivering fresh drinkable water, safely treating wastewater and managing drainage are essential City services. As Lampasas continues to grow and develop, it is important that the infrastructure system grows to serve new development and populations and to provide excellent service to residents.

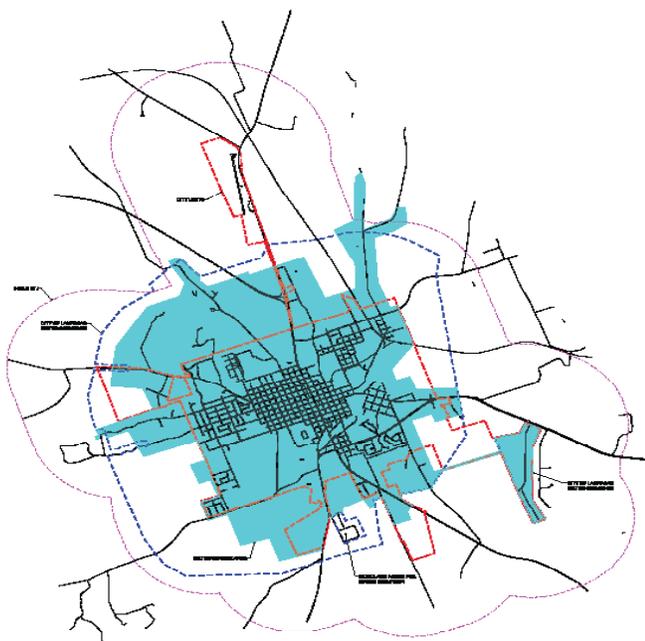
WATER SYSTEM

The City of Lampasas operates a municipal water system providing potable water to customers within an approximate 9,500-acre service (CCN) area. The utility's approved Certificate of Convenience and Necessity (CCN) area includes land within and outside of the City's current municipal limits. The City of Lampasas provides municipal water service for almost 3,500 customers. Of these, roughly 85 percent are residential customers. Other non-residential service accounts serve a variety of commercial, industrial, and institutional land uses. The City of Lampasas municipal water CCN area does not include the entire municipal limits or statutory ETJ. Some property owners and residents of these areas are serviced by Kempner Water Supply Corporation (Kempner WSC), Corix Utilities Texas, or Woodland Acres POA, while others remain on private wells.



Development improves cities by updating existing infrastructure and expanding on the existing system.

MAP 2.5, WATER SERVICE AREA



WATER SYSTEM DEMAND

The average water consumption of the City of Lampasas municipal water customers is 1.26 MGD (million gallons per day), although peak usage can fluctuate greatly with peak daily flow of the water system reaching up to 3.51 MGD. The majority of the current and expected growth with the City is occurring in the western pressure plane. Additional storage and pumping stations are expected to be required to meet the storage and demand requirements to accommodate this growth.

WATER SUPPLY AND STORAGE

Lampasas relies on surface water for its potable water supply. The water is supplied to the City of Lampasas by Kempner WSC and Central Texas Water Supply from Stillhouse Hollow Lake in Belton, Texas. Water enters the City through two meter sites located east of the City along FM 580 East and US Highway 190. Lampasas has three water storage facilities within the city limits with a cumulative capacity of 2.45 million gallons (MG). The Georgetown Road Ground Storage Tank has a storage capacity of 2.0 MG, the Spring Street Ground Storage Tank has a capacity of

0.25 MG, and the Nix Road Elevated Storage Tank has a capacity of 0.20 MG. Storage in the western pressure plane is nearing capacity and will need to be addressed in the near future as demand is increasing in this area with new residential developments.

WATER TREATMENT

The majority of the treatment of water provided to the City of Lampasas is done by Central Texas Water Supply. The water is delivered to the City of Lampasas through Kempner WSC's transmission lines. At each meter site where the water enters the City's system, the City of Lampasas has injection facilities adding chlorine and ammonia for disinfection. Lampasas continues to experience intermittent problems with chlorine residual throughout the distribution system. The City's water system has many dead end water lines and long stretches of water lines with minimal connections, causing the water quality to decrease in these areas and requiring the City to flush large amounts of water to keep chlorine residuals at acceptable levels. Methods to address the chlorine residual issue include the installation of additional injection sites, more specifically in the western pressure plane, and the construction of additional water line looping to eliminate some of the dead end lines in the system.

WATER DISTRIBUTION AND FIRE PROTECTION

The City of Lampasas water distribution system is divided into two (2) pressure zones. There is sufficient pressure within the majority of the City's system to provide for daily water demand, but some areas, including the Sunrise Hills and Fawn Acres Subdivisions, portions of the proposed business park, and the outer limits of the City's CCN, pressure is inadequate. The City currently maintains a fire insurance rating of 3. Improvements could be made to lower this rating, including changes in fire department training and daily operations, increasing water availability and storage throughout the city, etc. Although sufficient water pressure exists in the majority of the City to meet acceptable fire flow demands, there are many areas where smaller water lines could be strategically replaced to enable increased volumes.

improvements that can be made to lower this rating, including changes in fire department training and daily operations, increasing water availability and storage throughout the city, etc. Although sufficient water pressure exists in the majority of the City to meet acceptable fire flow demands, there are many areas where smaller water lines could be strategically replaced to enable increased volumes.

