

**NOTICE OF MEETING
OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
TUESDAY, JULY 19, 2022
6:00 P.M.**

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment of the City of Lampasas, Texas, at 6:00 p.m. on Tuesday, July 19, 2022 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas. The Zoning Board of Adjustment reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

REGULAR SESSION

- I. Call to Order
- II. Discussion and possible action regarding the approval of the minutes dated June 21, 2022.

PUBLIC HEARING

- III. Public Hearing to consider a variance to the Single Family Residential-6 "SF-6" Zoning for property described as pt. of Lot 2, Block 30, Matthews and Wilkes Addition, proximity of Standifer and Northington for a reduction in lot depth from 110' to 105' and reduction in width from 55' to 45'

REGULAR SESSION

- IV. Discussion and possible action to consider granting a variance to the Single Family Residential-6 "SF-6" Zoning for property described as pt. of Lot 2, Block 30, Matthews and Wilkes Addition, proximity of Standifer and Northington for a reduction in lot depth from 110' to 105' and reduction in width from 55' to 45'

PUBLIC HEARING

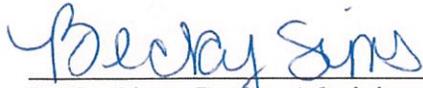
- V. Public Hearing to consider a variance to the Single Family Residential-10- "SF-10" Zoning for property described as Block 76, Lots 5R, 6R and 7R, Lampasas Springs Addition, 200 block of North Summer Street for a reduction in front yard set back from 25 feet to 10 feet on all three lots.

REGULAR SESSION

- VI. Discussion and possible action to consider granting a variance to the Single Family Residential-10- "SF-10" Zoning for property described as Block 76, Lots 5R, 6R and 7R, Lampasas Springs Addition, 200 block of North Summer Street for a reduction in front yard set back from 25 feet to 10 feet on all three lots.

V. Adjourn

I, Becky Sims, Zoning Administrator/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 13 day of July 2022 at 6:05pm



Becky Sims
Becky Sims, Zoning Administrator/City Secretary

**MINUTES OF MEETING
OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
TUESDAY, JUNE 21, 2022
6:00 P.M.**

The Zoning Board of Adjustment of the City of Lampasas met in regular session on the above date with Co-Chair Butts presiding.

ZBA Members Present
Jack Harrell
Danielle Shepard
Bob Caughron
Charley Kennington

ZBA Members Absent
Jason Hamilton

Staff Present
Becky Sims, City Secretary/Zoning Administrator
Lupe Charping, Administrative Assistant/Permit Technician
Frank Ellett, Building Official

REGULAR SESSION

I. Call to Order

Co-Chair Butts called the meeting to order at 6:00 pm

II. Discussion and possible action regarding the approval of the minutes dated May 17, 2022.

Board member Caughron moved to approve the minutes, Board member Kennington seconded the motion and with a unanimous vote, the motion carried. (Hamilton absent)

PUBLIC HEARING

III. Public Hearing to consider a variance to the Single Family Residential-6 "SF-6" Zoning for property generally located at 304 E. 7th Street, Lampasas Texas, Lampasas County; specifically, Lot 5, Block 58, being 0.176 acres of the AH Barnes Addition for a reduction in lot size from 6,000 sq ft to 3,200 sq ft and a reduction in depth from 110' to 50.03'

Mr. Butts opened the public hearing for discussion.

Becky Sims, City Secretary/Zoning Administrator advised of the following:

- *Luis Ramon Canada, Owner, is asking that the City's Zoning Board of Adjustment to grant a variance(s) to the City's Zoning Ordinance; specifically, Single Family Residential-6 "SF-6" as follows:*
 - *Reduction in lot size from 6,000 sq ft to 3,200 sq ft.*
 - *Reduction in depth from 110' to 50.03'*
- *The property is currently zoned Retail. The area surrounding the property is Retail. If the variance is approved the property owner will go before the Planning Commission for consideration to a change in zoning and for plat approval.*
- *The property owner is wanting to replat Lot 5, 0.176 into two lots and build a new home on the corner of 7th and Main Street.*
- *All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of twenty-four (24) notices to property owners within 200 feet of the applicant's*

property. At the time of preparing this report, the City has received no letters in favor or in protest of the request.

Per Section 9.4 Authority of Board.

The Board of Adjustment may authorize a variance, providing the variance is not contrary to public interest, and due to special conditions, the literal enforcement of the regulation would result in unnecessary hardship; and so that the spirit of the Regulation is observed and substantial justice is done.

Findings of Undue Hardship (9.6-D) - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:

- *That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and*
- *That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and*
- *That the relief sought will not injure the permitted use of adjacent conforming property; and*
- *That the granting of a variance will be in harmony with the spirit and purpose of these regulations.*

(9.6 E) A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.

