

**NOTICE OF MEETING
OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
TUESDAY, AUGUST 15, 2023
6:00 P.M.**

Notice is hereby given that a meeting will be held by the Zoning Board of Adjustment of the City of Lampasas, Texas, at 6:00 p.m. on Tuesday, August 15, 2023 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas. The Zoning Board of Adjustment reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

REGULAR SESSION

- I. Call to Order
- II. Discussion and possible action regarding the approval of the minutes dated February 21, 2023

PUBLIC HEARING

- III. Public Hearing to consider granting a variance to the City of Lampasas Zoning Regulations, Section 36 Off-Street Parking and Loading Requirements. 36.3 Nonresidential and Multi-Family Districts- Special Off-Street Parking Provisions. (C) All off-street parking, maneuvering, loading and storage areas shall be paved in accordance with the parking lot paving requirements in the City's Code of Ordinances (i.e., no parking shall be permitted on grass, within landscaped areas, or on other unimproved surfaces) for property generally located at 402 E Avenue J, Lampasas, Texas, described as 1.07 acres of the William S Hotkiss Survey *to allow for compacted road base to be used as improved surface for the off-street parking and loading for the new addition of mini storages to the existing property.*

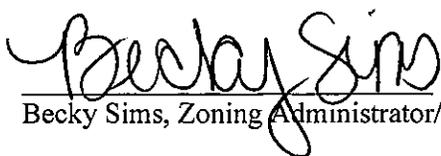
REGULAR SESSION

- IV. Discussion and possible action to consider granting a variance to the City of Lampasas Zoning Regulations, Section 36 Off-Street Parking and Loading Requirements. 36.3 Nonresidential and Multi-Family Districts- Special Off-Street Parking Provisions. (C) All off-street parking, maneuvering, loading and storage areas shall be paved in accordance with the parking lot paving requirements in the City's Code of Ordinances (i.e., no parking shall be permitted on grass, within landscaped areas, or on other unimproved surfaces) for property generally located at 402 E Avenue J, Lampasas, Texas, described as 1.07 acres of the William S Hotkiss Survey *to allow for compacted road base to be used as improved surface for the off-street parking and loading for the new addition of mini storages to the existing property.*

- V. Adjourn

I, Becky Sims, Zoning Administrator/City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 4 day of August 2023 at

1:30.



Becky Sims, Zoning Administrator/City Secretary

**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, FEBRUARY 21, 2023
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

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|---------------------|--------------------|
| ZBA Members Present | ZBA Members Absent |
| Bob Caughron | Jason Hamilton |
| Charley Kennington | Jack Harrell |
| Laurie Henderson | |
| Eric Hernandez | |

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

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 November 15, 2023

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

PUBLIC HEARING

II. Public Hearing to consider granting a variance to the Retail Parking Requirements for property generally located at 1799 S US Highway 281, Lampasas, Texas, Lampasas County; specifically, being 5.71 acres of the LHW Johnson Survey, Abst 0419 for a reduction in parking spaces from the required 176 spaces to 88 spaces.

Board member Shepard opened the public hearing for discussion.

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

- Sam Walker, PE (representative), MD Abel Co. (owner) is asking that the City's Zoning Board of Adjustment grant a variance(s) to the City's Zoning Ordinance; specifically, the retail parking requirement as follows: **Reduction in parking spaces from 176 spaces to 88 spaces.**
- The property is currently zoned Retail. The area surrounding the property is Retail.
- The proposed development is a 21,764 sq ft Gym and a 4,364 sq ft. Spa, based on the square footage of the proposed Gym it would require 146 spaces and the Spa would require 30 spaces. The ratio is 1 space for every 150 sq ft per the City of Lampasas Zoning regulations. The applicant is asking to model the parking after a 1/300 sq ft. ratio.