FUNDING

The water system is operated by the City of Lampasas (Lampasas Public Utilities) and is funded through utility rates. All revenues are utilized by the City of Lampasas to extend, maintain, improve municipal water facilities and services to “preserve the financial integrity of the utility” as defined by the Texas Water Code, Section 13.183. Water customers are charged rates based on residency, account type, and usage.

While the City has no planned changes in fees or funding, possible rate increases or the development of water service impact fees applied to new development within the municipal limits and applicable portions of the ETJ could be considered in the future.

SUMMARY

Three (3) principal factors will continue to influence the timing and manner in which the City of Lampasas invests in its municipal water utility over the next 20 years:

- Meeting the basic needs of its customers in a financially and environmentally responsible manner;
- Adhering to the statutes of the Texas Water Code and the regulatory rules of the Texas Commission on Environmental Quality; and
- Facilitating and supporting the growth and development policies and goals adopted by the Lampasas City Council, including those established in this Plan.

MAP 2.6, WASTEWATER SERVICE AREA



WASTEWATER SYSTEM

The City of Lampasas operates a municipal waste water system providing sewage collection and treatment service to customers within an approximate 3,350-acre service (CCN) area. The municipal system includes gravity sewers, lift stations, and a central wastewater treatment facility.

The utility's approved Certificate of Convenience and Necessity (CCN) area includes the majority of the City's municipal limits, but it does not appear to have been modified to include annexed areas over the past 10 to 20 years. Wastewater collection facilities do exist outside of the City's CCN area. The City of Lampasas waste water system serves approximately 2,800 customers. Of these, roughly 88 percent are residential customers. Other “commercial” service accounts serve a variety of commercial, industrial, and institutional land uses. Some property owners and residents within the City's wastewater CCN remain on private on-site sewage facility (septic) systems.

WASTEWATER COLLECTION

The wastewater collection system extends across varied terrain and multiple watersheds, requiring the City to operate (10) lift stations of varying capacity. As growth expands to the western portion of the city, the need for additional lift stations is expected.

There are areas within the city limits that remain unsewered, including subdivisions on the western end of the city, where extension of wastewater infrastructure and lift stations will be required to serve the area.

Inflow and infiltration (I & I) into the waste water collection system is a system-wide challenge. Aging collection lines can allow for increases in overall flows during high rain periods, which can then dilute sewage and decrease treatment effectiveness. I & I problems are most apparent at the wastewater treatment facility in the flows encountered during rain events. Elimination of I & I problems requires line repairs and replacement of manholes. The overall cost associated with wastewater line replacement and limited access to many of the existing wastewater lines located in easements or alleys provide some of the challenges to eliminate these problems.

WASTE WATER TREATMENT

The City of Lampasas operates a single wastewater treatment facility located at 100 Brown Street in Lampasas. The City's treatment facility is permitted to treat 1.25 MGD. It is currently operating at approximately 45 percent of capacity (0.56 MGD). While the wastewater treatment facility does have redundant electrical feeds to the site, it lacks a back-up generator which may inhibit wastewater treatment capabilities during a natural disaster or significant storm event. The City currently has no plans for increasing the wastewater treatment capacity.

FUNDING

The wastewater system is operated by Lampasas Public Utilities and is funded through utility rates. All revenues are used by the City to extend, maintain, and improve municipal wastewater facilities and services to "preserve the financial integrity of the utility" as defined by the Texas Water Code, Section 13.183. Wastewater customers are charged rates based on a percentage of water consumption.

While the City has no planned changes in fees or funding, possible rate increases or the development of wastewater service impact fees applied to new development within the municipal limits and applicable portions of the ETJ could be considered in the future.

FLOODPLAIN AND STORM DRAINAGE

The City of Lampasas has a long history of drainage and flooding issues along Sulphur Creek dating back to the beginning of the settlement. The majority of these major flooding issues were resolved by the installation of nine (9) regional flood prevention dams to the west of the City. These drainage structures were installed by the Hill County Soil Conservation District and the Lampasas County Water Control and Improvement District No. 1 (WCID) in cooperation with the Soil Conservation Service in the late 1950s and 1960s. The WCID is responsible for the continued maintenance and repair of these facilities and receives limited funding from the City and County. It is anticipated that as these drainage structures age the need for funding to repair and maintain these critical facilities will increase significantly.

Although Lampasas is traversed by a number of natural drainageways, including Sulphur, Burlson and Cemetary Creeks, the City of Lampasas has no adopted stormwater drainage policy for development within its jurisdiction and therefore has limited drainage infrastructure within the City Limits. Most developed areas drain to the creeks. The existing drainage infrastructure consists mainly of City and TXDOT installed/maintained improvements within the following general areas:

- Downtown/Central Business District – Infrastructure consists of pipes and tunnels that convey drainage from 3rd Street and the downtown district to Sulphur Creek. It is understood that many of the subject drainage ways are aging, silted in, and in need of repair/replacement.