It is Staff's recommendation to deny request by finding the request does not meet the requirements of 9.6 D Findings of Undue Hardship and 9.6 E based on the significant size reduction in lot size and lot depth; which would result in self-imposed hardship

REGULAR SESSION

- IV. Discussion and possible action to consider granting a variance to the Single Family Residential-6 "SF-6" Zoning for property generally located at 304 E. 7th Street, Lampasas Texas, Lampasas County; specifically, Lot 5, Block 58, being 0.176 acres of the AH Barnes Addition for a reduction in lot size from 6,000 sq ft to 3,200 sq ft and a reduction in depth from 110' to 50.03'

Board member Shepard moved to deny the variance request to the Single Family Residential-6 "SF-6" Zoning for property generally located at 304 E. 7th Street, Lampasas Texas, Lampasas County; specifically, Lot 5, Block 58, being 0.176 acres of the AH Barnes Addition for a reduction in lot size from 6,000 sq ft to 3,200 sq ft and a reduction in depth from 110' to 50.03' due to request not meeting requirements of 9.6 D Findings of Undue Hardship and 9.6 E based on the significant size reduction in lot size and lot depth would result in self-imposed hardship, the motion was seconded by Board member Kennington and with a unanimous vote, the motion carried. (Hamilton absent)

- V. Adjourn- Business concluded and meeting was adjourned at 6:20 pm.

PASSED AND APPROVED this _____ day of _____, 2022.

Brandon Butts, Co-Chairman

ATTEST:

Becky Sims, Zoning Administrator/City Secretary

NOTICE OF PUBLIC HEARINGS
OF THE ZONING BOARD OF ADJUSTMENT

Notice is hereby given that the Zoning Board of Adjustment of the City of Lampasas, Texas under Sections 9.6 of the City of Lampasas Zoning Ordinance, will hold the following Public Hearings in the Calvert Municipal Building, City Council Chambers of the City of Lampasas, Texas located at 302 E Third Street, at 6:00 p.m. on Tuesday, July 19, 2022

To consider granting a variance to the Single Family Residential-6 “SF-6” Zoning for property described as pt. of Lot 2, Block 30, Matthews and Wilkes Addition, proximity of Standifer and Northington.

- *Reduction in depth from 110’ to 105’*
- *Reduction in width from 50’ to 45’ (modification after notice)*

To consider granting a variance to the Single Family Residential-10- “SF-10” Zoning for property described as Block 76, Lots 5R, 6R and 7R, Lampasas Springs Addition, 200 block of North Summer Street.

- *Reduction in front yard set back from 25 feet to 10 feet for all 3 lots.*

All persons interested in the above referenced request are invited to attend the public hearing and to provide their comments at that time. Comments may also be submitted in writing to the City Secretary’s office prior to noon Tuesday, July 19, 2022 at the following address: 312 East Third Street, Lampasas Texas 76550. For additional information, please contact Becky Sims, City Secretary, at (512) 556-6831 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

I, Becky Sims, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Public Hearing 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 13 day of July 2022 at 6:05pm

City of Lampasas
Zoning Board of Adjustment
Staff Report (Johnson)

Subject Property	The property is described as Part of Lot 2, Block 30 Matthews & Wilkes Addition, Northington Street Lampasas, Texas Lampasas County
Request	Daniel K Johnson, <u>Owner</u> , is asking that the City’s Zoning Board of Adjustment to grant a variance(s) to the City’s Zoning Ordinance; specifically, Single Family Residential-6 “SF-6” as follows: <ul style="list-style-type: none">➤ Reduction in depth from 110’ to 105’➤ Reduction in width from 50’ to 45’
Current Zoning	The property is currently zoned Single Family Residential-6 “SF-6”. The area surrounding the property IS Single Family Residential-6 “SF-6”.
Character	The lot is irregular, it requires a variance to the width and depth to make it buildable. The lot does comply with the 25 ft front yard set back and 6 ft side & rear set back.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of seventeen (17) notices to property owners within 200 feet of the applicant’s property. At the time of preparing this report, the City has received one letter in favor of the request and none in protest.
Consideration	<p>Per Section 9.4 Authority of Board. The Board of Adjustment may authorize a variance, <i>providing the variance is not contrary to public interest, and due to special conditions, the literal enforcement of the regulation would result in unnecessary hardship</i>; and so that the spirit of the Regulation is observed and substantial justice is done.</p> <p><i>Findings of Undue Hardship (9.6-D) - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:</i></p> <ul style="list-style-type: none">• <i>That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and</i>• <i>That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and</i>• <i>That the relief sought will not injure the permitted use of adjacent conforming property; and</i>• <i>That the granting of a variance will be in harmony with the spirit and purpose of these regulations.</i> <p><i>(9.6 E) A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.</i></p>

Recommendation

If the Board finds all conditions of Section 9.6, Variances A - C., are met, a concurring vote of four members is required to grant the variance.

If the Board finds all conditions of Section 9.6, Variances A - C, are not met, a motion may be made to deny the variance.

GOODSON SURVEYORS

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
 411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76750
 512-556-6885 FAX 512-556-6261 JMG@GSDSURV.COM
 TDRS FIRN REGISTRATION NO. 10068100
 A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS



**GAMEL ADDITION A MINOR PLAT
 BEING ALL OF TWO TRACTS OF LAND & PART OF
 LOT 2, BLOCK 30 OF MATHEW AND WILKES ADDITION,
 AS RECORDED IN CABINET 1, SLIDE 15, OF THE
 PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, IN
 THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.**

Field Notes
 BEING 0.49-Acres, more or less, being all of that called 0.25-Acre tract of land described in a deed to Daniel K. Johnson as recorded in Vol. 596 Pg. 317, of the Deed Records of Lampasas County, Texas, and all of that called 0.24-Acre tract of land described in Vol. 592 Pg. 419 of said deed records, and Lot 2 of Block 30 of MatheW and Wilkes Addition, as recorded in Plat Records of Lampasas County, Texas, do in all things adopt and approve this plat.

