

**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, JULY 2, 2026
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, July 2, 2026 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 June 4, 2026.

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request for a Preliminary Plat of the Saddle Ridge Subdivision, a replat of 12.73 acres out of and a part of the James Easley survey abstract 185, Lampasas Texas Lampasas County.

REGULAR SESSION

- IV. Discussion and possible action regarding approval, denial or approval with modification(s) the Preliminary Plat of the Saddle Ridge Subdivision, a replat of 12.73 acres out of and a part of the James Easley survey abstract 185, Lampasas Texas Lampasas County.
- 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, Kayleigh Stanley, City Secretary 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 26th day of June 2026 at _____.

Kayleigh Stanley

Kayleigh Stanley, City Secretary

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, JUNE 4, 2026
6:00 P.M.**

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

P&Z Members Present:

Zach Carnley
Janet Logan
John-David Rott
Michael Sibberson
Zachary Taylor

City Staff Present:

Kayleigh Stanley, City Secretary
Bart Baker, Fire Marshal

P&Z Members Absent:

Bob McCauley

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 April 2, 2026.

Board member Carnley moved to approve the minutes as presented, the motion was seconded by Board member Taylor and with a unanimous vote, the motion carried. (McCauley absent)

PUBLIC HEARING

III. Public hearing to receive citizen comments regarding a request for a Preliminary Plat of the Saddle Ridge Subdivision, a replat of 12.73 acres out of and a part of the James Easley survey abstract 185, Lampasas Texas Lampasas County.

Kayleigh Stanley, City Secretary presented the commission with:

Todd Scott, property owner, is asking the Commission to consider approval of the Preliminary Plat of the Saddle Ridge Subdivision. The property is described as 12.73 acres out of and a part of the James Easley survey abstract 185, Lampasas Texas Lampasas County.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed five (5) 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 have been received.

Paul Cramer approached the Board with his concerns of living next to a development as presented. He has concerns regarding the density of the neighborhood and the effects of the traffic on the County Road. He mentioned that he was be less opposed if the developer has eight-foot fences built on all lots surrounding his property.

Todd Scott, developer, approached the Board to explain that he is happy to work an eight-foot fence into the covenants.

Chair Canales mentioned a few concerns regarding the preliminary plat that was submitted to the City. Mentioning that the Board is unaware of any traffic concerns on the County Road because it does not mention the width of that roadway. In addition, the width and depth of the lots are also not mentioned.

With no additional comment, the public hearing was closed.

REGULAR SESSION

- IV.** Discussion and possible action regarding approval, denial or approval with modification(s) the Preliminary Plat of the Saddle Ridge Subdivision, a replat of 12.73 acres out of and a part of the James Easley survey abstract 185, Lampasas Texas Lampasas County.

Chair Canales made a motion to table this item to allow the developer to provide additional information regarding lot widths and depths and bring this back. The motion was seconded by Board member Logan and with a unanimous vote, the motion carried. (McCauley absent)

PUBLIC HEARING

- V.** Public hearing to receive citizen comments regarding a request to rezone property from Retail “R” with a Specific Use Permit “SUP” to allow for an assisted living facility to Retail “R” with a Planned Development “PD” Overlay to allow for two four-story independent living facilities, one assisted living facility and one mixed use (amenities and apartments) facility in an area described as 5.22 Acres out of the LHW Johnson Abstract, more commonly known as 2032 S US Highway 281, Lampasas Texas Lampasas County.

Kayleigh Stanley, City Secretary, presented the commission with:

Lampasas 2 Investments, LLC, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Retail “R” with a Specific Use Permit “SUP” to allow for an assisted living facility to Retail “R” with a Planned Development “PD” Overlay to allow for two four-story independent living facilities, one assisted living facility and one mixed use (amenities and apartments) facility.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed ten (10) notices to property owners within 200 feet of the applicant’s property, as of the date of this report one letter in favor and none in opposition have been received.

Bart Baker, Fire Marshal, approached to answer questions regarding any fire concerns of the four-story buildings. He notified that per building code the buildings are required to be sprinkled and would not be a concern.

With no additional comment, the public hearing was closed.