- Key Avenue/US 183 Corridor – The Key Avenue drainage infrastructure was installed within the past 10 years by TXDOT to collect and convey flows from Key Avenue and areas to the west of the roadway to Sulphur Creek near the Key Avenue Bridge. Prior to the installation of these improvements Key Avenue was subject to localized flooding issues.

- 4th Street/Loop 257 Corridor – Infrastructure consisting of inlets and storm pipes along 4th Street were upgraded by TXDOT within the last 10 years between Key Avenue and the 4th Street Sulphur Creek Crossing.

The City of Lampasas currently does not have any regional detention facilities with the exception of the WCID facilities previously mentioned. Existing drainage within the rest of the City Limits is generally conveyed via sheet flow down roadways to open channels that generally flow from west to east and ultimately outfall into Sulphur Creek or one of its tributaries. The following areas experience localized flooding and/or ponding during heavy rainfall events:

- Sulphur Creek near the Golf Course
- Cemetery Creek from Avenue E to North Avenue
- Burlson Creek from Hackberry to 3rd Street
- Rice Street and Fairview Drive from Avenue C to North Avenue
- Avenue H near McLean Street
- Brown and Cloud Streets
- Hollywood and Riverview Drives

These drainage issues can be attributed to inadequately sized drainage structures, silted in or blocked drainage ways, and increased development. These drainage issues appear to be occurring more frequently as development continues without the implementation of an effective drainage policy.

While the City's water resources are a real asset, they can also pose a hazard. As more growth takes place and the City's impervious cover rises, the chance of flooding and subsequent health and safety risks will also grow if they are not appropriately addressed. Many areas of Lampasas are situated in the floodplain (see *Map 2.7, Natural Drainage Systems*). Even streams that have very low flow for much of the year can serve as channels for flash flooding in periods of heavy rainfall. Therefore, it is important to ensure that future land use avoids the floodplain whenever possible, and that properly operative drainage structures and/or channels are in place to handle flooding as it occurs.

Existing Parks and Trails

The City of Lampasas Parks and Recreation Department owns and maintains over 103 acres of property in eight City facilities, including two neighborhood parks, five community parks, and one greenbelt. Each park contains both active and passive recreation activities. Open space, pools, sports fields, playscapes, trails, and picnic areas. These parks are located mostly near the center of the City. Hanna Springs Sculpture Garden is located west of Hackberry Street and North of East Second Street (see *Map 2.8, Existing Parks and Public Facilities*). Cooper Spring Nature Park is located south of East Avenue A and East of Hackberry Street. WM Brook Park is east of Highway 281 and west of South Western Avenue, and hosts youth and adult baseball tournaments at this park.

The City of Lampasas has yet to develop an extensive hike and bike trail system, although Hanna Springs and Cooper Springs Nature Park boast a number of walking trails. The City has also been successful in connecting Lampasas High School to the commercial district via sidewalk along Highway 281. The City's existing sidewalk system is very small and does not offer sufficient pedestrian routes for either fitness or transportation purposes. The City's present road system has numerous streets which are large enough for on-street bicycle lanes and/or sidewalks. Incorporating pedestrian and bicycle facilities in a more deliberate fashion could greatly enhance the quality of life for existing citizens and appeal to potential residents. Lampasas also has an 18-hole golf course located on the south side of the City, near the high school.

Survey respondents were asked how important it is for the City to address different issues in the near future. A significant number of respondents would like to see parks and recreation issues addressed. Improving sidewalks was also stated to be a high priority.

