

**MINUTES OF MEETING  
OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LAMPASAS  
CITY COUNCIL CHAMBERS  
405 SOUTH MAIN STREET  
TUESDAY, OCTOBER 15, 2019  
7:00 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:  
Brandon Butts  
Jack Harrell  
Laurie Henderson

ZBA Members Absent:  
Jerry Grayson

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

**REGULAR SESSION**

I. Open Zoning Board of Adjustment meeting

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

II. Announcements-

*No announcements; however the board discussed options of modifying the start time prior to 7:00 p.m. It was the consensus of the board that they were agreeable to changing the start time to 6:00 p.m. Becky Sims, Assistant City Secretary will draft an Ordinance modifying the start time and take before City Council for approval and adoption of amendment.*

III. Discussion and possible action regarding the approval of the minutes dated August 20, 2019.

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

IV. Discussion and possible action regarding board applicants to fill vacancy and possible alternate.

*Becky Sims, Assistant City Secretary provided the board with three applicants with an interest in joining the board. Bob Caughron, Robert McCauley and Charley Kennington. Mrs. Sims advised that with Jordan Felkner resigning from the board leaving a regular board member vacancy and with Laurie Henderson agreeing to remain an alternate that still left three (3) alternates available on the board.*

*Board member Butts recommended to appoint all three to the board allowing Council to determine what place on the board each will hold. Chair Hamilton seconded the motion and with a unanimous vote the motion carried (Grayson absent)*

**PUBLIC HEARING**

- V. Public Hearing to consider granting a variance to the Single Family Residential -10 "SF-10" zoning requirements for property specifically being East ½ of Lot 5, Block 112, Lampasas Springs Company 1<sup>st</sup> Addition of Lampasas, Texas Lampasas County; commonly known as 1006 W. Avenue C to request a reduction in the front yard setback from 25 feet to 20 feet to allow for a covered patio.

*Chair Hamilton opened the public hearing at 7:10 p.m. Mrs. Sims advised the board that Johnny Wall on behalf of the property owner has asked for a variance to the front yard setback from 25 feet to 20 feet to accommodate a covered patio. The existing porch and awning are currently non-conforming, it sits 19 feet from the property line. The contractor will be adding a covered patio that is 6x18 that will require a 5 foot variance. Thirty (30) letter were sent to property owners within a 200 foot radius; 2 were returned in favor of the request.*

*The board confirmed the setback requirements with the contractor and with no further questions Chair Hamilton closed the public hearing at 7:13 p.m.*

REGULAR SESSION
-----------------

- VI. Discussion and possible action regarding approval, denial, or approval with modification(s) of a variance to the Single Family Residential -10 "SF-10" zoning requirements for property specifically being East ½ of Lot 5, Block 112, Lampasas Springs Company 1<sup>st</sup> Addition of Lampasas, Texas Lampasas County; commonly known as 1006 W. Avenue C to request a reduction in the front yard setback from 25 feet to 20 feet to allow for a covered patio.

*Board Member Henderson motioned to approve the variance, Board Member Harrell seconded the motion and with a unanimous vote the motion carried. (Grayson Absent)*

- VII Adjourn- *The meeting was adjourned at 7:15 p.m.*

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

ATTEST:

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

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