

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY FEBRUARY 4, 2021
6:00 P.M.**

The Planning and Zoning Commission of the City of Lampasas met in regular session on the above date with Commission Chairman Jackson presiding:

P&Z Members Present:

Marisa Canales
Bob McCauley
Dorothy Person
James Skinner
Reese Vann

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator
Finley deGraffenried, City Manager

P&Z Members Absent

Jackie Baltrun

REGULAR SESSION

- I. Call to order- Chairman Jackson called the meeting to order at 6:00 p.m.
- II. Discussion and possible action regarding approval of the minutes dated January 7, 2021.

Commission member Skinner moved to approve the minutes, Commission member Canales seconded the motion and with a unanimous vote, the motion carried. (Baltrun absent)

- III. Discussion and progress relating to the City of Lampasas Comprehensive Plan

Finley deGraffenried, City Manager presented Chapter 5 and 6 to the Planning Commission. These are the final two chapters of the Comprehensive Plan to review and provide feedback. Chapter 5 is geared towards recommendations and Chapter 6 is where the objectives/action items are presented. Chapter 6 provides the opportunity to identify short term goals; low hanging fruit. A joint workshop is scheduled for February 22, 2021 with City Council to discuss the Draft Comprehensive Plan.

PUBLIC HEARING

- IV. Public hearing to receive citizen comments regarding a request to consider approval, denial, or approval with modification(s) to rezone 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County from Single Family Residential-10 "SF10" to Agriculture "AG."

Chair Jackson opened the Public Hearing

Becky Sims, Zoning Administrator advised of the following:

- The applicant is requesting to rezone 44.61 acres from Single Family Residential-10 "SF-10" to Agriculture "AG"
- The applicant would like to develop an RV Park with 14.8 acres of the 44.61.

- The surrounding property is zoned Single Family Residential-10 “SF-10”, Multi-Family Residential-2 “MF-2” (Apartments) and Single Family Residential-20 “SF-20”
- Staff mailed 48 notices to property owners within a 200-foot radius, five letters were returned, four in protest and one in favor.
- Mr. Donald Bousquet and Guy Slimp were in attendance should the Commission have any questions.

The Commission discussed the following items:

- Restrictions/Easements surrounding the Reservoir
- Dam Structure
- Drainage/Flooding
- WCID- recommends not developing/degradation of area
- Traffic
- Entrance to proposed RV Park (width)
- RV vs. Mobile Home

Mr. Ron Kuker (Realtor) advised of the following:

- Parcel has been for sale for quite some time
- Consulted with several developers on use of land
- Recommended RV Park based on usable land
- New Sewer and Water Lines on W Ave E to feed Park
- RV Park makes good business sense
- Reservoir/Drainage would not affect area designated for RV Park
- Traffic would be heavier if a housing subdivision would be developed

Mr. Donald Bouquet (Property owner) advised of the follow:

- ½ acre lots
- Property manager onsite
- 35 sites
- 75-foot lot width
- Encourage long term tenants
- Create walking trail
- Fishing in reservoir
- Upscale RV Park
- Accommodate City specifications for development (paved roads, width of access point, additional entrance if necessary)
- RV’s only no mobile homes

Mr. Skipper Wallace advised that he lives off of County Road 1045 and doesn’t want to pass a mobile home park, he feels it will affect his property value.

Mr. Jim Eddy advised of the following concerns:

- Maintenance/Standards Private Roads
- Curb and gutter
- RV Age requirements
- Slab/Site Pad
- Location of individual RV sites
- Tie Down requirements

Chair Jackson commented that he is opposed to rezoning the property to Agriculture based on the location of the property.

With no additional comments, Chair Jackson closed the Public Hearing.