36.6 PARKING REQUIREMENTS BASED ON USE:

- In all districts, there shall be provided at the time any building or structure is erected or structurally altered, or change of use, off-street parking spaces in accordance with the following requirements:

- Health club, health spa or exercise club: One (1) space per one hundred fifty (150) square feet of floor area.
- The zoning regulations allow for shared parking as defined below:
 - Shared parking may be allowed in the case of mixed uses (different buildings) under the following conditions. Up to fifty percent (50%) of the parking spaces required for a theater or other place of evening entertainment (after 6:00 p.m.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours. Shared parking must be on the same parking lot. Reduction due to shared parking shall be determined by the Building Official. To assure retention of the shared parking spaces, each property owner shall properly draw and execute a document expressing the same and shall file this agreement with the City of Lampasas.
- All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of eight (8) 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.

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

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| REGULAR SESSION |
|------------------------|

IV. Discussion and possible action to consider granting a variance to the Retail Parking Requirements for property generally located at 1799 S US Highway 281, Lampasas, Texas, Lampasas County; specifically, being 5.71 acres of the LHW Johnson Survey, Abst 0419 for a reduction in parking spaces from the required 176 spaces to 88 spaces.

Board member Caughron moved to grant the variance to the retail parking spaces from 176 to 88, the motion was seconded by Board member Kennington and with a unanimous vote, the motion carried. (Harrell & Hamilton absent)

IV. Adjourn

Board member Kennington moved to adjourn the meeting at 6:12 pm, the motion was seconded by Board member Caughron and with a unanimous vote, the motion carried. (Hamilton and Harrell absent)

PASSED AND APPROVED this _____ day of _____, 2023.

Danielle Shepard, Board Member

ATTEST:

Becky Sims, Zoning Administrator/City Secretary

Application for Variance to the Zoning Ordinance

Please check the appropriate box below to indicate the type of variance you are requesting, and provide all information required to process your request.

- Minimum Setback Standards
 Lot Width and/or Lot Depth
 Off Street Parking or Loading
 Non-conforming Use
 Other: _____

Request Information

Location SENSATIONAL STORAGE - 402 E AVE J, LAMPASAS

*Subdivision SEE ATTACHED APPRAISAL INFO & SURVEY Lot No. _____ Block No. _____

Existing Zoning COMMERCIAL Proposed Case _____

Copy of current appraisal card, showing legal description of property is required to process request, available from, Lampasas County Appraisal District. Copy of current survey may be required after initial review.

* A metes and bounds description must be attached if the request is for property not platted.

Stated Hardship: (May not be self-created or personal hardship, nor for financial reasons only.)

DUE TO LACK OF DEFINITION OF "PAVING" AND/OR "IMPROVED ROAD SURFACES" IN CODE AND/OR ORDINANCES, WE ARE REQUESTING THAT COMPACTED ROAD BASE BE PERMISSABLE AS "IMPROVED ROAD SURFACES" FOR THE OFFSTREET PARKING OR LOADING OF THE NEW ADDITION TO THE MINI STORAGE PROPERTY. COMPACTED ROAD BASE HAS BEEN SUITABLE AS "PAVING" FOR THE EXISTING BUILDING SINCE 1999 (SEE ATTACHED PHOTO).

Applicant/Owner Information

Key Contact MIKE HAIL Telephone No. 512-556-5608 FAX No. _____

Address PO BOX 1207

City LAMPASAS State TX Zip Code 76550

Contact's Status: (check one)
 Owner
 Representative
 Tenant
 Prospective Buyer

- The owner's signature is required on this application.

- This is to certify that I/We the undersigned, am/are the sole owner(s) of the property described above on the date of this application.

Owner (please print) DREW SENS Signature *Drew Sens*

Address 10300 MORADO COVE 1005 Telephone No. 972-786-2312 FAX No. _____

City AUSTIN State TX Zip Code 78759

Corporation, Partnership or Joint Venture Ownership Name SENSATIONAL STORAGE, LLC

