

**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, MAY 7, 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, May 7, 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 April 2, 2026.

PUBLIC HEARING

- III. 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.

REGULAR SESSION

- IV. 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.
- 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 1st day of May 2026 at 10:00AM .

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, APRIL 2, 2026
6:00 P.M.**

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

P&Z Members Present:

Zach Carnley
Janet Logan
John-David Rott

City Staff Present:

Erin Harrison, Interim City Manager
Kayleigh Stanley, City Secretary
Johnna Vessey, Permit Technician
Stephen Sewell, Public Works Director
Jameson Varnado, Police Officer

P&Z Members Absent:

Zachary Taylor
Maris Canales
Bob McCauley

REGULAR SESSION

I. Call to order

Board member Sibberson 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 Logan and with a unanimous vote, the motion carried. (Canales, Taylor and McCauley absent)

PUBLIC HEARING

III. Public hearing to receive citizen comments regarding a request for a Preliminary Plat of Northington Creek Estates, a replat of 79.917 acres out of and a part of the John Burleson survey abstract 42, Lampasas Texas Lampasas County.

Kayleigh Stanley, City Secretary presented the commission with:

Tri-Cru Ventures, LLC is asking the Commission to consider approval of the Preliminary Plat of Northington Creek Estates. The property is described as 79.917 acres out of and a part of the John Burleson survey abstract 42, Lampasas Texas Lampasas County.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed fifty-six (56) notices to property owners within 200 feet of the applicant's property, as of the date of this report seventeen (17) letters in favor or in opposition have been received.

Prior to a permit being issued, the City would require:

- 1. No work shall occur in the TxDOT rights-of-way until a permit has been issued.*
- 2. Provide the LOMA-F to the city prior to building permits being issued for Lots*

- 40 and 41, Blk 1, and Lots 123, 124, 125, and 152 Blk 2.
3. Prior to any work occurring within the designated floodplain, applicant shall obtain a floodplain development permit from the city's designated floodplain administrator.
 4. TXDOT approved TIA plans
 5. SWPPP (Storm Water Pollution Prevention Plan) from TCEQ

Public Testimony from citizens within 200 ft of property was presented as follows:

Betsy Kemp

- *Oppose New Development*
- *Density concerns*
- *Infrastructure concerns*
- *Environmental concerns*
- *Drainage concerns*
- *Water, Sewer & Electrical needs, strain on infrastructure*
- *Cost to taxpayers*
- *Increase to traffic on 4th Street*

Mike Richardson-

- *Drainage easement*
- *Quality of life*
- *Concerns with Bureau Veritas completing the Civil Plan Review instead of the City engineer*

Dave Matthews

- *Drainage*
- *Traffic*

Frank Ellett

- *Drainage Plan*
- *Detention/Retention Ponds*

Surveyor, BJ Little, stated they are not seeking any assistance from the City regarding this Development and they are not dumping any additional water on their neighbors. In addition, stated the Engineer is on the line for 10 years post completion to guarantee it has been built to plan and properly.

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 Northington Creek Estates, a replat of 79.917 acres out of and a part of the John Burleson survey abstract 42, Lampasas Texas Lampasas County.

Board member Sibberson moved to approve the request for the Preliminary Plat of Northington Creek Estates, a replat of 79.917 acres out of and a part of the John Burleson survey abstract 42, Lampasas Texas Lampasas County. The motion died for lack of a second.

Board member Carnley moved to deny the request for the Preliminary Plat of Northington Creek Estates, a replat of 79.917 acres out of and a part of the John Burleson survey abstract

42, Lampasas Texas Lampasas County. The motion died for lack of a second.

Board member Carnley discussed his reasoning for denial being his concerns with drainage and lack of attention from the surveyors.

Board member Rott made a motion to approve with the modification that City Engineers will review the Civil Plans. The motion was seconded by Board member Logan and with a unanimous vote, the motion carried. (Canales, Taylor and McCauley absent)

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as 2.966 acres of the James Easley Survey abstract 0185, more specifically known as 2200 S US Highway 281 Lampasas Texas Lampasas County to allow for a smoke shop.

Kayleigh Stanley, City Secretary, presented the commission with:

Muhammad Farooq Memon, property owner, is asking the Commission to consider a request for a Specific Use Permit for property described as 2.966 acres of the James Easley Survey abstract 0185, more specifically known as 2200 S US Highway 281 Lampasas Texas Lampasas County to allow for a smoke shop.

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed six (6) 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.

With no additional comment, the public hearing was closed.

REGULAR SESSION

- VI. Discussion and possible action to consider a request for a Specific Use Permit for property described as 2.966 acres of the James Easley Survey abstract 0185, more specifically known as 2200 S US Highway 281 Lampasas Texas Lampasas County to allow for a smoke shop.

