

**MINUTES OF MEETING
OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
302 E THIRD STREET
TUESDAY, JUNE 16, 2020
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:
Brandon Butts
Jack Harrell
Bob Caughron
Danielle Shepard

ZBA Members Absent:
Charley Kennington

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 6:00 p.m.

II. Announcements-

There were no announcements

III. Discussion and possible action regarding the approval of the minutes dated December 17, 2019

Board member Harrell motioned to approve the minutes, Board member Caughron seconded the motion and with a unanimous vote the motion carried (Kennington Absent)

PUBLIC HEARING

IV. Public Hearing to consider granting a variance to the Single Family Residential -10 "SF-10" zoning requirements for property specifically being 70 x 130 out of the LHW Johnson Survey, ABST 0419, commonly known as 107 N Fairview, Lampasas, Texas, Lampasas County to request a reduction in front yard setback from 25 feet to 6 feet to allow for a carport.

Chair Hamilton opened the Public Hearing to receive citizen comments.

Becky Sims, Zoning Administrator advised of the following:

- *John David Rott, property owner is requesting a reduction in the minimum front yard setback from twenty-five (25) feet down to six feet (6) to allow for a carport*
- *The property owner is wanting to add a carport for covered parking. It appears that the garage was converted into living space some time ago. Currently the property does not have any covered parking which is a zoning requirement.*
- *The property is currently zoned Single Family Residential-10 "SF-10". The surrounding zoning is Single Family Residential.*

- *The City sent a total of thirty-eight (38) notices to property owners within 200 feet of the applicant's property. The City received five (5) letters in favor of the request and none protesting.*

The Board discussed the following:

- *The possibility of putting the carport on the side of the house.*
 - *Mr Rott advised that although he owns the lot it would encroach on the lot and not meet the side yard setback.*
- *The Board inquired about replatting into one lot; Mr. Rott advised although he does not have immediate plans he wants to keep the lots separate as he may use the lot to build a small house for his elderly mother.*

With no additional discussion Chair Hamilton closed the Public Hearing.

REGULAR SESSION

- V. 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 70 x 130 out of the LHW Johnson Survey, ABST 0419, commonly known as 107 N Fairview, Lampasas, Texas, Lampasas County to request a reduction in front yard setback from 25 feet to 6 feet to allow for a carport.

Board member Shepard motioned to approve the variance, Board member Caughron seconded the motion and with a unanimous vote the motion carried. (Kennington Absent)

- VI. Adjourn- *Meeting was adjourned at 6:16 p.m.*

PASSED AND APPROVED this _____ day of _____, 2020

Jason Hamilton, Chairman

ATTEST:

Becky Sims, Zoning Administrator/Assistant City Secretary