Authorized Representative (please print name) MIKE HAIL

Title PRESIDENT - MW HAIL CONSTRUCTION Signature *Mike Hail*

Address PO BOX 1207 Telephone No. 512-556-5608 FAX No. _____

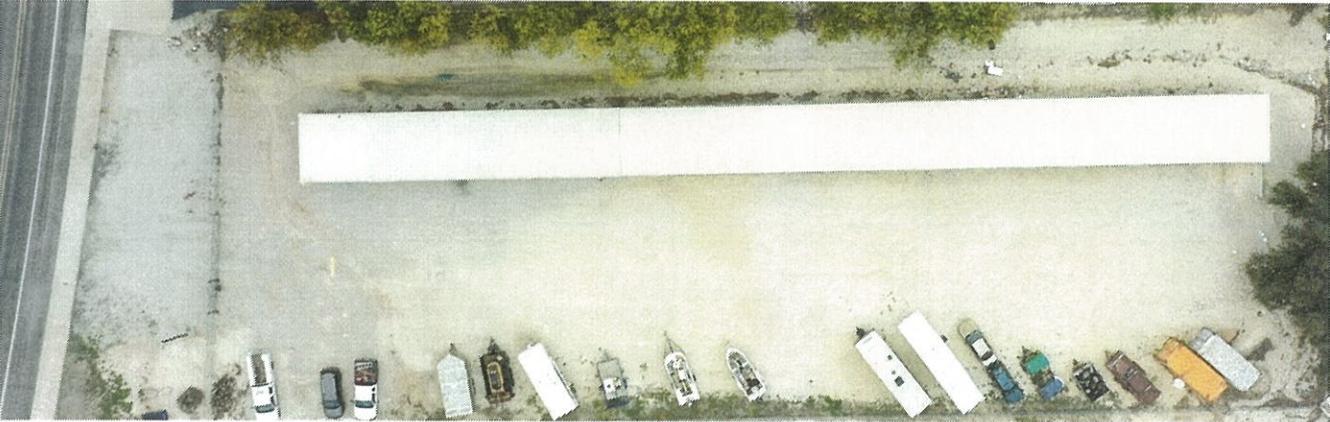
City LAMPASAS State TX Zip Code 76550

FOR OFFICE USE ONLY

| | | | |
|--------------------------------|--------------------|-----------------------------|--------------------------|
| Case No: | Fee: <u>250.00</u> | ZBA Hearing: <u>8-15-23</u> | ZBA Date: <u>8-15-23</u> |
| Zoning Map: | Tax Map: | Check by: | Check by: |
| Date Submitted: <u>7-25-23</u> | | | |

pd 7-25-23

PHOTOS OF EXISTING PROPERTY USING
COMPACTED ROAD BASE AS OFFSTREET
PARKING AND/OR LOADING:



**NOTICE OF PUBLIC HEARINGS
OF THE ZONING BOARD OF ADJUSTMENT**

Notice is hereby given that the Zoning Board of Adjustment of the City of Lampasas, Texas under Sections 9.6 of the City of Lampasas Zoning Ordinance, will hold the following Public Hearing at the Calvert Municipal Building, City Council Chambers of the City of Lampasas, Texas located at 302 E Third Street, at 6:00 p.m. on Tuesday, August 15, 2023

To consider granting a variance to Section 36 Off-Street Parking and Loading Requirements. 36.3 Nonresidential and MF Districts- Special Off-Street Parking Provisions. (C) All off-street parking, maneuvering, loading and storage areas shall be paved in accordance with the parking lot paving requirements in the City's Code of Ordinances (i.e., no parking shall be permitted on grass, within landscaped areas, or on other unimproved surfaces) for property generally located at 402 E Avenue J, Lampasas, Texas, described as 1.07 acres of the William S Hotkiss Survey as follows:

- *To allow for compacted road base to be used as improved surface for the off-street parking and loading for the new addition of mini storages to the existing property.*

All persons interested in the above referenced request are invited to attend the public hearing and to provide their comments at that time. Comments may also be submitted in writing to the City Secretary's office prior to noon Tuesday, August 15, 2023 at the following address: 312 East Third Street, Lampasas Texas 76550. For additional information, please contact Becky Sims, City Secretary, at (512) 556-6831 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

I, Becky Sims, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Public Hearing was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 29TH day of July 2023 at 9:45 am

City of Lampasas
Zoning Board of Adjustment
Staff Report (Sensational Storage)

| | |
|------------------|---|
| Subject Property | The property is described as 1.07 acres of the William S Hotkiss Survey generally located at 402 E Avenue J. Lampasas Texas, Lampasas County |
| Request | <p>Mike Hail, MW Hail Construction, (Applicant/Contractor), Drew Sans, Sensational Storage, (Property Owner) has requested that the Zoning Board of Adjustment to consider granting a variance to Section 36 Off-Street Parking and Loading Requirements. 36.3 Non-residential and Multi-Family Districts- Special Off-Street Parking Provisions. (C) All off-street parking, maneuvering, loading and storage areas shall be paved in accordance with the parking lot paving requirements in the City's Code of Ordinances (i.e., no parking shall be permitted on grass, within landscaped areas, or on other unimproved surfaces)</p> <p>➤ <i>To allow for compacted road base to be used as improved surface for the off-street parking and loading for the new addition of mini storages to the existing property.</i></p> |
| Current Zoning | The property is currently zoned Commercial. The area surrounding the property is Commercial and Single Family Residential-6 “SF-6” |
| Character | The property is currently used as a mini storage facility. The owner is adding additional storage units to the property. |
| Notification | All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of fifteen (15) 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. |
| Consideration | <p>Per Section 9.4 (c) 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.</p> <p>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:</p> <ul style="list-style-type: none">• 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. <p>(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,</p> |

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.

Recommendation

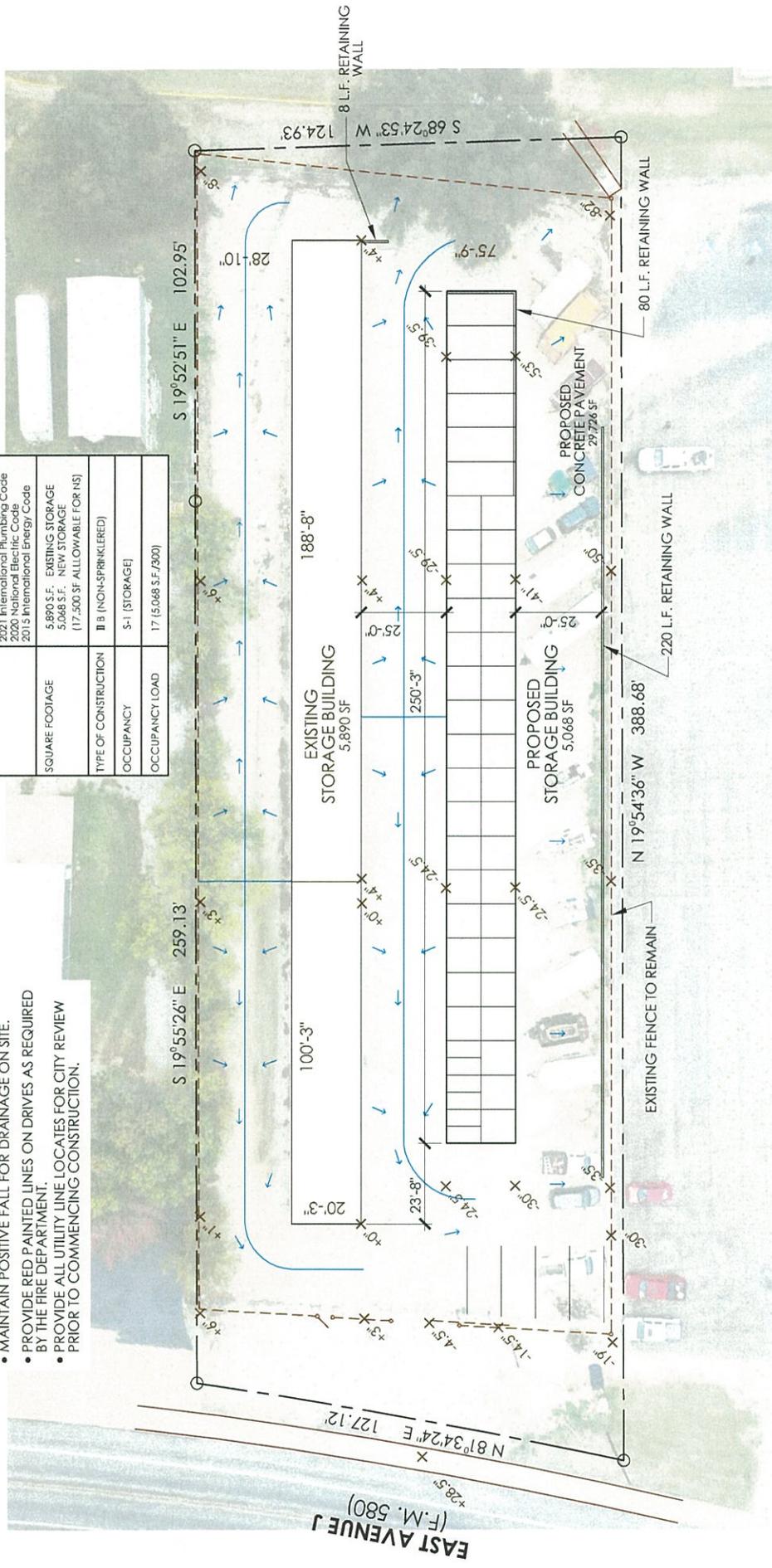
If the Board finds all conditions of Section 9.6, Variances D - E., are met, a concurring vote of four members is required to grant the variance.

If the Board finds all conditions of Section 9.6, Variances D - E, are not met, a motion may be made to deny the variance.

SITE NOTES

- MAINTAIN POSITIVE FALL FOR DRAINAGE ON SITE.
- PROVIDE RED PAINTED LINES ON DRIVES AS REQUIRED BY THE FIRE DEPARTMENT.
- PROVIDE ALL UTILITY LINE LOCATES FOR CITY REVIEW PRIOR TO COMMENCING CONSTRUCTION.

| CODE DATA | |
|----------------------|---|
| JURISDICTION CODES | 2021 International Building Code 2021 International Fire Code 2021 International Fuel Gas Code 2021 International Mechanical Code 2021 International Plumbing Code 2020 National Electrical Code 2015 International Energy Code |
| SQUARE FOOTAGE | 5,890 S.F. - EXISTING STORAGE 5,068 S.F. - NEW STORAGE (17,500 S.F. ALLOWABLE FOR HS) |
| TYPE OF CONSTRUCTION | II B (NON-SPRINKLERED) |
| OCCUPANCY | S-1 (STORAGE) |
| OCCUPANCY LOAD | 17 (5,068 S.F./300) |



1 **SCHEME 1 SITE PLAN**

CA 0 10' 20' 30'

1" = 30'-0" @ 11x17 PRINT SIZE

ACTUAL

| | | | | | |
|--|---|--|---|---|---|
| <p>M.W. Hail Construction, Inc. 712 County Road 4026 Lampasas, Texas 512.556.5608</p> | <p>Revisions:</p> | <p>REVIEW DRAWING</p> <p><small>NOT TO BE USED FOR PERMITTING, BIDDING AND/OR CONSTRUCTION.</small></p> | <p>Date: 12.08.2022 Drawn By: S. Kirkpatrick Chkd By: Mike Hail File Name: SNTN-04</p> | <p>Sheet Description: SCHEME 1 SITE PLAN</p> | <p>Sheet Number: C3 3 of 3</p> |
| | <p>SENSATIONAL STORAGE 402 East Avenue J Lampasas, Texas 76550</p> | | | | |

V. DEVELOPMENT STANDARDS

SECTION 36 OFF-STREET PARKING AND LOADING REQUIREMENTS

36.1 PURPOSE:

To secure safety from fire, panic, and other dangers; to lessen congestion on public streets; to facilitate the adequate provision of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land. Minimum off-street parking and loading shall be provided as set forth in the following schedules and provisions.

36.2 RESIDENTIAL DISTRICTS -- SPECIAL OFF-STREET PARKING PROVISIONS:

- A. Required off-street parking shall be provided on the same site as the use it is to serve.
- B. All vehicle parking shall be on a suitably paved parking surface. All driveways and approaches to parking spaces shall be similarly paved, except in the AG district.
- C. No required parking space, garage, carport, or other automobile storage space shall be used for the storage of any heavy load vehicle (see definitions for heavy load vehicle).