Board member Carnley moved to approve the request for a Specific Use Permit for property described as 2.966 acres of the James Easley Survey abstract 0185, more specifically known as 2200 S US Highway 281 Lampasas Texas Lampasas County to allow for a smoke shop. The motion was seconded by Board member Logan and with a unanimous vote, the motion carried. (Canales, Taylor and 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

N/A

- VIII. Adjourn



ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: _____ City Council _____

- 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

Name of Subdivision or Project: Lampasas Independent Living, Marvin W, Dubose, ET UX General Warranty Deed
Physical Location of Property: 032 S. US Highway 281, Lampasas, Texas 76550

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

Brief Legal Description of Property (must also attach accurate metes and bounds Current property houses an existing Assisted Living Facility. The goal is to add independent living to work in conjunction with assisted living.

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 5.22 Existing Zoning: Assisted Living Proposed Zoning: Per City of Lampasas direction

Applicant / Owner's Name: Lampasas 2 Investment, LLC
Contact Person: Hitesh Patel Title: _____
Company Name: Lampasas 2 Investment, LLC
Street/Mailing Address: 2501 East Hebron Way, Suite 100C City: Carrollton State: Texas Zip: 75010
Phone: (866)304-6801 Email Address: hitesh@silvercaremanagement.com

Engineer / Representative's Name: DFD Architects, Inc.
Contact Person: Will Davies/Jeremy Dillon Title: President/Project Manager
Company Name: DFD Architects, Inc.
Street/Mailing Address: 305 W. Willis St., Suite 101 City: Leander State: Texas Zip: 78641 Phone: (512)259-4175 Email Address: wdavies@dfdarch.com / jdillon@dfdarch.com

Nature of Request/Proposed Use of the Property: To add independent living to the property as discussed with the city since 2022.

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: Will Stanley Title: President Date: April 6, 2026

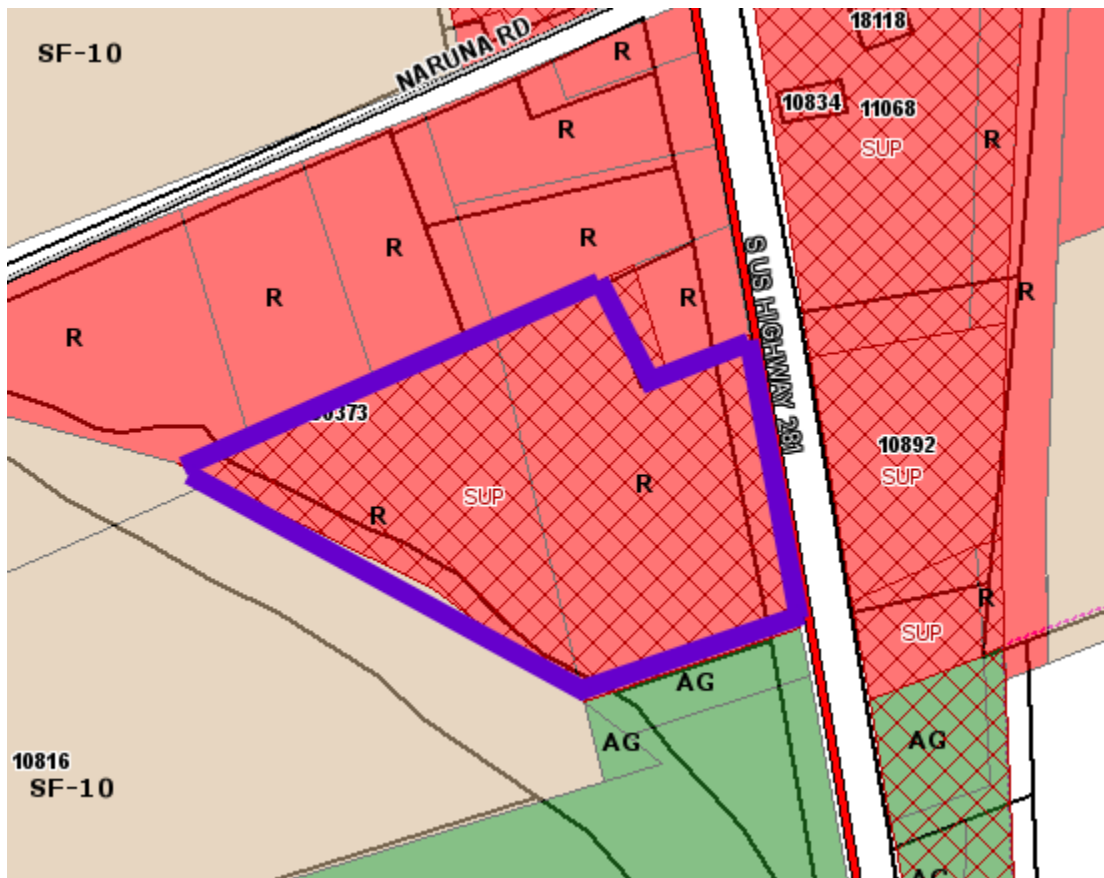
City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 kstanley@cityoflampasas.com