BEING 0.11-Acres, more or less, being all of that called 0.25-Acre tract of land described in a deed to Daniel K. Johnson as recorded in Vol. 596 Pg. 317, of the Deed Records of Lampasas County, Texas, and all of that called 0.24-Acre tract of land described in Vol. 592 Pg. 419 of said deed records, and Lot 2 of Block 30 of MatheW and Wilkes Addition, as recorded in Plat Records of Lampasas County, Texas, do in all things adopt and approve this plat.

BEING 0.19-Acres, more or less, being all of that called 0.25-Acre tract of land described in a deed to Daniel K. Johnson as recorded in Vol. 596 Pg. 317, of the Deed Records of Lampasas County, Texas, and all of that called 0.24-Acre tract of land described in Vol. 592 Pg. 419 of said deed records, and Lot 2 of Block 30 of MatheW and Wilkes Addition, as recorded in Plat Records of Lampasas County, Texas, do in all things adopt and approve this plat.

BEING 0.19-Acres, more or less, being all of that called 0.25-Acre tract of land described in a deed to Daniel K. Johnson as recorded in Vol. 596 Pg. 317, of the Deed Records of Lampasas County, Texas, and all of that called 0.24-Acre tract of land described in Vol. 592 Pg. 419 of said deed records, and Lot 2 of Block 30 of MatheW and Wilkes Addition, as recorded in Plat Records of Lampasas County, Texas, do in all things adopt and approve this plat.

The State of Texas,
 County of Lampasas,
 Daniel K. Johnson,
 Owner

KNOW ALL MEN BY THESE PRESENTS, that Daniel K. Johnson, being the owner of 0.25-Acre tract of land recorded in Vol. 596 Pg. 317, of the Deed Records of Lampasas County, Texas, do in all things adopt and approve this plat.

By: _____
 Daniel K. Johnson
 Owner

The State of Texas,
 County of Lampasas

This instrument was acknowledged before me on the _____ day of _____, 2022, by Daniel K. Johnson, owner of above said property.

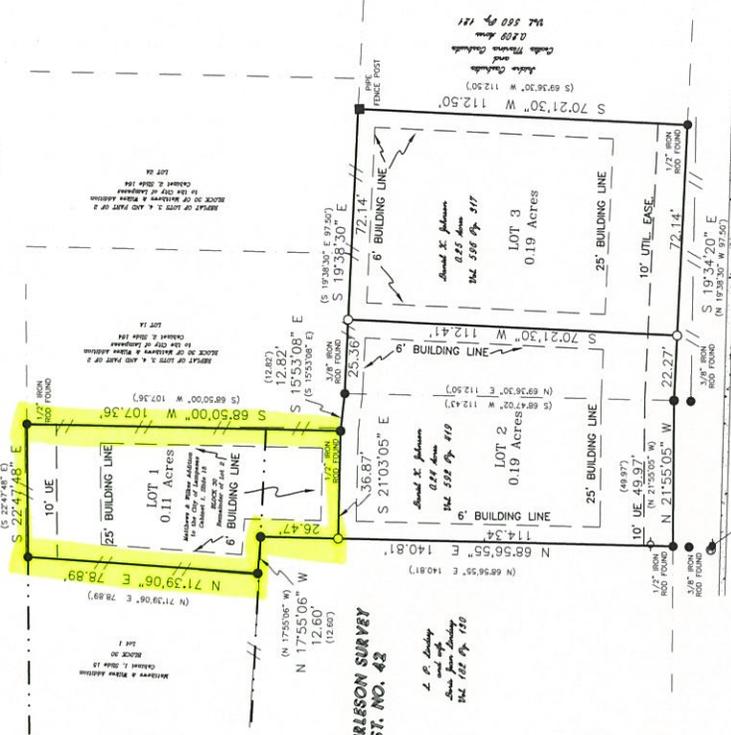
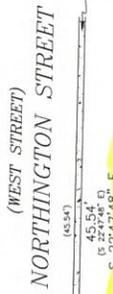
Notary Public, State of Texas

Approved this _____ day of _____, 2022, by the City of Lampasas, Texas, under authority of Section 70-102, Code of Ordinances, City of Lampasas, Texas.

Finley de Graftenried
 City Manager, City of Lampasas

Becky Sims
 Attest: City Secretary

- *NOTES*
- 1) Survey was performed without the benefit of a title commitment.
 - 2) No further search was made for easements
 - 3) Total Acreage = 0.49 Acres
 - 4) No. of Lots 3
 - 5) Use = Residential
 - 6) Owner = Owner/Developer = Daniel K. Johnson, PO BOX 1263, Lampasas TX.
 - 7) Electrical Service Provided By the City of Lampasas.
 - 8) Water Provided By the City of Lampasas.
 - 9) Sewer Services Provided By City of Lampasas.
 - 10) All Lots Lie Within The Full Purpose City Limits Of Lampasas.
 - 11) These Lots Are Subject To The Zoning And Subdivision Ordinances in Force At Time Of Plat
 - 12) All boundaries are based upon the Texas Coordinate System, NAD 83 (GCRS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations.
 - 13) 25' Building Line (BL) along the front of all lots. 6' building line along the side and rear of all lots.
 - 14) 10' Public Utility Easement (UE) along the front of all lots.