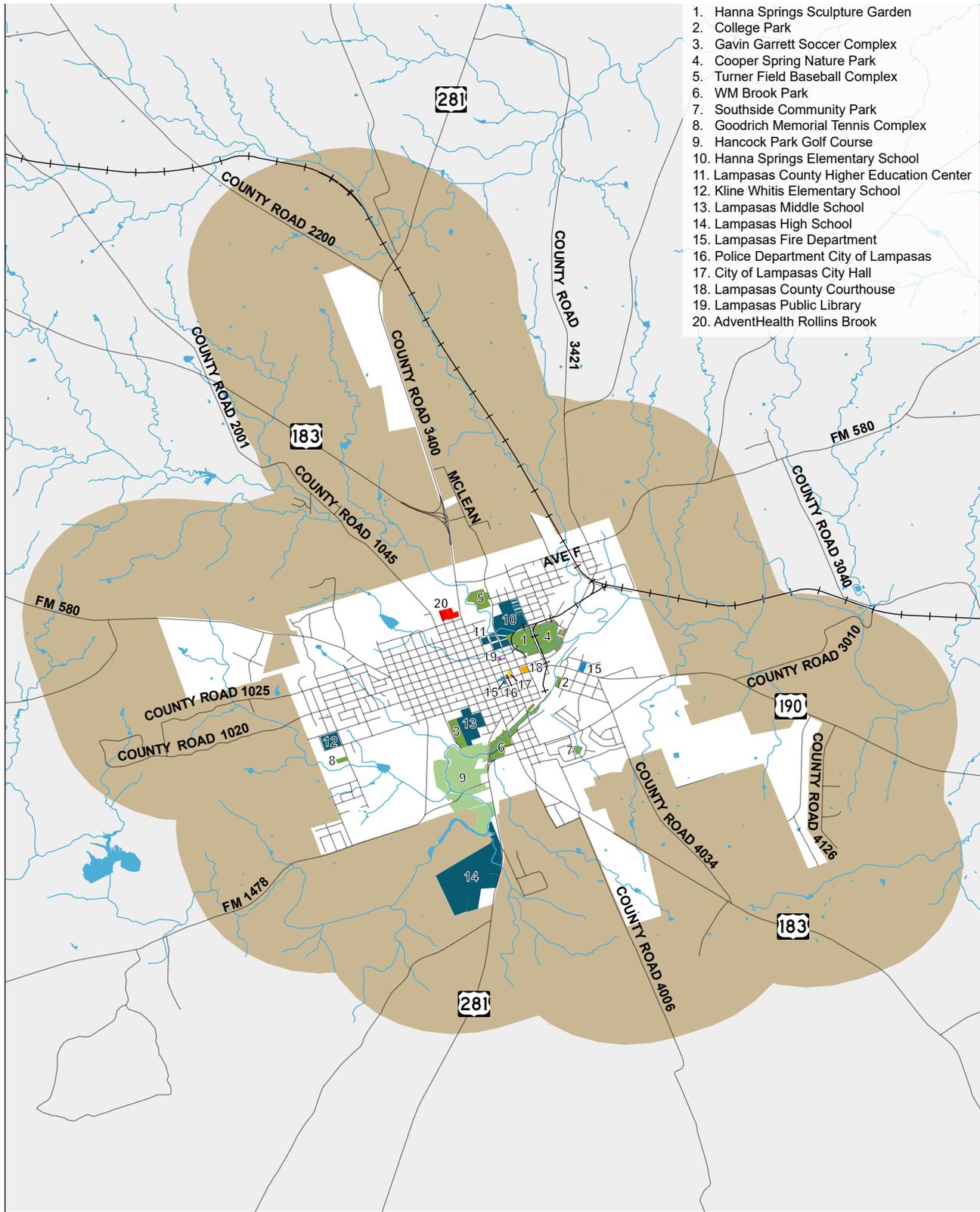
Public Facilities

Public facilities in Lampasas include several schools, one fire station, one police station, City hall, the courthouse, library, and a hospital.

LAMPASAS ISD AND HIGHER EDUCATION CENTER

In Lampasas County, there is only one school district that serves the area, Lampasas Independent School District. The City of Lampasas has a total of five schools in their Independent School District. This includes one high school, Lampasas High School, and one junior high school, Lampasas Middle School (see *Map 2.8, Existing Parks and Public Facilities*). There are also three elementary schools – Hanna Springs Elementary School, Kline Whitis Elementary School, Taylor Creek Elementary School. All of the schools are located centrally in Lampasas, other than Lampasas High School which is located on the south edge of the City and Taylor elementary, which is located approximately 15 miles from Lampasas. There are a total of 3,350 students enrolled in public schools in Lampasas. Another education center in the City is the Lampasas County Higher Education Center, primarily serving as a career training facility for students looking to further their education. The Lampasas County Higher Education Center is located near downtown Lampasas.

MAP 2.8, EXISTING PARKS AND PUBLIC FACILITIES



LEGEND

- | | | | |
|----------------|------------|----------------------|--------------------|
| Parks | City Hall | Water Bodies | Lampasas ETJ |
| Golf Courses | Courthouse | Railroads | Roads |
| Schools | Library | Lampasas City Limits | Non-Lampasas Areas |
| Fire Station | Hospital | Watercourses | |
| Police Station | | | |



EMERGENCY RESPONSE FACILITIES

Lampasas has one police station near the center of the City on Fourth Street and an animal control facility located on College Street. Although the primary service area is within City Limits, the Police Department serves the ETJ upon request. It is anticipated that both facilities may need to be expanded or improved if the City continues to grow. Crime prevention and animal control are both high priorities for Lampasas citizens. Citizens currently report a high level of satisfaction with police services, however, constraints such as the Animal Control Supervisor's office being converted to a cat room point to the need for improvements. The City fire station is located downtown as well, across from the police station. The historic courthouse is located on the intersection of Pecan Street and Fourth Street.

COMMUNITY FACILITIES

There is one library on Main St., which is also near the Lampasas County Museum, which is a highly prized local institution. This facility offers a wide variety and programs and services to the community including an ongoing adult literacy program, daytime programs for parents and young children, a book club and after school activities among other services. Lampasas City Hall is located at the intersection of Third Street and Western Avenue.

ADVENTHEALTH ROLLINS BROOK HOSPITAL

There is one hospital on the north side of Lampasas, AdventHealth Rollins Brook Community Hospital. This hospital has served the City of Lampasas, Lampasas County, and the surrounding area since 1935. In the late 20th century, the hospital went through multiple changes in ownership and ultimately declared bankruptcy, before being rescued by community fundraising totaling \$600,000 . It was purchased by Advent Health, and now offers a full range of services from urgent care to heart, vascular and sports and orthopedic services.

