

**MINUTES OF MEETING
OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
TUESDAY, NOVEMBER 15, 2022
6:00 P.M.**

The Zoning Board of Adjustment of the City of Lampasas met in regular session on the above date with Board member Shepard presiding

ZBA Members Present
Bob Caughron
Charley Kennington
Laurie Henderson
Eric Hernandez

ZBA Members Absent
Jason Hamilton

Staff Present
Becky Sims, City Secretary/Zoning Administrator
Lupe Charping, Administrative Assistant/Permit Technician

Jack Harrell recused himself from this meeting since he was the applicant.

REGULAR SESSION

I. Call to Order

Board member Shepard called the meeting to order at 6:00 pm

II. Discussion and possible action regarding the approval of the minutes dated July 26, 2022.

Board member Henderson moved to approve the minutes as presented, Board member Kennington seconded the motion and with a unanimous vote, the motion carried. (Hamilton absent)

PUBLIC HEARING

II. Public Hearing to consider a variance to the Single Family Residential-6 "SF-6" Zoning for property zoned Commercial "C" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street for a reduction in depth from 110' to 104'.

Board member Shepard opened the public hearing for discussion.

Becky Sims, City Secretary/Zoning Administrator advised of the following:

- *Jack Harrell, Owner, is asking that the City's Zoning Board of Adjustment grant a variance(s) to the City's Zoning Ordinance; specifically, Single Family Residential-6 "SF-6" lot depth from 110' to 104'*
- *The property is currently zoned Commercial The area surrounding the property is Commercial and Single Family Residential.*
- *Upon approval of the variance the property owner will go before the Planning Commission for consideration of a replat and to rezone the parcel from Commercial to Single Family Residential -6 "SF-6".*
- *All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of seventeen (17) notices to property owners within 200 feet of the applicant's property.*

At the time of preparing this report, the City has not received any notices in favor or in opposition of the request.

- *Per Section 9.4 Authority of Board, the Board of Adjustment may authorize a variance, providing the variance is not contrary to public interest, and due to special conditions, the literal enforcement of the regulation would result in unnecessary hardship; and so that the spirit of the Regulation is observed and substantial justice is done.*
- *Findings of Undue Hardship (9.6-D) - In order to grant a variance, the Board must make written findings that an undue hardship exists, using the following criteria:*
 - *That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and*
 - *That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; and*
 - *That the relief sought will not injure the permitted use of adjacent conforming property; and*
 - *That the granting of a variance will be in harmony with the spirit and purpose of these regulations.*
- *(9.6 E) A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship on another parcel of land.*

With no additional comments Board member Shepard closed the public hearing.

REGULAR SESSION

- IV. Discussion and possible action to consider granting a variance to the Single Family Residential-6 "SF6" Zoning for property zoned Commercial "C" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street for a reduction in depth from 110' to 104'.

Board member Kennington moved to approve a variance to the Single Family Residential-6 "SF6" Zoning for property zoned Commercial "C" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street for a reduction in depth from 110' to 104', the motion was seconded by Board member Hernandez and with a unanimous vote, the motion carried. (Hamilton absent)

V. Adjourn

Board member Kennington moved to adjourn the meeting at 6:10 pm, the motion was seconded by Board member Caughron and with a unanimous vote, the motion carried. (Hamilton absent)

PASSED AND APPROVED this _____ day of _____, 2023.

ATTEST:

Danielle Shepard, Board Member

Becky Sims, Zoning Administrator/City Secretary