**JOHN BURLERSON SURVEY
 ABST. NO. 42**

L. P. Burlerson
 Surveyor
 Vol. 102 Pg. 150

DATE: _____
 TIME: _____

CONC. CURB & GUTTER

GameL ST.
 (Pecan Street)

CONC. CURB & GUTTER

Stamp: OFFICIAL SURVEYOR
 JERRY M. GOODSON
 LICENSE NO. 4330
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 4330
 Surveyed May 19, 2022



Field Crew = JT & CW
 Drawn By = Evan Bakley

Lampasas Central Appraisal District



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 2097

Account / Geo Number:
10220-030-002-00

Property Legal Description:
LOT: PT OF LOT 2
BLK: 30
ADDN; MATTHEWS AND WILKES

Survey / Sub Division Abstract:

Property Location:
NORTHINGTON ST
LAMPASAS TX 76550

Block:

Owner Information:
JOHNSON DANIEL K
PO BOX 1263
LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
LINDSEY DOROTHY

Deed Information:

Volume:	592
Page:	419
File Number:	189831
Deed Date:	1/13/2022

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	0.092
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	3,260
Improvement Value:	0
Property Market Value:	3,260

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)

[View Appraisal Notice](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	3,260		0	3,260
R&B	ROAD & BRIDGE	3,260		0	3,260
CLA	CITY OF LAMPASAS	3,260		0	3,260
SLA	LAMPASAS ISD M&O	3,260		0	3,260
SLAIS	LAMPASAS ISD I&S	3,260		0	3,260

* Where supporting website data is available.

[New Property Search](#)

[Go To Previous Page](#)

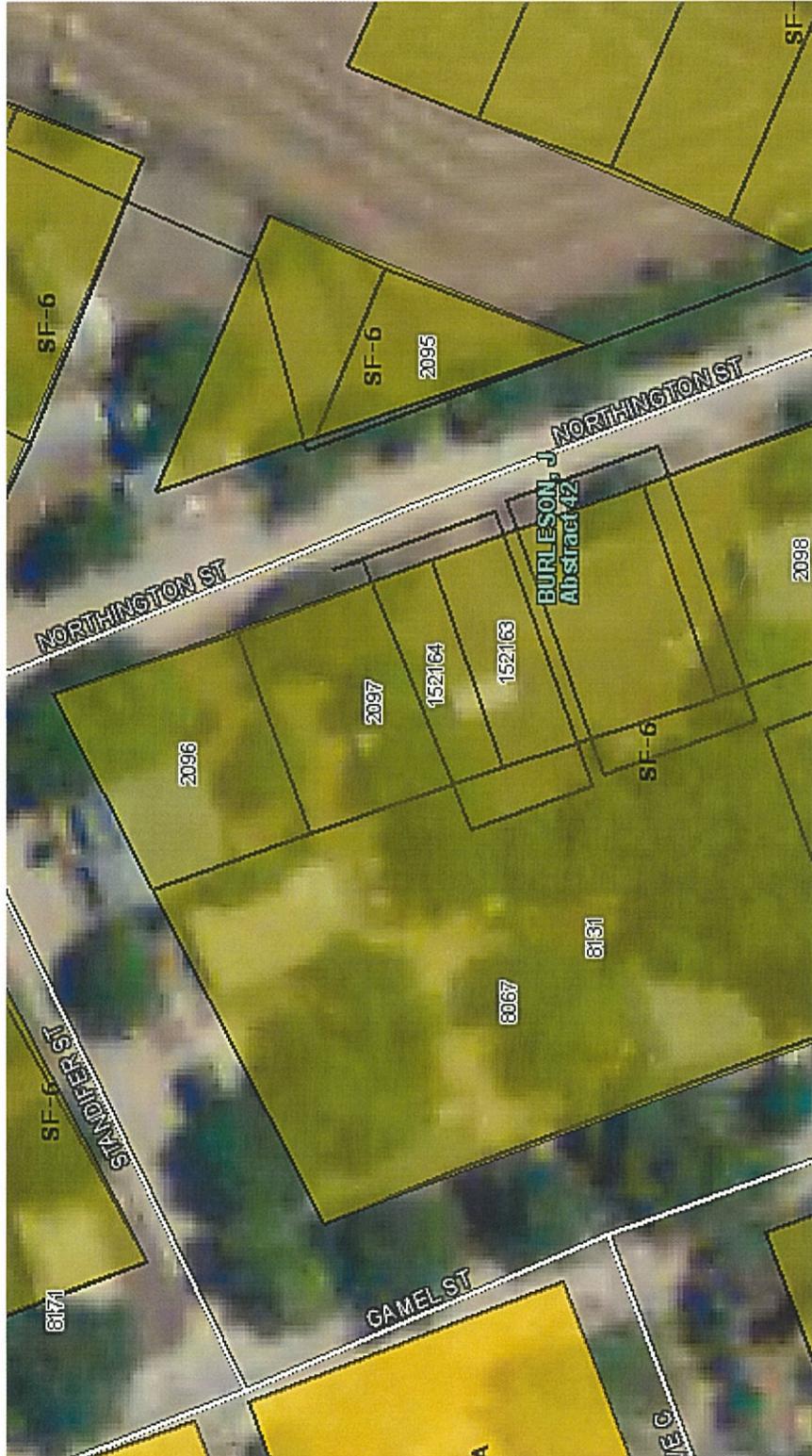
[Home](#) | [Contact Us](#) | [Location](#) | [Forms](#) | [Disclaimer](#)

Real Estate Appraisal Information is the 2022 PROPOSED Appraisal Values. © Lampasas County Appraisal District | Last Real Estate Update: 04/27/2022



©2022 Pritchard & Abbott, Inc. - All rights reserved.
Version 4.1.0

PARCEL # 2097



WRITTEN COMMENTS
(Johnson-Northington)

I own 411 Game Street, [address] in Lampasas, Texas.