REGULAR SESSION

- VI.** Discussion and possible action regarding a request to rezone property from Retail “R” with a Specific Use Permit “SUP” to allow for an assisted living facility to Retail “R” with a Planned Development “PD” Overlay to allow for two four-story independent living facilities, one assisted living facility and one mixed use (amenities and apartments) facility in an area described as 5.22 Acres out of the LHW Johnson Abstract, more commonly known as 2032 S US Highway 281, Lampasas Texas Lampasas County.

Board member Taylor moved to approve the request to rezone property from Retail “R” with a Specific Use Permit “SUP” to allow for an assisted living facility to Retail “R” with a Planned Development “PD” Overlay to allow for two four-story independent living facilities, one assisted living facility and one mixed use (amenities and apartments) facility in an area described as 5.22 Acres out of the LHW Johnson Abstract, more commonly known as 2032 S US Highway 281, Lampasas Texas Lampasas County. The motion was seconded by Board member Sibberson and with a unanimous vote, the motion carried. (McCauley absent)

- VII.** 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

City Secretary, Kayleigh Stanley, notified the Board of the State requirement for signage to be posted for all proposed zoning changes. In addition, we will be presenting an ordinance amendment to allow for alternates for this Board.

- VIII.** Adjourn

With all business resolved, the meeting adjourned at 6:27PM.

Passed and approved this ____ day of _____ 2026

Marisa Canales, Commission Chair

ATTEST:

Kayleigh Stanley, City Secretary

APPLICATION

ANTICIPATED MEETING DATES: P&Z: 6-4-2026 City Council 6-25-2026

- 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

Preliminary Plat

Name of Subdivision or Project: Saddle Ridge

Physical Location of Property: County Road 4006 Approximately 450' south of intersection with County Road 4004

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds 12.73 acres of land out of the James Easley Survey, Abstract No. 185, Lampasas County, Texas and being all of the same called 12.74 acre tract of land described as TRACT ONE by a deed to TODD SCOTT, recorded in Document No. 209673, Deed Records of Lampasas County, Texas (DRLC)
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 12.73 Existing Zoning: MF-2 Proposed Zoning: MF-2

Applicant / Owner's Name: _____

Contact Person: Todd Scott Title: _____

Company Name: _____

Street/Mailing Address: 1955 Connelle St City: Belton State: Texas Zip: 76513

Phone: 254-542-4548 Email Address: todd@rileyscotthomes.com

Engineer / Representative's Name: _____

Contact Person: Luke Herring Title: _____

Company Name: Republic Engineering & Development Services

Street/Mailing Address: 6305 Pat Cole Rd City: Temple State: Texas Zip: 76502

Phone: 361-739-2662 Email Address: luke@republiceds.com

Nature of Request/Proposed Use of the Property: Residential Subdivision

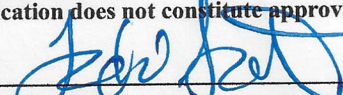
SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).

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.

