

**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, NOVEMBER 15, 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, November 15, 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 July 26, 2022

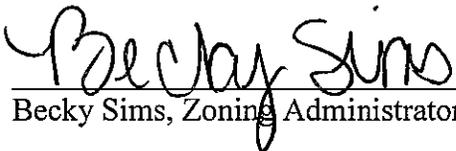
PUBLIC HEARING

- III Public Hearing to consider a variance to the Single Family Residential-6 "SF-6" Zoning for property zoned Commercial "C" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street for a reduction in depth from 110' to 104'.

REGULAR SESSION

- IV. Discussion and possible action to consider granting a variance to the Single Family Residential-6 "SF6" Zoning for property zoned Commercial "C" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street for a reduction in depth from 110' to 104'.
- 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 8 day of November 2022 at 3:30pm


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, JULY 26, 2022
6:00 P.M.**

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

ZBA Members Present	ZBA Members Absent
Jack Harrell	Bob Caughron
Danielle Shepard	Charley Kennington
Laurie Henderson	Brandon Butts

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

REGULAR SESSION

I. Call to Order

Chair Hamilton called the meeting to order at 6:05 pm

II. Discussion and possible action regarding the approval of the minutes dated June 21, 2022.

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

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~~50' to 45'

Chair Hamilton opened the public hearing for discussion.

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

- *Daniel K Johnson, 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 depth from 110' to 105'*
 - *Reduction in width from 50' to 45'*
- *The property is currently zoned Single Family Residential-6 "SF-6". The area surrounding the property is Single Family Residential-6 "SF-6".*
- *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 setback and 6 ft side & rear setback.*
- *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.*

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.

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’ 50’ to 45’

Board member Shepard moved to approve reduction in lot depth from 110’ to 105’ and reduction in width from 55’ 50’ to 45’, the motion was seconded by Board member Henderson and with a unanimous vote, the motion carried. (Butts, Kennington & Caughron absent)

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 setback from 25 feet to 10 feet on all three lots.

Chair Hamilton opened the public hearing for discussion.

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

- *Tom Lancaster Homes, Inc., 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-10 “SF-10” as follows:*
 - *Reduction in front yard setback from 25 ft to 10ft on all three lots.*
- *The property is currently zoned Single Family Residential-10. The area surrounding the property is Single Family Residential-10 “SF-10”*
- *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 setback at 25ft, the build line will sit approximately 55-60 ft from the curb, the reduction in front yard setback will not adversely affect the area, the build line will be in harmony with the neighbors as shown on Exhibit.*
- *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 in protest and none in favor 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.

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 setback from 25 feet to 10 feet on all three lots. (Butts, Kennington, & Caughron absent)

Board member Henderson moved to approve reduction in front yard setback from 25 feet to 10 feet on all three lots, the motion was seconded by Board member Harrell and with a unanimous vote, the motion carried.

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

PASSED AND APPROVED this _____ day of _____, 2022.

Jason Hamilton, Chairman

ATTEST:

Becky Sims, Zoning Administrator/City Secretary

NOV 15, 2022

Application for Variance to the Zoning Ordinance

Please check the appropriate box below to indicate the type of variance you are requesting, and provide all information required to process your request.

- Minimum Setback Standards
- Non-conforming Use
- Lot Width and/or Lot Depth
- Other: _____
- Off Street Parking or Loading

Request Information

Location 1001 Bridge St.

*Subdivision East Lampasas Lot No. w 1/2 Lot 1 Block No. 2

Existing Zoning _____ Proposed Case _____

Copy of current appraisal card, showing legal description of property is required to process request, available from, Lampasas County Appraisal District. Copy of current survey may be required after initial review.

* A metes and bounds description must be attached if the request is for property not platted. Stated Hardship: (May not be self-created or personal hardship, nor for financial reasons only.)

Variance for lot depth reduction to 104 ft from 110 ft.

Applicant/Owner Information

Key Contact Jack Harrell III Telephone No. 512-734-2036 FAX No. _____

Address 1002 E. 4 1/2 St.

City Lampasas State Tx Zip Code 76550

Contact's Status: (check one) Owner Representative Tenant Prospective Buyer

The owner's signature is required on this application. This is to certify that I/We the undersigned, am/are the sole owner(s) of the property described above on the date of this application.

Failure of the applicant or his/her representative to appear before the Zoning Board of Adjustments (ZBA), shall constitute sufficient grounds for the ZBA to deny the application unless the City is notified in writing by the applicant at least 72 hours prior to the scheduled hearing and meeting.

Owner (please print) Jack Harrell, III Signature [Signature]

Address 1002 E. 4 1/2 St. Telephone No. 512-734-2036 FAX No. _____

City Lampasas State Tx Zip Code 76550

Corporation, Partnership or Joint Venture Ownership Name _____

Authorized Representative (please print name) _____

Title _____ Signature _____

Address _____ Telephone No. _____ FAX No. _____

City _____ State _____ Zip Code _____

FOR OFFICE USE ONLY

Case No:	Fee:	ZBA Hearing:	ZBA Date

Lampasas Central Appraisal District



General Real Estate Property Information

[New Property Search](#)

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Property ID: 450

Account / Geo Number:
10060-002-001-10

Property Legal Description:
LOT: W 1/2 LOT 1
BLK: 2
ADDN: EAST LAMPASAS

Survey / Sub Division Abstract:
EAST LAMPASAS
10060

Property Location:
1005 BRIDGE ST
LAMPASAS TX 76550

Block:

Owner Information:
LOPEZ JESSICA
806 EAST AVENUE F
LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
MORENO ANDREW & JESSICA LOPEZ

Deed Information:

[View Previous Owner Information](#)

Volume: 497
Page: 778
File Number: 155494
Deed Date: 5/21/2014

Property Detail:

[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.

Agent: None
Property Exempt:
Category/SPTB Code: C1
Total Acres: 0.248
Total Living Sqft: See Detail
Owner Interest: 1.000000
Homestead Exemption:
Homestead Cap Value: 0
Land Ag/Timber Value: 0
Land Market Value: 15,060
Improvement Value: 0
Property Market Value: 15,060

[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

[Printer Friendly Version](#)

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

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[* View 5 Year Value History](#)

[View Appraisal Notice](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	15,060		0	15,060
R&B	ROAD & BRIDGE	15,060		0	15,060
CLA	CITY OF LAMPASAS	15,060		0	15,060
SLA	LAMPASAS ISD M&O	15,060		0	15,060
SLAIS	LAMPASAS ISD I&S	15,060		0	15,060

* Where supporting website data is available.

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Version 4.1.0

PARCEL 450



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, November 15, 2022

To consider granting a variance to the Single Family Residential-6 “SF-6” Zoning for property zoned Commercial “C” described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street

➤ *Reduction in depth from 110’ to 104’*

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, November 15, 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.

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

Subject Property	The property is described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street.
Request	Jack Harrell, <u>Owner</u> , is asking that the City’s Zoning Board of Adjustment grant a variance(s) to the City’s Zoning Ordinance; specifically, Single Family Residential-6 “SF-6” as follows: ➤ <i>Reduction in depth from 110’ to 104’</i>
Current Zoning	The property is currently zoned Commercial The area surrounding the property is Commercial and Single Family Residential.
Character	Upon approval of the variance the property owner will go before the Planning Commission for consideration of a replat and to rezone the parcel from Commercial to Single Family Residential -6 “SF-6”.
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 not received any notices in favor or in opposition 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.