SUMMARY

Over 700 citizens of Lampasas responded to a survey asking how satisfied they are with civic/public services (whether offered by the City or Lampasas County). Fire protection and police services received very high marks in the City, as did the local library. Approximately 75 percent of respondents are also either very satisfied or satisfied with the park's services offered in Lampasas. In general, citizens reported a high level of satisfaction with current quality of life and quality of services.



Economic Profile and Analysis

OVERVIEW OF EXISTING DEVELOPMENT CORPORATION OF LAMPASAS INITIATIVES

The Lampasas Economic Development Corporation's mission is to promote the economic development of the community through the coordinated actions of the City and the Chamber of Commerce. A director and board make up the management team of this public-private non-profit organization that can carry out real estate development initiatives and manage low-interest loan pools that back local business.

Benefits of development corporations including responsiveness, confidentiality, and the decrease of development being influenced by politics. Development corporations can also receive tax credits and tax deductible gifts to help serve their purpose.

MAJOR AREA EMPLOYERS

Table 2.5, *Major Area Employers*, shows that Lampasas Independent School District, Walmart, Ajinomoto, and Oil States are among the top four employers in the area. AdventHealth Rollins Brook Hospital, located along Key Avenue on the north side of Lampasas, is another top employer in the area. These five companies employ nearly 1,350 people in the Lampasas area, which is roughly 18% of the total population in Lampasas.

In the City of Lampasas retail trade and services dominate employment in the area with over 3,000 people working in these types of establishments. The City of Lampasas is strategically located at the intersection of three main arteries: Highways 281, 183 and 190 (Central Texas Highway), making it an excellent location for regional retail serving surrounding communities. The City is home to several billion-dollar companies. Along Key Avenue, the main north-south arterial through Lampasas, retail, and services are developing, however it is important to define the character of businesses that the City needs in order to maintain the City's small town historic feel.

FIGURE 2.5 MAJOR AREA EMPLOYERS

Employer	Employees
Lampasas ISD	530
Walmart	184
Ajinomoto	380
Oil States	135
AdventHealth Rollins Brook Hospital	111
City of Lampasas	100
Lampasas County	95
HEB	90
Family Medicine Clinic	52

Source: Economic Development Corporation Lampasas

The largest employer in Lampasas is Lampasas Independent School District (ISD). The school system serves both the City and Lampasas County, and includes three elementary schools (Hanna Springs, Taylor Creek and Kline Whitis Elementaries) as well as one middle and one high school. The district also operates two administrative and student service properties as well as the Lampasas Badgers High School Football Stadium. Approximately 3,300 students are enrolled in the ISD, with the growth of approximately 50 students between 2017 and 2019. The District has a long-held reputation for good schools and is steadily climbing in the State of Texas' Academic Accountability ratings. Employees of the district receive health, retirement and life insurance benefits.

In 2014, Ajinomoto bought the parent company of Windsor Foods, the second largest employer in Lampasas for \$800 million dollars. Today, Ajinomoto has around 380 employees. As a leading manufacturer in the frozen food industry, Ajinomoto Foods North America is dedicated to contributing to a healthier lifestyle through nutritious and balanced foods. Brands like Tai

Pei, Ling Ling, and Jose Ole are produced in Lampasas. Ajinomoto produces thousands of frozen packaged foods weekly, providing a huge base of jobs for the city.

Oil States Industries is the fourth largest employer in the City with 135 employees. The company is a main worldwide supplier of integrated energy systems and solutions. They allow their customers to construct and operate high-performance offshore energy exploration fields with solutions for the most challenging conditions. Their Lampasas Plant develops custom molding solutions for well-servicing equipment.

ASSETS IN LAMPASAS

Lampasas County Higher Education Center is an organized combination of school-based and work-based learning. This center focuses on helping students with career training, community education, and higher education opportunities. The center has partnered with local businesses and Texas A&M to help students obtain jobs after graduation, while the school is providing Lampasas with skilled workers for local industries. Students have the option of acquiring a GED, post-secondary certificates or degrees, and certification of industry-recognized abilities related to various high-skilled professions. This education center is a useful in creating a connection between the classroom, job experiences, and obtaining higher education career goals.

There are several other assets that exist in Lampasas including:

- The Lampasas Business Park offers 165 acres for new manufacturing facilities and office buildings one mile from three major highway arteries, Hwy 183, 190, and 281.
- Approximately 5,500 people are in the City's labor pool.
- Incentives are offered by the local development corporation to help projects become profitable more quickly. The corporation acts as a sponsor and helps sustain a rapport with the community. In most cases, there is an incentive for cash job creation.

