

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY MAY 5, 2022
6:00 P.M.**

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

P&Z Members Present:

Danielle Sheppard
Bob McCauley
Marissa Canales
Zach Taylor

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator
Lupe Charping, Administrative Secretary
Ryan Ward, Assistant City Manager
Finley deGraffenried, City Manager
Jeff Smith, Fire Chief

P&Z Members Absent

James Skinner

REGULAR SESSION

I. Call to order.

Chair Person called the meeting to order at 6:00 p.m.

Ms. Person welcomed new board member, Michael Sibberson.

II. Discussion and possible action regarding approval of the minutes dated April 7, 2022.

Commission member McCauley moved to approve the minutes the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried. (Skinner absent)

III. Planning and Zoning Commission Training

Finley deGraffenried, City Manager conducted training to the Commission. The session included the following:

- *Land Use Regulations*
- *Commission and Staff Roles*
- *Compatibility*
- *Meeting Mechanics and Best Practices*
- *Public Hearings*
- *References, Citations and Findings of the Fact*
- *Comprehensive Plan*
- *Additional Notes*

IV. Discussion regarding Planning and Zoning items presented at the April Council Meeting

Mrs. Sims, City Secretary/Zoning Administrator updated the Commission on the items presented in April Meeting

- *Council approved the Preliminary Plat of Gibson Branch*
 - *Verified Railroad Setbacks as requested by Commission*
 - *Removed plat note regarding Commercial Development for lots 51 & 52*
 - *No Fly-Zone Regulations are being prepared*
 - *Received a copy of the Bylaws-Restrictive Covenants*
 - *Received the Final Plat of Gibson Branch for review*
- *Council approved the Minor Plat of Morris Cedar Break*

V. Discussion regarding General Planning and Zoning Inquires and/or Developments

Becky Sims, City Secretary/Zoning Administrator advised the owner of the Assisted Living Facility on Hwy 281 is proposing two (2) 4-story Multi-Family age restricted apartment complexes and one 2-story, Current Zoning Regulations do not allow for 4-Story buildings. The max height is 35 ft. (2 ½ stories). Staff will bring back zoning amendments for consideration.

Things to consider:

- *Lot size*
- *Density*
- *Set backs*
- *Water Availability*
- *Fire Safety/Suppression*
- *Character of Neighborhood*
- *Protection of view/obstruction*
- *Aesthetics- appreciation of surroundings*

- *Aviation Regulations*

Updates on current developments:

- *Starbucks*
 - *SCC Development selected Link Partners as GC*
 - *Location is scheduled for demo week of the 10th*
- *Whiskey & Wrenches/Ben Davis- new bar opening soon in the old Perks building*
- *Loly's Ice Cream- Santa Fe Square*
- *Hidden Oaks*
 - *Infrastructure near completion*
 - *12 home subdivision*
- *Stone Valley approximately 9 lots left to develop (68 home subdivision)*

VI. *Adjourn- Commission member Canales moved to adjourn the meeting at 7:24, the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried. (Skinner absent)*

PASSED AND APPROVED THIS _____ DAY OF _____ 2022.

Dorothy Person, Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator