

**MINUTES OF MEETING
OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
302 E THIRD STREET
TUESDAY, DECEMBER 17, 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
Bob Caughron
Charley Kennington

ZBA Members Absent:
Jerry Grayson

City Staff Present:
Becky Sims, Assistant City Secretary

REGULAR SESSION

I. Open Zoning Board of Adjustment meeting

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

II. Announcements- Introduce new board members

Becky Sims, Zoning Administrator/Assistant City Secretary introduced Bob Caughron and Charley Kennington as regular board members and Danielle Shepard as an alternate to the board. Laurie Henderson will remain an alternate and Jerry Grayson has asked to move from a regular member to an alternate member.

III. Discussion and possible action regarding the approval of the minutes dated October 15, 2019.

Board member Butts motioned to approve the minutes, Board member Harrell 2nd the motion and with a unanimous vote the motion carried (Grayson Absent)

IV. Discussion and possible action regarding amending start time of meeting.

Board member Butts motioned to approve amending the start time of the meeting from 7:00 p.m. to 6:00 p.m.; Board member Kennington 2nd the motion and with a unanimous vote the motion carried (Grayson Absent)

V. Discussion and possible action regarding appointment of Chairman and Co-Chairman.

Board member Harrell motioned for Mr. Hamilton to remain as the chairman of the board and Mr. Brandon Butts to be appointed as Co-Chairman, the motion was 2nd by Board member Kennington and with a unanimous vote the motion carried (Grayson Absent).

PUBLIC HEARING

VI. Public Hearing to consider granting a variance to the Single Family Residential -10 "SF-10" zoning requirements for property specifically being 0.21 acre out of Lots 5 & 6 of Block 49, Lampasas Springs Company's First Addition, commonly known as 406 W. 1st Street, Lampasas, Texas, Lampasas County to request a reduction in side yard setback from 6 feet to 0 feet to allow for an accessory structure.

Becky Sims, Zoning Administrator/Assistant City Secretary explained that there is an existing carport that sits on the property line and the property owners would like to enclose it. The homeowners are asking that they be able to enclose the carport to create a viewing room for a recording studio. Prior to issuing a building permit; side yard setbacks and covered parking needed to be addressed. The property owners have an existing shed to the rear of their property that has enough space for a vehicle. The footprint of the carport will not change so there will be room for a vehicle to park in the driveway as well.

The board discussed parking requirements, the shed and alley access. After no further discussion Chair Hamilton closed the public hearing.

REGULAR SESSION

- VII. 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 0.21 acre out of Lots 5 & 6 of Block 49, Lampasas Springs Company's First Addition, commonly known as 406 W 1st Street, Lampasas, Texas, Lampasas County to request a reduction in side yard setback from 6 feet to 0 feet to allow for an accessory structure.

Board member Butts motioned to approve the request, Board member Harrell 2nd the motion and with a unanimous vote the motion carried (Grayson Absent)

PUBLIC HEARING

- VIII. Public Hearing to consider granting a variance to the Single Family Residential -10 "SF-10" zoning requirements for property specifically being all of Lot 4 and the North portion of Lot 3 Block 93, Lampasas Springs Company's First Addition, commonly known as 502 S. Broad Street, Lampasas, Texas, Lampasas County to request a reduction in rear yard setback from 6 feet to 2 feet 9 inches to allow for 2 car garage.

Becky Sims, Zoning Administrator/Assistant City Secretary explained that the property owner is wanting to demo the existing substandard building that is located at the rear of his property. He is asking for a variance to his rear yard setback to accommodate a 2-car garage. The new garage will meet the 10 foot setback requirement to his home; however it will need a variance for the rear setback. He will improve the property.

Mr. Updike provided more details regarding the project and measurements. With no additional comments Chair Hamilton closed the public hearing.

REGULAR SESSION

- IX. 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 all of Lot 4 and the North portion of Lot 3 Block 93, Lampasas Springs Company's First Addition, commonly known as 502 S. Broad Street, Lampasas, Texas, Lampasas County to request a reduction in rear yard setback from 6 feet to 2 feet 9 inches to allow for 2 car garage.

Board member Butts motioned to approve the request, Board member Kennington 2nd the motion and with a unanimous vote the motion carried (Grayson Absent)

- X Adjourn- Meeting was adjourned at 7:26 p.m.

PASSED AND APPROVED this _____ day of _____, 2020

Jason Hamilton, Chairman

ATTEST:

Becky Sims, Zoning Administrator/Assistant City Secretary