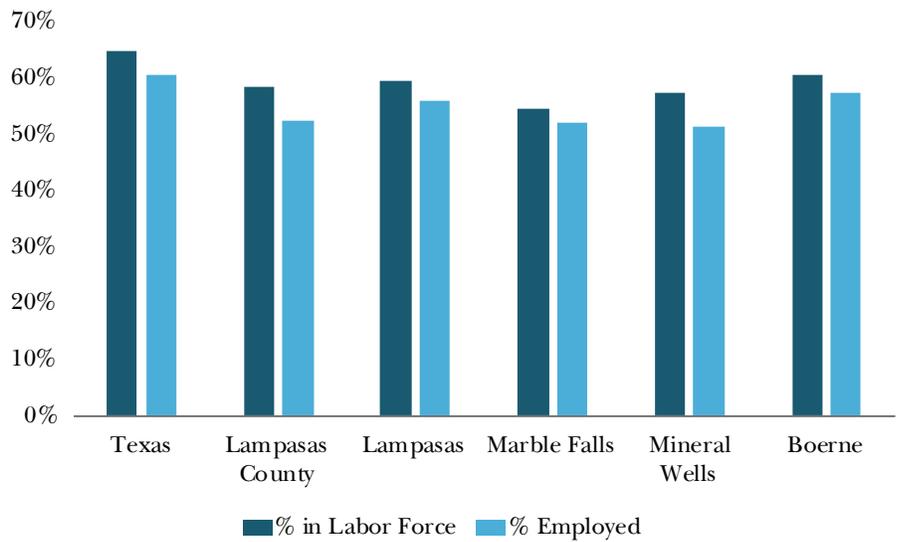
For Lampasas County and the adjacent counties, Lampasas County Higher Education Center (LCHEC) offers opportunities for quality career training, community education, and higher education.



LABOR FORCE PARTICIPATION AND UNEMPLOYMENT

With 59.3% of the population in the labor force, the ACS estimates indicate that 55.8% of Lampasas’ population is employed, leaving only three and a half percent unemployed (See *Figure 2.7 Labor Force Participation*). This is higher than both Mineral Wells and Marble Falls by comparison, but lower than the state average by 0.7 percent.

FIGURE 2.7 LABOR FORCE PARTICIPATION

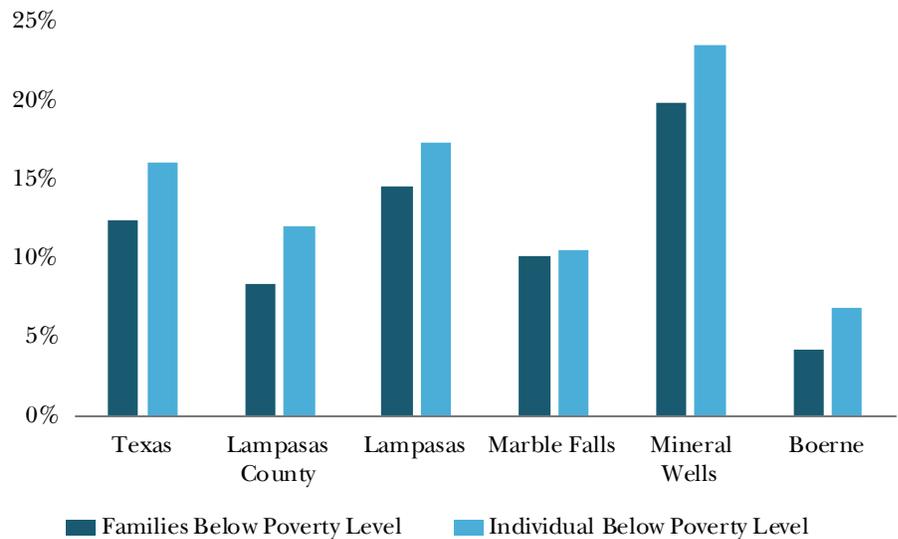


Source: U.S. Census Bureau, 2013-2017 5-Year American Community Survey , DP03: Selected Economic Characteristics

POVERTY LEVEL

Correlated with income levels, Lampasas has the second highest percentage of families (14.6%) and individuals (17.3%) amongst the peer group (excludes both Texas and Lampasas County) whose income fell below the poverty level in the last year (see *Figure 2.8, Poverty Level*). The City had a greater percentage of citizens living in poverty than the county or the state. As the economy in Lampasas continues to grow, the city’s focus on attracting higher wage can alleviate the impact of current poverty levels.

FIGURE 2.8, POVERTY LEVEL



Source: U.S. Census Bureau, 2013-2017 5-Year American Community Survey , DP03: Selected Economic Characteristics

Downtown Lampasas

No matter how Lampasas grows in the future, residents and visitors will continue to identify the community with Downtown and its historic courthouse square. People are beginning to tire of the homogeneous auto-oriented character of suburban development all across the country. The sense of small town identity that Downtown provides this tight knit community is drawing residents back home to raise their families in Lampasas. In fact, Lampasas residents indicated in a community-wide survey that the City's small town character and its historic neighborhoods are some of the things they value most.

