

**MINUTES OF MEETING  
OF THE ZONING BOARD OF ADJUSTMENTS OF THE CITY OF LAMPASAS  
CITY COUNCIL CHAMBERS  
405 SOUTH MAIN STREET  
TUESDAY, FEBRUARY 19, 2019  
7:00 P.M.**

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

ZBA Members Present:  
Jerry Grayson  
Jack Harrell  
Brandon Butts

ZBA Members Absent:  
Jordan Felkner

City Staff Present:  
Becky Sims, Assistant City Secretary  
Frank Ellett, Building Official  
Finley deGraffenried, City Manager

**REGULAR SESSION**

I. Open Zoning Board of Adjustments meeting

*Chair Hamilton called the meeting to order at 7:00 p.m.*

II. Announcements

III. Review and approve the minutes of the August 21, 2018 meeting

*Board member Grayson motioned to approve the minutes, Board member Butts 2<sup>nd</sup> the motion and with a unanimous vote the motion carried (Felkner absent)*

**PUBLIC HEARING**

IV. Public Hearing to consider granting a variance to the Retail Zoning District requirements for property specifically being Block 7, Lots 1-3 of the LSC 1<sup>st</sup> Addition, commonly known as 404 N Key Avenue and 406 N Key Avenue for the following:

- (1) To allow for a reduction in the minimum rear yard setback from fifteen feet (15') down to 8 feet (8') to accommodate the building line and overhang from drive-thru window.

*Chair Hamilton opened the Public Hearing at 7:04 p.m.*

*Discussion included:*

- *Height of drive thru ( 7ft 11 in)*
- *Width of overhang*
- *Tree Preservation*
- *Retaining Wall*
- *Storm Drainage*

*With no further discussion Chair Hamilton closed the Public Hearing at 7:15 p.m.*

REGULAR SESSION

- V. Discussion and possible action regarding approval, denial, or approval with modification(s) of a variance to the Retail Zoning District Requirements for property specifically being Block 7, Lots 1-3 of the LSC 1<sup>st</sup> Addition, commonly known as 404 N Key Avenue and 406 N Key Avenue for the following:

- (1) To allow for a reduction in the minimum rear yard setback from fifteen feet (15') down to 8 feet (8') to accommodate the building line and overhang from drive-thru window

*Board member Grayson motioned to approve the variance for the rear yard setback from 15 feet (15') down to 8 feet (8'), Butts 2<sup>nd</sup> the motion and with a unanimous vote the motion carried (Felkner absent)*

PUBLIC HEARING

- VI Public Hearing to receive citizen input regarding approval, denial, or approval with modification(s) granting a variance to the Retail Zoning District specifically; Section 39 Fencing, Walls, and Screening Requirements for property specifically being Block 7, Lots 1-3 of the LSC 1<sup>st</sup> Addition, commonly known as 404 N Key Avenue and 406 N Key Avenue for the following:

- (1) To allow for modifications to screening requirements between districts.

*Chair Hamilton opened the Public Hearing at 7:21 p.m.*

*Assistant City Secretary advised the board that this item was placed on the agenda for discussion regarding the screening requirements. The Zoning Regulations stipulates that the screening is required between districts. In the interest of transparency we wanted to discuss the wording in the Zoning Regulation as it addresses uses and districts. Staff will look at possible text amendments. This district is retail; however the use is residential that separates the proposed development via an alleyway. Staff provided pictures to show that although the screening would not be required because they are both retail zoning it is also not practical due to width of alley, placement of utility poles and rear access to residential homes.*

*The board agreed that we have no jurisdiction to require screening.*

*The Public Hearing was closed at 7:25 p.m.*

REGULAR SESSION

- VII Discussion and possible action regarding approval, denial, or approval with modification(s) granting a variance to the Retail Zoning District; specifically Section 39 Fencing, Walls and Screening Requirements for property specifically being Block 7, Lots 1-3 of the LSC 1<sup>st</sup> Addition, commonly known as 404 N Key Avenue and 406 N Key Avenue for the following:

- (1) To allow for modifications to screening requirements between districts.

*No action taken*

VII Adjourn

*Meeting was adjourned at 7:28 p.m.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019

ATTEST:

\_\_\_\_\_  
Jason Hamilton, Chairman

\_\_\_\_\_  
Becky Sims, Assistant City Secretary