At this time, I _____ (do) or (do not) plan to attend the Public Hearing noted above.

Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.

As a property owner who may be affected by the requested change, I want the Board to know that I, _____ (protest) or (approve) the requested zoning variance(s) that the Applicant has asked the Board to grant.

**Please place a check mark beside your choice above.
and/or**

Note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

- (1) _____
- (2) _____
- (3) _____

(Further information may be written on back of this sheet, if additional space is needed.)

Signed Dorothy M. Lindsey Date 7-12, 2022

Dorothy Lindsey
2200 CR 4330
Lampasas, Texas 76550

Written Form Received by City Staff on: 7-17-22, 20____ by BDM.

City of Lampasas
Zoning Board of Adjustment
Staff Report (Lancaster)

Subject Property	The property is described as the 0.824 acres of the LSC 1 st Addition; Lots 5R, 6R, and 7R, block 76 generally located in the 200 block of North Summer, Lampasas, Texas Lampasas County.
Request	Tom Lancaster Homes, Inc., <u>Owner</u> , is asking that the City’s Zoning Board of Adjustment to grant a variance(s) to the City’s Zoning Ordinance; specifically, Single Family Residential-10 “SF-10” as follows: ➤ Reduction in front yard set back from 25 ft to 10ft.
Current Zoning	The property is currently zoned Single Family Residential-10. The area surrounding the property is Single Family Residential-10 “SF-10”
Character	The property owner is planning to build three new homes on these lots. The curb sits a little over 30 feet to the property line. With the front yard set back at 25ft, the build line will sit approximately 55-60 ft from curb, the reduction in front yard set back will not adversely affect the area, the build line will be in harmony with the neighbors as shown on Exhibit.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of twenty (20) notices to property owners within 200 feet of the applicant’s property. At the time of preparing this report, the City received one letter n protest and none in favor of the request.
Consideration	Per Section 9.4 Authority of Board. The Board of Adjustment may authorize a variance, <i>providing the variance is not contrary to public interest, and due to special conditions, the literal enforcement of the regulation would result in unnecessary hardship</i> ; and so that the spirit of the Regulation is observed and substantial justice is done. <i>Findings of Undue Hardship (9.6-D) - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:</i> <ul style="list-style-type: none">• <i>That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and</i>• <i>That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and</i>• <i>That the relief sought will not injure the permitted use of adjacent conforming property; and</i>• <i>That the granting of a variance will be in harmony with the spirit and purpose of these regulations.</i> <i>(9.6 E) A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.</i>

Recommendation

If the Board finds all conditions of Section 9.6, Variances A - C., are met, a concurring vote of four members is required to grant the variance.

If the Board finds all conditions of Section 9.6, Variances A - C, are not met, a motion may be made to deny the variance.