REGULAR SESSION

- V. Discussion and possible action regarding approval, denial, or approval with modification(s) to rezone 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County from Single Family Residential-10 "SF10" to Agriculture "AG"

Commission member Canales motioned to deny the request, Commission member Person seconded the motion and with a unanimous vote, the motion carried. (Baltrun Absent)

PUBLIC HEARING

- VI. Public hearing to receive citizen comments regarding a request to consider approval, denial, or approval with modification(s) a request for a Specific Use Permit for property described as 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County to allow for a 14.8-acre RV Park Development in an area zoned Agriculture "AG."

The specifics of the RV Development were discussed during the Public hearing to rezone the 44.61 acres from Single Family Residential-10 "SF-10" to Agriculture "AG." The public hearing was closed due to no additional comments.

REGULAR SESSION

- VII. Discussion and possible action regarding approval, denial, or approval with modification(s) a request for a Specific Use Permit for property described as 44.61 acres, ABST 0130, WB Covington Survey generally located at West Avenue E and North Ridge Street (CR1045) Lampasas, Texas Lampasas County to allow for a 14.8-acre RV Park Development in an area zoned Agriculture "AG."

Commission member Canales motioned to deny the request, Commission member Person seconded the motion and with a unanimous vote, the motion carried. (Baltrun Absent)

PUBLIC HEARING

- VIII. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as Lot 19 and .82 A419 OL22 Block B, Lakehill Estates Subdivision commonly known as 8 Chris James, Lampasas, Texas Lampasas County to allow for an Accessory Dwelling in an area zoned Single Family Residential-10 "SF10"

Chair Jackson opened the Public Hearing

Becky Sims, Zoning Administrator advised of the following:

- The Kirk's are asking the Planning Commission to consider approval of a Specific Use Permit to allow for an Accessory Dwelling

- The property is zoned Single Family Residential-10 “SF-10”, the area surrounding the property is zoned Single Family Residential-10 “SF-10”, Single Family Residential-20 “SF-20, and Single Family Residential-8 “SF-8.”
- Staff mailed twenty-two (22) notices to property owners within 200 feet of the applicant’s property, and to date have received one in protest and none in favor of the request.
- The Kirk’s are in attendance should the Commission have any questions

Mrs. Kirk addressed the Commission:

- The storage building is for her mother, it provides her independence but is close enough for her to be cared for.
- The storage building looks like a house as that is the intent; she wants her mom to be comfortable.
- The building will not be rented out to anyone, the sole purpose is to provide her mom with independence and to be close to her.
- The building is an accessory to the main home, her mother will eat meals with them. This building provides her mom with living space, there will be no kitchen; just a bathroom.
- The accessory building utilities will be tied to the main home. Contractors have already been consulted.
- No separate drive, no separate mailing address. When the accessory dwelling is no longer being used they have plans on using it as a workshop or home office.

The Commission inquired about the storage building already being on the property. Mrs. Sims advised the Commission that the storage building is allowed on the premise; the use as an Accessory Dwelling requires the Planning Commission consideration for a Specific Use Permit. The Kirks have been working on this for several months and was aware that the storage building would be delivered prior to the meeting date.

With no additional comments or discussion, Chair Jackson closed the public hearing.

REGULAR SESSION

- IX. Discussion and possible action regarding a request for a Specific Use Permit for property described as Lot 19 and .82 A419 OL22 Block B, Lakehill Estates Subdivision commonly known as 8 Chris James, Lampasas, Texas Lampasas County to allow for an Accessory Dwelling in an area zoned Single Family Residential-10 “SF10”

Commission member Person moved to approve the Specific Use Permit with the condition that when no longer in use as an Accessory Dwelling that the SUP be rescinded, Commission member Skinner seconded the motion and with a unanimous vote, the motion carried. (Baltrun Absent)

- X. Adjourn- Commission member Canales moved to adjourn at 7:15 p.m.; Commission member Vann second the motion and with a unanimous vote, the motion carried. (Baltrun Absent)

PASSED AND APPROVED THIS _____ day of _____, 2021

Jeff Jackson, Chairman

ATTEST:

Becky Sims, City Secretary/Zoning Administrator