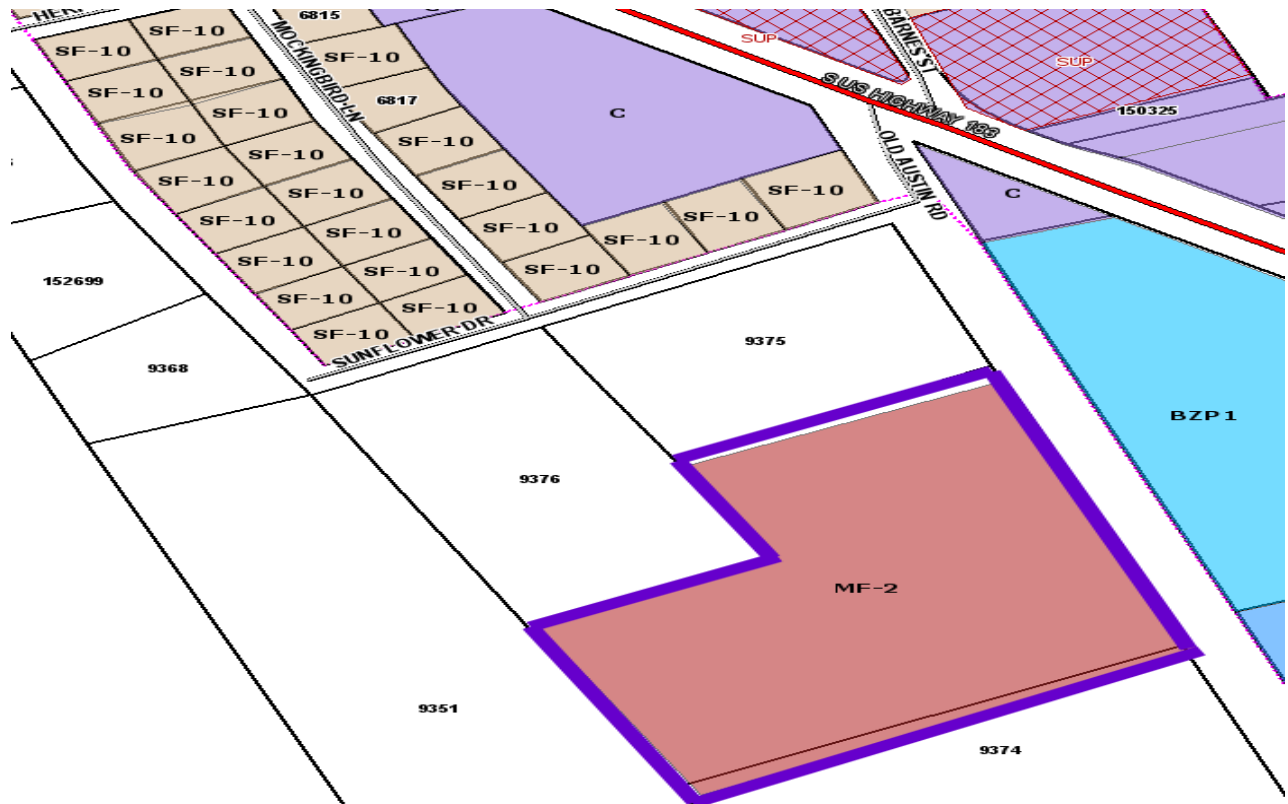
I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