There are already several assets adding to the vitality of Downtown. These include:

- Over 20 businesses located in the greater Downtown area.
- Four organizations working on behalf of Downtown revitalization
- Growth in tourism to Downtown and the nearby freshwater springs
- Five annual festivals that draw visitors to Downtown, bringing activity to the streets and supporting local businesses
- Investment in the historic preservation of structures such as the Keystone Hotel
- National Register of Historic Places listing for the Courthouse and surrounding area

The National Register of Historic Places designation is a potential draw in itself, as the district includes three National Register buildings, eight Texas Historic Landmarks and ten Texas Historic Commission markers, all in a seventeen block area. There are fifty-three contributing buildings which showcase a variety of architectural styles, many with the limestone facades that characterize Central Texas communities. The courthouse square is laid out like the Shelbyville Square Plan, a common layout for Texas county seats in the 19th century and is at the center of the square formed by Third, Fourth, Live Oak and Pecan streets. Third Street originally served as the main artery, and features the highest concentration of historic buildings. In the 1880s, newcomers drawn by the railroad built elegant houses west of Downtown in an area which became known as Silk Stocking Row. This area is now separated from the commercial district by Key Avenue.

Out-of-town visitation is a small component of the City's overall economy today, despite its extensive transportation links to other Central Texas cities. Signage to divert travelers from the highways to Downtown is limited. Coordinated marketing efforts from Downtown businesses and nonprofits are already occurring, but more investment in these efforts could help increase the amount and reach of visitations. Festivals draw the largest number of visitors to Downtown, but many stakeholders report that there is little activity to bring customers to the area after 5:00 and on the weekends. Survey respondents indicated that new entertainment options, historic preservation efforts and enhancements to the streetscape are top priorities for the revitalization of Downtown.

Capital investments in infrastructure (e.g., streetscape enhancements), regulatory protections for historic structures (e.g., historic preservation ordinances), urban design standards, financial or economic tools (e.g., a downtown tax increment reinvestment zone (TIRZ), etc.) could incentivize the private sector to reinvest. These strategies, when working in synergy, can make a dramatic difference in the vitality of a City.

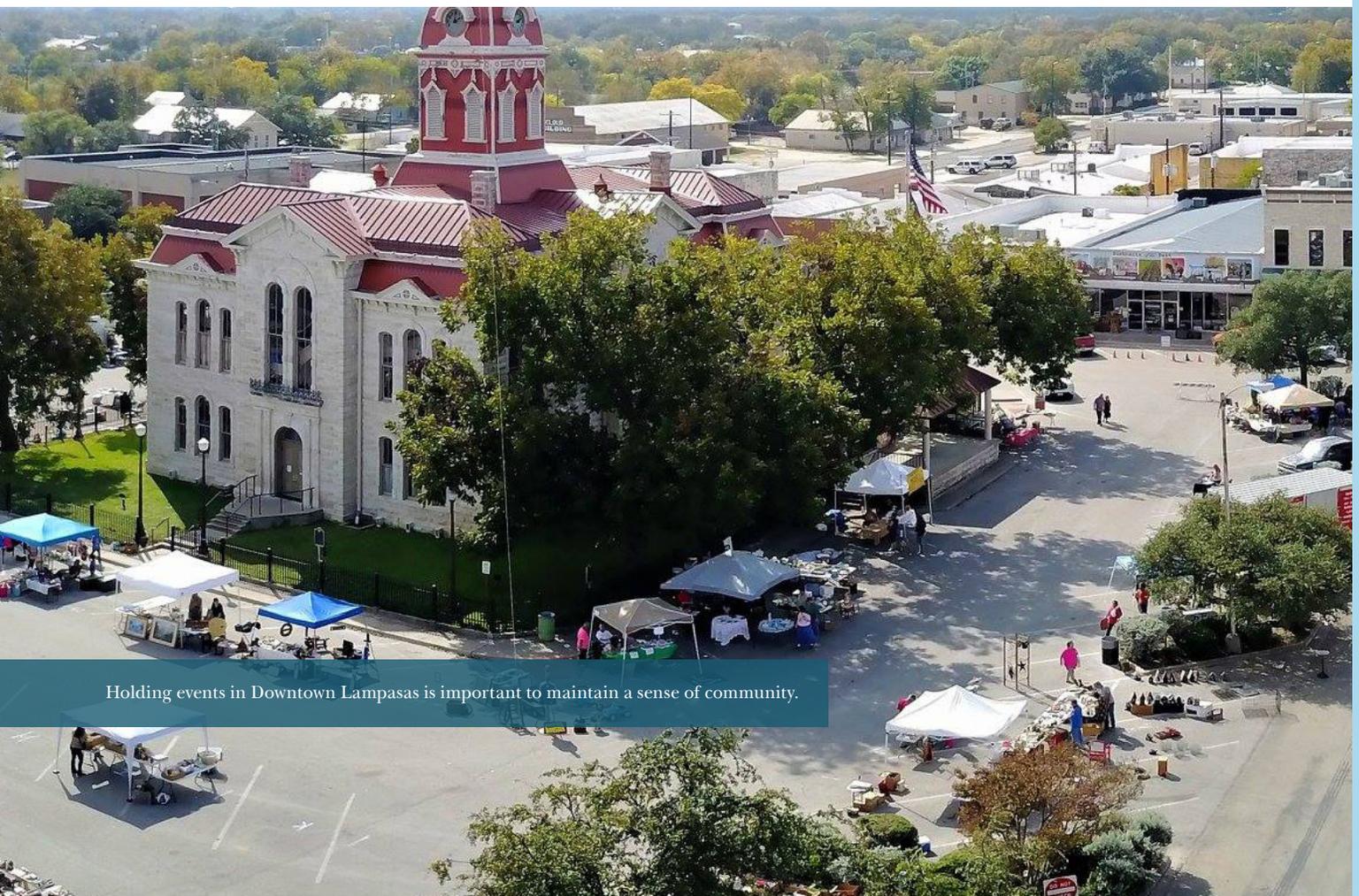
Revitalization efforts typically take both public and private investment. In other words, investments in streetscapes and other infrastructure (e.g., streetlights) can only go so far. Moving forward, public investment should include additional focus on establishing strategies to improve the financial attractiveness of Downtown to private investment