36.3 NONRESIDENTIAL AND MF DISTRICTS -- SPECIAL OFF-STREET PARKING PROVISIONS:

- A. To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in Section 43.
- B. For safety and fire-fighting purposes, free access through to adjacent nonresidential parking areas shall be provided in accordance with Section 36.10.
- C. All off-street parking, maneuvering, loading and storage areas shall be paved in accordance with the parking lot paving requirements in the City's Code of Ordinances (i.e., no parking shall be permitted on grass, within landscaped areas, or on other unimproved surfaces).

Parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Non-permanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

- D. Each standard off-street surface parking space size shall be in accordance with the design standards as shown on Illustration 10 for space size and design. Specific parking space sizes, exclusive of aisles, driveways and maneuvering areas shall be in accordance with the following minimum sizes:
 - 1. Standard: Nine feet (9') by eighteen feet (18')
 - 2. Compact: Nine feet (9') by sixteen feet (16'); limited to a maximum of ten percent (10%) of the required number of parking spaces; must be clearly designated with appropriate signage.
 - 3. Parallel: Eight feet (8') by twenty-two feet (22')
- E. All parking and loading spaces, and vehicle sales areas on private property shall have a vehicle stopping device installed so as to prevent parking of motor vehicles in any required landscaped areas, to

prevent vehicles from hitting buildings, and to prevent any parked vehicle from overhanging a public right-of-way line, public sidewalk, or adjacent private property. An extra-wide sidewalk on private property may be permitted so as to allow encroachment of vehicle overhang while maintaining an unobstructed three-foot (3') minimum sidewalk width. The requirement shall apply only where spaces are adjacent to the walks, right-of-way, and required landscaping. Parking shall not be permitted to encroach upon the public right-of-way in any case. For new construction only, all vehicle maneuvering shall take place on-site. No public right-of-way shall be used for backing or maneuvering into or from a parking space, or for circulation within the parking lot.

- F. In all nonresidential and multi-family zoning districts, the perimeter of all parking lots and driveways shall be provided with concrete curbs or other means to control traffic.
- G. Refuse storage facilities placed in a parking lot shall not be located in a designated parking or loading space. Each refuse facility shall be located so as to facilitate pickup by refuse collection agencies.
- H. Handicap parking space(s) shall be provided according to building codes, State laws, and requirements of the Americans with Disabilities Act (ADA).
- I. In all nonresidential and multi-family zoning categories, designated parking and loading areas shall not be used for the repair, storage, dismantling or servicing (except for normal maintenance of a private vehicle) of vehicles or equipment; or for the storage of materials or supplies, or for any other use in conflict with the designated parking and loading areas (i.e., advertising or open storage of raw materials).
- J. To ensure that all requirements set forth in this Section are carried forward, it will be the responsibility of the owner of the parking area to adequately maintain the facility. All off-street parking areas shall be kept free of trash, debris, vehicle repair operation or display and advertising uses. At no time after initial approval of the parking area layout can changes be made in the location and number of provided spaces without approval of the Building Official.
- K. Off-street stacking requirements for drive-through facilities:
 - 1. A stacking space shall be an area on a site measuring eight feet (8') by twenty feet (20') with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane, of at least eight (8) feet in width and with negotiable geometric design, must be provided to allow vehicles to get out of stacking lane in the event of a stalled vehicle, emergency, accidental entry, etc.
 - 2. For financial institutions with drive-through facilities, each teller window or station, human or mechanical, shall be provided with a minimum of five (5) stacking spaces. One escape lane shall be provided.
 - 3. For each service window of a drive-through restaurant, a minimum of six (6) spaces shall be provided for the first vehicle stop (usually the menu/order board), and two (2) spaces shall be provided for each additional vehicle stop (order/pick-up windows, etc.). One escape lane shall be provided from the beginning of the stacking lane to the first stop (e.g., menu/order board).
 - 4. For kiosks, a minimum of three (3) stacking spaces for each service window shall be provided.
 - 5. For a full-service car wash, each vacuum or gas pump lane shall be provided with a minimum of three (3) stacking spaces. For the finish/drying area, adequate stacking space must be provided to keep finished vehicles out of circulation aisles, access easements, fire lanes, streets, etc.

district in which it is situated.