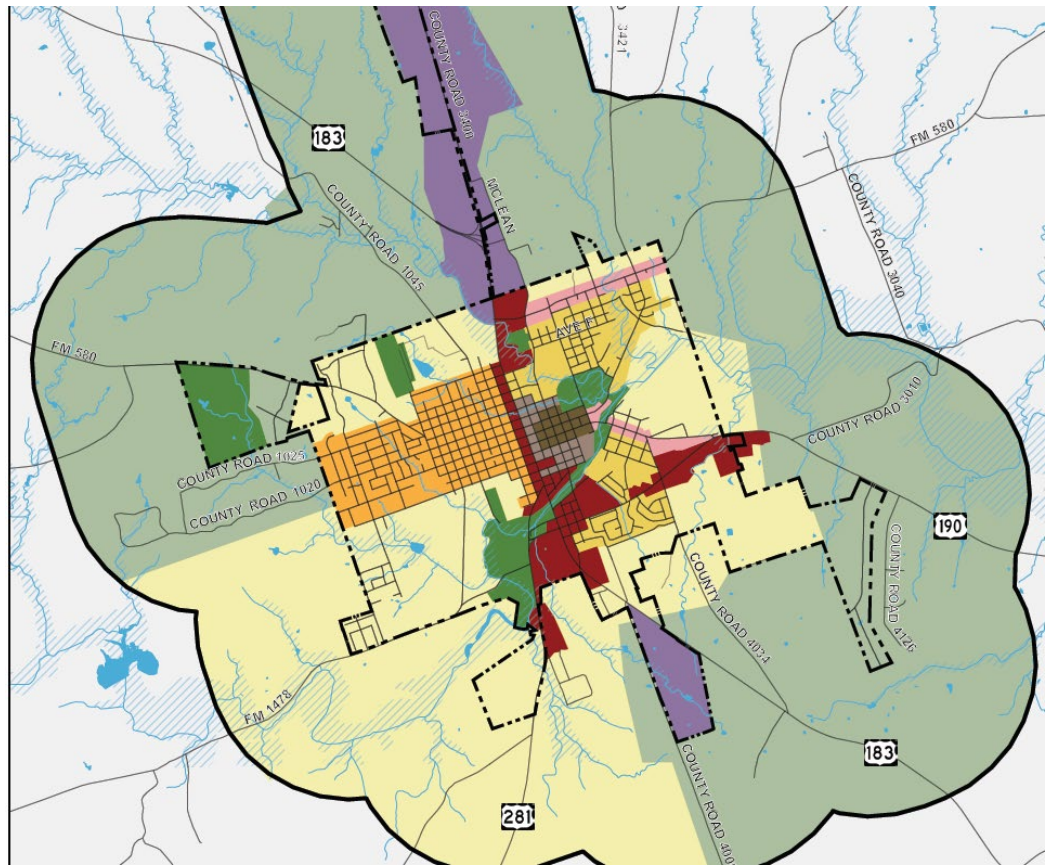
Signed:  Title: President Date: 4/21/26

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
















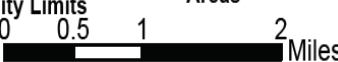


**City of Lampasas
Staff Report (Saddle Ridge)
Planning and Zoning Board**

- Subject Property** The property is described as 12.73 acres out of and a part of the James Easley survey abstract 185, Lampasas Texas Lampasas County.
- Summary** Todd Scott, property owner, is asking the Commission to consider approval of the Preliminary Plat of the Saddle Ridge Subdivision. The property is described as 12.73 acres out of and a part of the James Easley survey abstract 185, Lampasas Texas Lampasas County.
- Characteristics** The area is characterized as Rural Estate. The property is surrounded by Business Park - BZP3, Single Family Residential- 10,000 and Commercial.





LEGEND

	Parks and Open Space		Suburban Mixed-Use		Watercourses		Lampasas ETJ
	Rural Estate		Corridor Commercial		Water Bodies		Non-Lampasas Areas
	Suburban Residential		Employment Mixed-Use		Floodzone		N
	Traditional Residential		Downtown Transitional		Lampasas City Limits		0 0.5 1 2 Miles
	Urban Residential		Downtown Core				

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 five (5) 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 have been received.

Attachments

Rezone Application, Plat, Map and Pictures

**SADDLE RIDGE
12.73 ACRES
LAMPASAS COUNTY, TEXAS**

BEING 12.73 acres of land out of the James Easley Survey, Abstract No. 185, Lampasas County, Texas, and being all of that same called 12.74 acre tract of land described as TRACT ONE by a deed to TODD SCOTT, recorded in Document No. 209673, Deed Records of Lampasas County, Texas (DRLC), and being more particularly described by metes and bounds as follows:

BEGINNING at a capped iron rod found in the west right-of-way line of County Road 4006, for the most northeasterly corner of said TRACT ONE and for the southeast corner of a called 5.58 acre tract of land described by a deed to the FAITH LUTHERAN CHURCH, recorded in Volume 515, Page 770, DRLC, for the northeast corner of this tract;

THENCE with the west right-of-way line of said County Road and with the east boundary line of said TRACT ONE, for the following courses:

1. S 21°47'19" E, 541.67 feet (*deed: S 21°51'25" E, 541.40'*), to a capped iron rod found;
2. S 21°23'31" E, 266.15 feet (*deed: S 21°15'40" E, 266.28'*), to a capped iron rod found for the southeast corner of said TRACT ONE and for the northeast corner of the remainder of a called 51.33 acre tract of land described by a deed to CHARLES DAVID LOVE & THE DAVID AND KAREN LIVING TRUST, recorded in Volume 550, Page 125, DRLC;

THENCE S 68°44'56' W, 834.90 feet (*deed: S 68°44'20" W, 835.02'*), with the south boundary line of said TRACT ONE and with the north boundary line of said remaining 51.33 acre tract, to a capped iron rod found for the southwest corner of said TRACT ONE and for the northwest corner of said remaining 51.33 acre tract and being in the east boundary line of a called 277.50 acre tract of land described by a deed to AMY W. CAMPBELL COLE, recorded in Document No. 203735-38, DRLC;

THENCE with the west boundary line of said TRACT ONE and along the east boundary line of said 277.50 acre tract, for the following courses:

1. N 28°51'08' W, 59.38 feet (*deed: N 28°53'52" W, 59.48'*), to a capped iron rod found;
2. N 28°10'25' W, 349.74 feet (*deed: N 28°09'01" W, 349.43'*), to a cotton spindle found;
3. N 27°39'44' W, 699.23 feet (*deed: N 27°40'12" W, 699.48'*), to a cotton spindle found for the most northwesterly corner of said TRACT ONE and being in the south right-of-way line of County Road 4004;