Often, further investment will follow once catalyst projects take the lead. While this is a good start, additional actions need to be taken into consideration regarding the continued redevelopment and revitalization of Downtown.

MAP 2.9. DOWNTOWN LAMPASAS: EXISTING BUILDINGS



- As new growth occurs on the City's periphery, less focus is given to growth in the core. The standard response is that "growth is going to go where growth wants to go," or "we can't compete with the new auto-oriented areas along the highway." While there is some truth in that, it does not provide the full picture because each of these areas (downtown vs. auto-oriented highway corridors) have different market draws and purposes. Along the highway, the primary purpose is to serve the automobile. As such, it is common to have a mix of fast-food restaurants, chain retail shops, gas stations, serving both locals and passersby. In the Downtown area, the City should promote home-grown, entrepreneurial businesses that reflect local culture and have a long-term vested interest in the future of Downtown.
- Potential flooding of portions of the Downtown area can act as a deterrent to reinvestment. Consequently, the City should consider being proactive in mitigating flood prone areas. Mitigation projects can both protect existing development and open new areas to development and an improved tax base.
- One of the keys to continued success of a downtown area is creating more of a 24-hour live, work, play atmosphere. For continued success in Lampasas, investments or incentives for Downtown urban housing (e.g., townhouses or apartments), or near downtown housing with connections, can lead to a more vibrant downtown and stronger tax base.
- Many cities are also spearheading their downtown revitalization initiatives with public investment in parks and recreation. For Lampasas, there is an untapped opportunity to improve their downtown parks and Sulphur Creek with trails and other community desired amenities.



Holding events in Downtown Lampasas is important to maintain a sense of community.

Other Major Existing Community Assets

INTERNET SERVICE

One of the greatest impediments to future economic and population growth is related, paradoxically, to its prized small-town character. City staff, business leaders, young families and retirees alike have all noted that the lack of access to fast, reliable internet is one of the greatest quality of life concerns facing the City. Even when residents pay for enhanced service, extended service outages disrupt businesses' ability to process credit card payments and fill online orders. The cost and unreliability of internet service poses a recruiting challenge for the EDC. It also affects the housing market for potential residents who are interested in enjoying Lampasas' high quality of life while telecommuting to a distant workplace. The City has recruited several service providers, but has consistently received the message that the City's market is not large enough to justify the infrastructure expense. To provide adequate service, Lampasas may need to consider investing in fiber optic cable at its own expense.

SPRINGS AND NATURAL AREAS

Hancock Springs Pool is a unique and historic natural asset for the City of Lampasas. Many residents swear by its healing properties. Thursday through Saturday, the city releases cold, artesian spring water to fill the pool and maintain a temperature of about 72 degrees. The historic nature of the pool and its purported healing properties draw visitors from around the country to its week-long Spring Ho! Festival. Throughout the year, it attracts Texas daytrippers and even visitors from as far away as Europe.

Following Sulphur Creek to the northeast, visitors pass by the remains of historic bath house arrive at Hanna Springs. Even though Hanna Springs is no longer a bathing area, the water still bubbles up from the ground into a fountain, which is now surrounded by an outdoor sculpture garden with a diverse array of pieces that encourage the visitor to explore the park.

Directly across Hackberry Street from Hanna Springs is Cooper Spring Nature Park. This little slice of the Hill Country is only two blocks from downtown Lampasas. Cooper Spring Nature Park began with a donation from the Johnson Family and is now comprised of approximately twenty-five acres dedicated to sustainable habitats for native birds and butterflies and conserving soil and water resources. From the pavilion at the entry, trails guide visitors along Burleson Creek and Spring Branch as well as Cooper Spring. Improvements and habitat restoration activities are heavily driven by local volunteers. A non-profit corporation exists to supplement City funding for Park improvements and maintenance.

SUMMARY

Whereas the lack of reliable internet service is one of the greatest drawbacks to growth in Lampasas, the City's natural resources and local engagement in caring for its art spaces and natural areas are overlooked assets. The parks, springs, and the arts are all part of what makes Lampasas distinct from its neighbors, and gives the community an identity worth protecting.