

**MINUTES OF MEETING
OF THE ZONING BOARD OF ADJUSTMENTS OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
405 SOUTH MAIN STREET
TUESDAY, AUGUST 20, 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:

Brandon Butts
Jack Harrell
Laurie Henderson (arrived at 7:08pm)

ZBA Members Absent:

Jordan Felkner
Jerry Grayson

City Staff Present:

Becky Sims, Assistant City Secretary
Frank Ellett, Building Official
Gary Cox, Assistant City Manager

REGULAR SESSION

I. Open Zoning Board of Adjustments meeting

Chair Hamilton called the meeting to order at 7:08 p.m.

II. Announcements-

No announcements

III. Discussion and possible action regarding the approval of the minutes dated February 19, 2019.

Board member Harrell motioned to approve the minutes as presented, Board member Henderson seconded the motion and with a unanimous vote the motion carried (Grayson and Felkner absent)

PUBLIC HEARING

IV. Public Hearing to consider granting variances to the Single Family Residential -8 "SF-8" zoning requirements for property zoned Two-Family Residential District (Duplex) specifically being Part of the East ½ of Block 25, Old Town of Lampasas, Texas Lampasas County; commonly known as 802 S Pecan:

Lot 1

- o Reduction in lot area from 8,000 square foot to 7,798 square feet
- o Reduction in depth from 110 feet to 99.92 feet

Lot 2

- o Reduction in lot width from 70 feet to 69 feet
- o Reduction in lot area from 8,000 square feet to 6,966 square feet
- o Reduction in depth from 110 feet to 101.03 feet

Lot 3

- o Reduction in lot width from 70 feet to 69 feet
- o Reduction in lot area from 8,000 square feet to 6,978 square feet.
- o Reduction in depth from 110 feet to 101.03 feet

Chair Hamilton opened the Public Hearing for citizen comments. Becky Sims, Assistant City Secretary advised the board of the following:

The property is .50 acres located at 802 S Pecan. The property was rezoned to Two-Family Residential (Duplex) in July 2018. At that time Joe Maldonado Jr, owned the property and Ron Farr had intentions of building duplexes. ZBA heard the case; however the motion was never seconded to approve the variances to lot sizes and setbacks. Since that time Ron Farr has purchased the property and wishes to build 3 Single Family Residential Homes. Single Family Residential-8 "SF-8" is an allowed use in Two-Family Residential District.

Board member Henderson noticed that the staff report/agenda variances differed from the plat. Mrs. Sims apologized and advised that the lot measurements on the survey are correct, the plat notes were incorrect which is where the data was pulled for the staff report and agenda. The plat notes will be corrected prior to signatures.

Lot 1

- Reduction in lot area from 8,000 square foot to 7,798 square feet
- Reduction in depth from 110 feet to ~~99.92~~ 99.71 feet

Lot 2

- Reduction in lot width from 70 feet to 69 feet
- Reduction in lot area from 8,000 square feet to ~~6,966~~ 6987 square feet
- Reduction in depth from 110 feet to ~~101.03~~ 101.27 feet

Lot 3

- Reduction in lot width from 70 feet to 69 feet
- Reduction in lot area from 8,000 square feet to ~~6,978~~ 6974 square feet.
- Reduction in depth from 110 feet to ~~101.03~~ 101.17 feet

With no further comments or discussion the public hearing was closed.

REGULAR SESSION

- V. Discussion and possible action regarding approval, denial, or approval with modification(s) of variances to the Single Family Residential -8 "SF-8" zoning requirements for property zoned Two-Family Residential District (Duplex) specifically being Part of the East ½ of Block 25, Old Town of Lampasas, Texas Lampasas County; commonly known as 802 S Pecan:

Lot 1

- Reduction in lot area from 8,000 square foot to 7,798 square feet
- Reduction in depth from 110 feet to 99.92 feet

Lot 2

- Reduction in lot width from 70 feet to 69 feet
- Reduction in lot area from 8,000 square feet to 6,966 square feet
- Reduction in depth from 110 feet to 101.03 feet

Lot 3

- Reduction in lot width from 70 feet to 69 feet
- Reduction in lot area from 8,000 square feet to 6,978 square feet.
- Reduction in depth from 110 feet to 101.03 feet

Board member Butts motioned to approve all requested variances as outlined on survey, Board member Harrell seconded the motion and with a unanimous vote the motion carried (Grayson and Felkner absent)

VII Adjourn

Meeting was adjourned at 7:20 p.m.

PASSED AND APPROVED this _____ day of _____, 2019

ATTEST:

Jason Hamilton, Chairman

Becky Sims, Assistant City Secretary