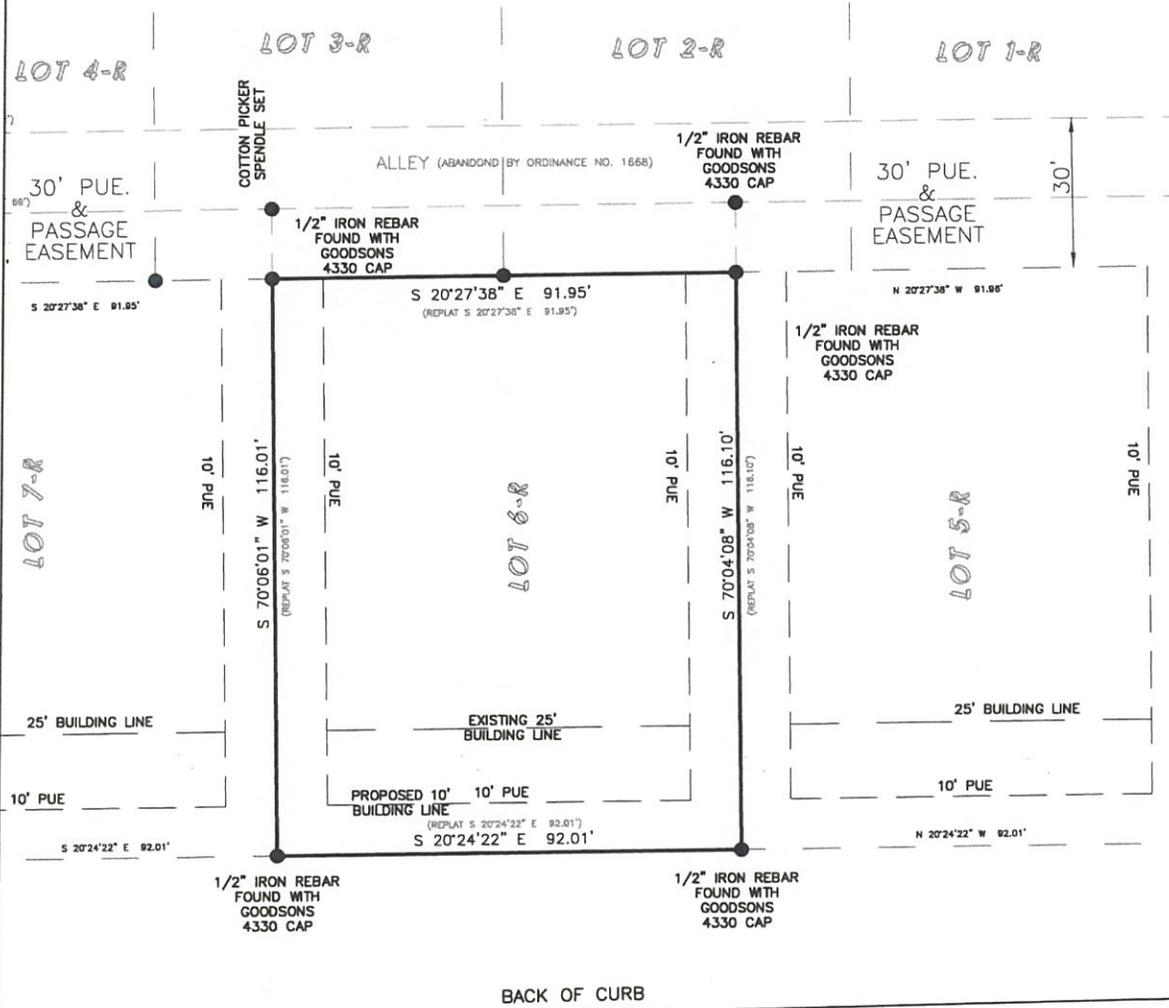


GOODSON SURVEYORS

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
 411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550
 512-556-6885 FAX 512-556-6261 jerry@texps.com
 TBPLS FIRM REGISTRATION NO. 10068100
 A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEN, TEXAS



PLAT SHOWING THE PROPOSED 10' BUILDING LINE ON LOT 6-R OF THE FINAL REPLAT OF LOT'S 1-4, BLOCK 76 OF LAMPASAS SPRINGS COMPANY, AS RECORDED IN CABINET 1, SLIDE 14, AND LOT'S 5-R, 6-R, & 7-R, OF THE FINAL REPLAT OF LOTS 5-8 OF LAMPASAS SPRINGS COMPANY FIRST, AS RECORDED IN CABINET 2 SLIDE 336-337, OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.



Asphalt Public Maintained Roadway
SUMMERS STREET

- 1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- 2) APPARENT AND VISIBLE UTILITIES WERE SHOWN ON THE MAP
- 3) NO FURTHER SEARCH WAS MADE FOR EASEMENTS
- 4) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY MIKE W. KRIEGL RPLS, SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS GRAPHIC WORK. ALL RIGHTS, COPYRIGHT RESERVED BY MIKE W. KRIEGL RPLS



Mike W. Kriegel
 Mike W. Kriegel

Registered Professional Land Surveyor No. 4330
 © Copyrights Reserved



Field Crew= EB & HG
 Drawn By= Evan Blaklye



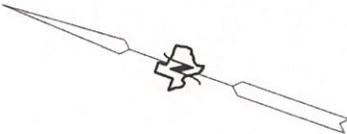
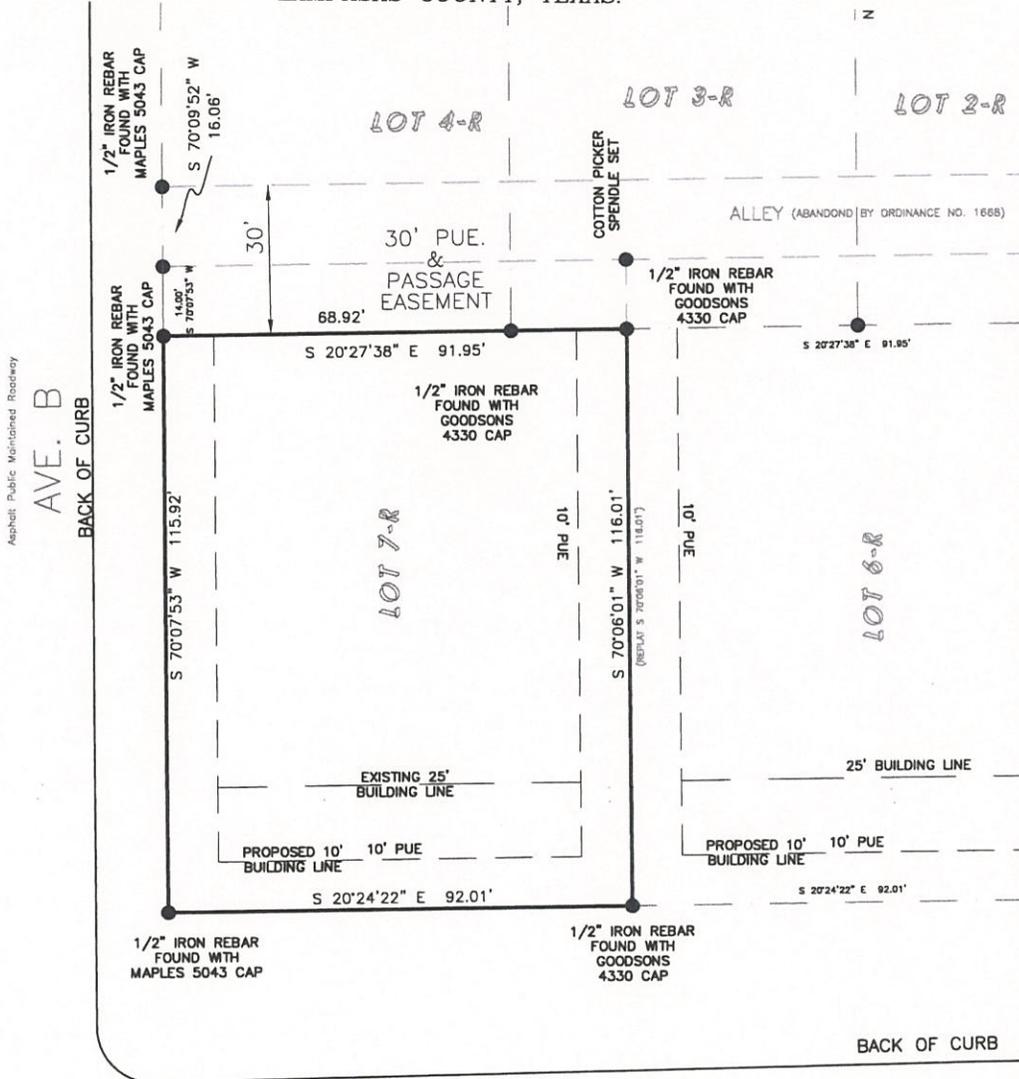


