

**MINUTES OF MEETING
OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LAMPASAS
CITY COUNCIL CHAMBERS
302 E THIRD STREET
TUESDAY, MAY 18, 2021
6:00 P.M.**

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

ZBA Members Present:
Charley Kennington
Jack Harrell
Danielle Shepard

ZBA Members Absent:
Jason Hamilton
Bob Caughron

City Staff Present:
Becky Sims, City Secretary

REGULAR SESSION

I. Open Zoning Board of Adjustment meeting

Co-Chair Butts 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 15, 2020.

Board member Harrell moved to approve the minutes, Board member Kennington seconded the motion and with a unanimous vote; the motion carried (Hamilton & Caughron absent)

PUBLIC HEARING

IV. Public Hearing to consider granting a variance to the Single Family Residential -6 "SF-6" Zoning requirements for property generally located at 1107 East Cloud Street, Lampasas Texas, Lampasas County; specifically, being E ½ of Lot 1, Block 8 of the East Lampasas Addition, to request a reduction in lot size from 6,000 sq ft to 5,400 sq ft and a reduction in lot depth from 110' to 103'.

Co-Chair Butts opened the Public Hearing to receive citizen comments.

Becky Sims, Zoning Administrator advised of the following:

- *Applicant is requesting a reduction in lot size and lot depth
 - *Reduction in lot size from 6,000 sq foot to 5,400 sq foot*
 - *Reduction in lot depth from 110' to 103'**
- *The property is currently zoned Single Family Residential-6 "SF-6". The surrounding area is Single Family Residential.*
- *The property owner is wanting to subdivide the lot into two parcels and build a new house in Lot 1A as shown in Exhibit A. The existing lot is 10,800 sq ft; the minimum lot size is 6,000 square foot. The subdivision would create two lots with approximate lot sizes of 5,400 sq ft which does not meet the minimum lot size.*

- *As shown in the exhibit the existing home was built in the southeast corner; which leaves a substantial amount of property undeveloped.*
- *All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of twenty-four (24) notices to property owners within 200 feet of the applicant's property. At the time of preparing this report, the City received one (1) letter protesting and two (2) approving the request.*

Board member Shepard recommended the build line be moved up to allow more of a back yard.

With no additional discussion Co-Chair Butts closed the Public Hearing.

REGULAR SESSION

V. Discussion and possible action to consider granting a variance to the Single Family Residential -6 "SF-6" Zoning requirements for property generally located at 1107 East Cloud Street, Lampasas Texas, Lampasas County; specifically, being E ½ of Lot 1, Block 8 of the East Lampasas Addition, to request a reduction in lot size from 6,000 sq ft to 5,400 sq ft and a reduction in lot depth from 110' to 103'.

Board member Harrell moved to approve the variance, Board member Shepard seconded the motion and with a unanimous vote the motion carried. (Hamilton & Caughron absent)

VI. Adjourn- *Meeting was adjourned at 6:14 p.m.*

PASSED AND APPROVED this _____ day of _____, 2022

Brandon Butts, Co-Chairman

ATTEST:

Becky Sims, Zoning Administrator/City Secretary