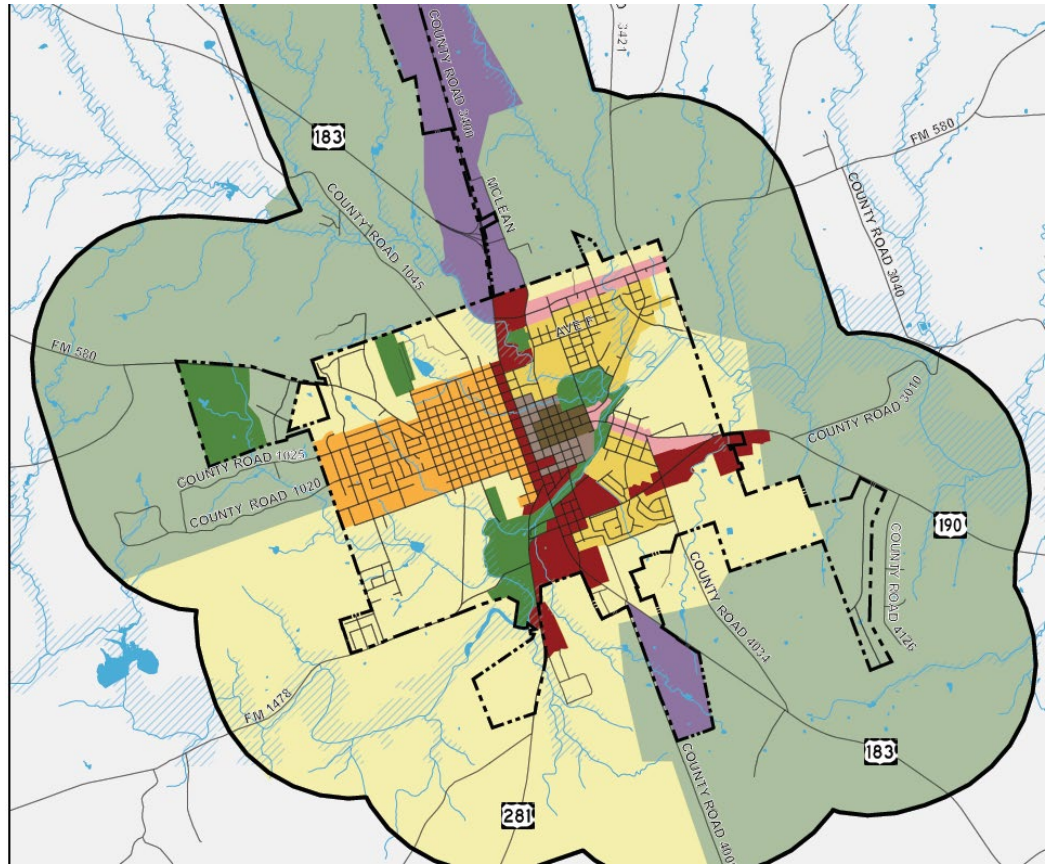
City of Lampasas Staff Report (L2I) Planning and Zoning Board

Subject Property The property is described as 5.22 Acres out of the LHW Johnson Abstract, more commonly known as 2032 S US Highway 281, Lampasas Texas Lampasas County.

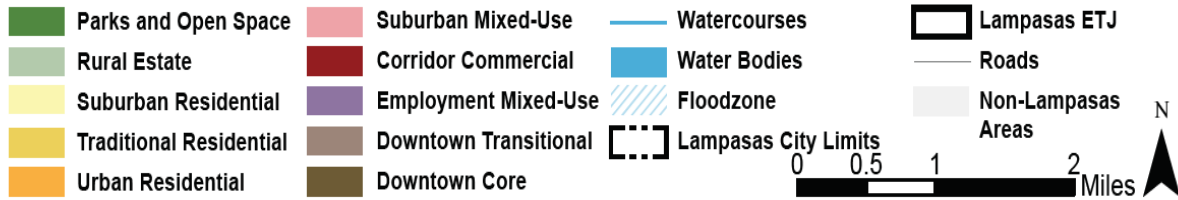
Summary Lampasas 2 Investments, LLC, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Retail “R” with a Specific Use Permit “SUP” to allow for an assisted living facility to Retail “R” with a Planned Development “PD”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

Characteristics The area is characterized as retail. The property is surrounded by single family homes, AG and retail properties.





LEGEND



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 ten (10) 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

Rezoning Application, Plat, Map and Pictures