GOODSON SURVEYORS

RETAINING THE HISTORY OF JERRY M. GOODSON, SURVEYOR
 411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550
 512-556-6885 FAX 512-556-6261 jerry@texps.com
 TBPLS FIRM REGISTRATION NO. 10068100
 A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC. KILLEEN, TEXAS



PLAT SHOWING THE PROPOSED 10' BUILDING LINE ON LOT 7-R OF THE FINAL REPLAT OF LOT'S 1-4, BLOCK 76 OF LAMPASAS SPRINGS COMPANY, AS RECORDED IN CABINET 1, SLIDE 14, AND LOT'S 5-R, 6-R, & 7-R, OF THE FINAL REPLAT OF LOTS 5-8 OF LAMPASAS SPRINGS COMPANY FIRST, AS RECORDED IN CABINET 2 SLIDE 336-337, OF THE PLAT RECORDS OF LAMPASAS COUNTY, TEXAS, IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS.



- 1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- 2) APPARENT AND VISIBLE UTILITIES WERE SHOWN ON THE MAP
- 3) NO FURTHER SEARCH WAS MADE FOR EASEMENTS
- 4) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY MIKE W. KRIEGL RPLS, SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS GRAPHIC WORK. ALL RIGHTS, COPYRIGHT RESERVED BY MIKE W. KRIEGL RPLS



Mike W. Kriegel
 Mike W. Kriegel

Registered Professional Land Surveyor No. 4330
 © Copyrights Reserved



Field Crew= EB & HG
 Drawn By= Evan Blaklye



Lampasas Central Appraisal District



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 155989

Account / Geo Number:
10180-076-001-01

Property Legal Description:
LOT: 5R, 6R,7R 0.8237
BLK: 76
ADDN: L S C 1ST

Survey / Sub Division Abstract:

Property Location:
N SUMMER
LAMPASAS TX 76550

Block:

Owner Information:
TOM LANCASTER HOMES INC
2695 E HWY 190
LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
MEDINA SHEILA A & RICHARD R

Deed Information:

Volume:	586
Page:	014
File Number:	187551
Deed Date:	7/13/2021

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	0.824
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	58,130
Improvement Value:	0
Property Market Value:	58,130

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)

[View Appraisal Notice](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	58,130		0	58,130
R&B	ROAD & BRIDGE	58,130		0	58,130
CLA	CITY OF LAMPASAS	58,130		0	58,130
SLA	LAMPASAS ISD M&O	58,130		0	58,130
SLAIS	LAMPASAS ISD I&S	58,130		0	58,130

* Where supporting website data is available.

[New Property Search](#)

[Go To Previous Page](#)

[Home](#) | [Contact Us](#) | [Location](#) | [Forms](#) | [Disclaimer](#)

Real Estate Appraisal Information is the 2022 PROPOSED Appraisal Values. © Lampasas County Appraisal District | Last Real Estate Update: 04/27/2022



©2022 Pritchard & Abbott, Inc. - All rights reserved.
Version 4.1.0

Lampasas Central Appraisal District



Official Website

Hosted By Pritchard & Abbott, Inc.