THENCE N 62°21'59' E, 9.30 feet (*deed: N 62°18'25" E, 9.38'*), with the common boundary line of said TRACT ONE and said south right-of-way line, to a capped iron rod found for the northwest corner of a called 5.94 acre tract of land described by a deed to PAUL HENRY CRAMER, recorded in Volume 506, Page 651, DRLC;

THENCE with the common boundary line of said TRACT ONE and said 5.94 acre tract, for the following courses:

1. S 27°38'28" E, 700.04 feet (*deed: S 27°37'43" E, 700.00'*), to a capped iron rod found for the southwest corner of said 5.94 acre tract;
2. N 62°15'57" E, 379.10 feet (*deed: N 62°16'20" E, 379.30'*), to a 3/8 inch iron rod found for the southeast corner of said 5.94 acre tract;
3. N 29°08'32" W, 299.81 feet (*deed: N 29°08'43" W, 299.88'*), to a capped iron rod found for the southwest corner of said 5.58 acre church tract;

THENCE N 62°09'27' E, 538.14 feet (*deed: N 62°10'14" E, 538.11'*), with the common boundary line of said TRACT ONE and said 5.58 acre church tract, to the **POINT OF BEGINNING** and containing 12.73 acres of land.

NOTES:

The bearings recited herein are grid bearings derived from GPS observations based on the NAD 1983 (2011 datum) State Plane Coordinate System, Texas Central Zone (4203). All distances are horizontal surface distances. CSF = 1.0001667.

Luther E. Frobish 04/15/2026
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



PRELIMINARY PLAT SADDLE RIDGE TO THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF LAMPASAS

KNOW ALL MEN BY THESE PRESENTS, that TODD SCOTT, being the owner of the land shown on this plat designated as **SADDLE RIDGE**, a 12.73 acre tract of land out of the James Easley Survey, Abstract No. 185, Lampasas County, Texas, and being all of that same called 12.74 acre tract of land described as TRACT ONE by a deed to said owner, recorded in Document No. 209673, Deed Records of Lampasas County, Texas, do hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

By: _____
Todd Scott, Owner
1855 Connelle Street
Belton, Texas 76513

CITY OF LAMPASAS

On the ___ day of _____, 2026, this plat considered by the Development Services Department of the City of Lampasas, Texas as delegated by the City Council, and is hereby administratively approved by the City Manager, the Director of Development Services, or other City Manager Designee.

Signed: _____ Attest: _____

Title: _____

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, registered professional land surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frobish
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200

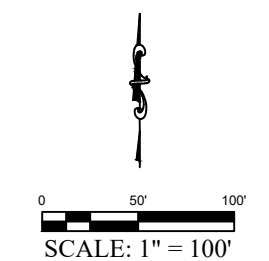
06/24/2026

**DO NOT RECORD
PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY**

1ST VERSION DATE PRINTED: 04/15/2026
2ND VERSION DATE PRINTED: 06/23/2026

PROJECT SPECS:

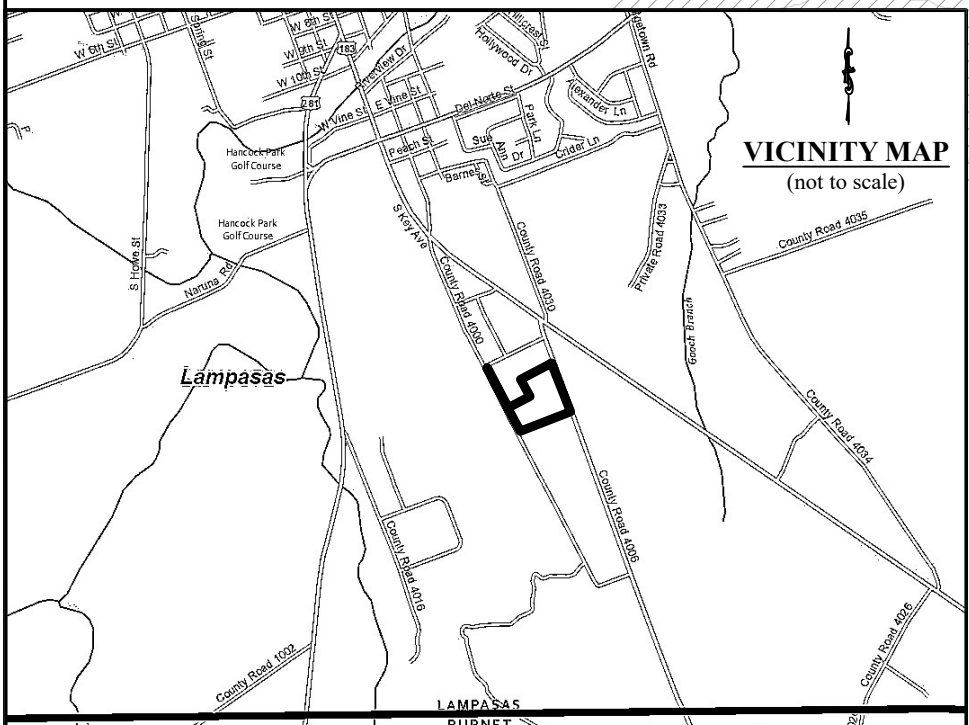
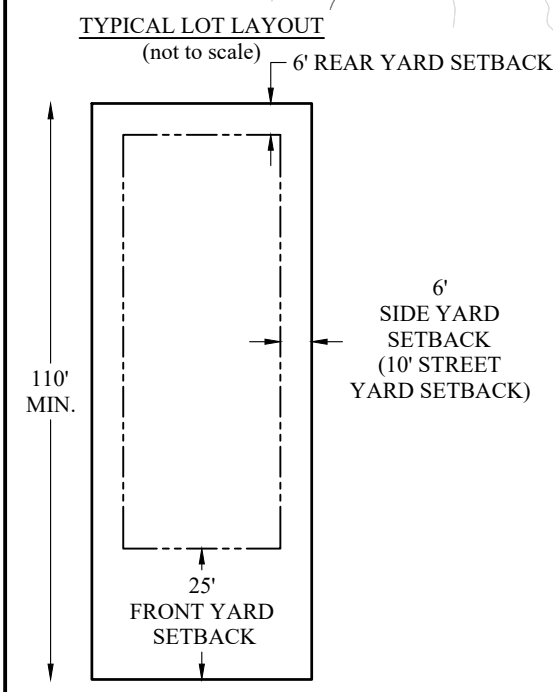
TOTAL PHASES	1
TOTAL BLOCKS	3
TOTAL LOTS	70
TOTAL ACREAGE	12.73



OWNER/DEVELOPER:
Todd Scott
1955 Connelle Street
Belton, TX 76513

ENGINEER:
Republic Engineering &
Development Services
P.O. Box 1146
Bellville, TX 77418

SURVEYOR:
Frobish Land Surveying, LLC
P.O. Box 1411
Belton, TX 76513



NOTES:

- The bearings recited hereon are grid bearings derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. All distances are horizontal surface distances. The Combined Scale Factor (CSF) = 1.0001667.
- A portion of this tract is shown to be within *Zone A* (100-Year Flood Zone), per FEMA's Flood Insurance Rate Map (FIRM) panel for Lampasas County, Texas, panel number 4808990225B, effective 01/02/1991. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- This survey was performed with the benefit of a title commitment provided by Independence Title, as an agent for Title Resources Guaranty Company, GF No. 2537934-LAM, effective date of December 11, 2025. Any easements, rights-of-way, building setback lines, restrictions, encumbrances, etc. not listed in said title commitment or in the deed of record or observed on the ground are not shown hereon.
- Building setback lines shall be as follows: 25' front yard, 6' side yard, 10' street side yard, 6' back yard.
- Drainage easements shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
- Contours shown hereon are in two-foot intervals.
- Field notes accompany this plat.
- Lot 8 Block 3 is to remain an emergency access easement until a connection is provided from Eula Lane to County Road 4006.
- Lot 1X and 2X are to be owned and maintained by an HOA/POA.
- Detention Pond shall be maintained by an HOA/POA.

LEGEND:

- D.E. = DRAINAGE EASEMENT
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- = CAPPED IRON ROD FOUND (unless otherwise noted)