Land Information

[New Property Search](#)

[Go To Previous Page](#)

Parcel ID: 155989
 Owner Name: TOM LANCASTER HOMES INC
 Account Number: 10180-076-001-01
 Situs Address: N SUMMER

Sequence 1		
Acres: N/A	Market Class: SF050	Market Value: 58,130
Land Method: SQ	Ag/Timber Class:	Ag/Timber Value: 0
Homesite Value: YES	Land Type:	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Foot Avg: N/A	Lot Depth %: N/A	Land Square Ft: 35880

Total Land Value: \$ 58,130

[New Property Search](#)

[Go To Previous Page](#)

[Home](#) | [Contact Us](#) | [Location](#) | [Forms](#) | [Disclaimer](#)

Real Estate Appraisal Information is the 2022 PROPOSED Appraisal Values. © Lampasas County Appraisal District | Last Real Estate Update: 04/27/2022



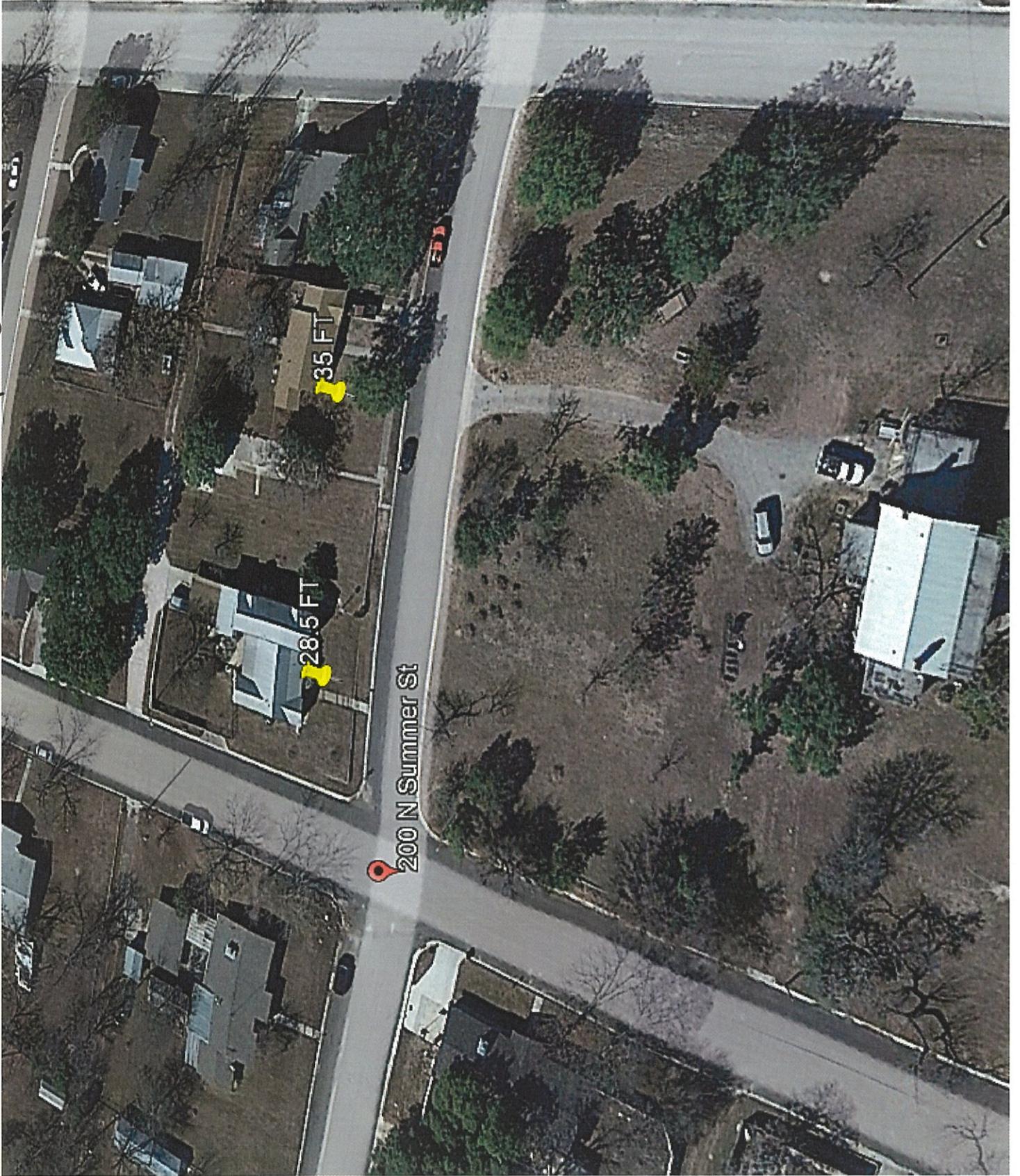
©2022 Pritchard & Abbott, Inc. - All rights reserved.







EXHIBIT



**WRITTEN COMMENTS
(Lancaster-Summer)**

I own 707 West AVE B, [address] in Lampasas, Texas.

At this time, I _____ (do) or (do not) plan to attend the Public Hearing noted above.

Be Going out of town, Reschedule and I can be there

Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.

As a property owner who may be affected by the requested change, I want the Board to know that I Daniel Yeske (protest) or _____ (approve) the requested zoning variance(s) that the Applicant has asked the Board to grant.

Please place a check mark beside your choice above.
and/or

Note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

Historic! Historic!

(1) Should Not Build there for the History of

(2) the owners in the Big white House, LAMPASAS

(3) Historic Historic Historic Historic of Lampas

How can you why do you want to change the History of Lampas TEXAS

Signed Daniel Yeske

Date 7-12-, 20 22

DANIEL YESKE
707 W AVE B
LAMPASAS, TEXAS 76550

Written Form Received by City Staff on: 7-14-22, 20 22 by BSM