188. **NURSERY** - An establishment, including a building, part of a building or open space, for the growth, display and/or sale of plants, shrubs, trees and other materials used in indoor or outdoor planting.
189. **NURSING, CONVALESCENT OR REST HOME** - See "Skilled Nursing Facility".
190. **OCCUPANCY** - The use or intended use of the land or buildings by proprietors or tenants.
191. **OFFICES, PROFESSIONAL AND GENERAL BUSINESS** - A room or group of rooms used for the provision of executive, management and/or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.
192. **OFFICE CENTER** - A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, government or similar entity, that may include ancillary services for office workers such as a coffee shop, newspaper stand, sundries shop, hair/nail salon, etc.
193. **OFFICE SHOWROOM** - An establishment with no more than twenty-five percent (25%) of its total floor area devoted to storage and warehousing, but not accessible to the general public. The remaining area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.
194. **OFFICE WAREHOUSE** - An establishment with more than twenty-five percent (25%) of the total floor area devoted to storage and warehousing, but not generally accessible to the public.
195. **OFFICIALLY APPROVED PLACE OF ACCESS** - Access to a property, other than from a dedicated street, which is approved by the City of Lampasas.
196. **OFF-STREET PARKING INCIDENTAL TO MAIN USE** - Off-street parking spaces provided in accordance with the requirements of this Ordinance, located on the lot or tract occupied by the main use or within one hundred fifty feet (150') of such lot or tract, and located within the same zoning district as the main use or in an adjacent parking district.
197. **OUTSIDE DISPLAY** - Outside temporary display of finished goods that are specifically intended for retail sale but not displayed outside overnight.
198. **OUTSIDE STORAGE** - The permanent and/or continuous keeping, displaying or storing, outside a building, of any goods, materials, merchandise or equipment on a lot or tract for more than twenty-four (24) hours. Also referred to as open storage.
199. **PAINT SHOP** - A commercial establishment where painting services are performed (but not automotive-related painting services, which would be included under "Automobile Repair, Major").
200. **PARCEL** - Any unplatted tract of land, or any portion of an unplatted tract of land (also see "Tract").
201. **PARK OR PLAYGROUND (PRIVATE)** - See "Private Recreation Facility".
202. **PARK OR PLAYGROUND (PUBLIC)** - See "Public Recreation".
203. **PARKING LOT** - An off-street (i.e., not on a public street or alley), ground level area, paved in accordance with City of Lampasas parking lot standards, for the short- or long-term storage of motor vehicles.

CITY OF LAMPASAS CODE OF ORDINANCES

Chapter 66 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

ARTICLE II. - STREET CONSTRUCTION

Sec. 66-36. - Paving specifications.

All new streets installed or streets repaired or replaced must be paved with preparation, base and paving materials according to specifications approved by the city council which are on file in the office of the public works director.

CITY OF LAMPASAS WEBSITE

[Home](#) > [Departments](#) > [Building & Planning](#) > [City Design Criteria](#)

City Design Criteria

Standards & Specifications

These are the current standards that the City has adopted.

- [Index](#)

Roadway & Pavement

- [General Paving Notes SD-P01](#)
- [Local Street Asphalt Pavement SD-P02](#)
- [Concrete Pavement SD-P03](#)
- [Residential Collector Street Layout SD-P04](#)
- [Commercial Collector Street Layout SD-P05](#)
- [Industrial Collector Street Layout SD-P06](#)
- [Divided Roadway Layout SD-P07](#)
- [Curb & Gutter Section SD-P08](#)
- [Parabolic Pavement Crown SD-P09](#)
- [Ribbon Curb Detail SD-P10](#)
- [Rail Header SD-P11](#)
- [Median Details SD-P12](#)
- [Median Paving Stone Detail SD-P13](#)
- [Expansion Joint Detail SD-P14](#)
- [Pavement Restoration Joint Detail SD-P15](#)
- [Contraction Joint SD-P16](#)
- [Street Connections SD-P17](#)

GENERAL PAVING NOTES

- A. GENERAL:
 - 1. SUBGRADE DESIGN TO CONFORM TO CITY OF LAMPASAS REQUIREMENTS.
 - 2. SUBGRADE DESIGN TO BE EXTENDED 12" BEHIND THE BACK OF THE CURB.
 - 3. HOT MIX ASPHALT CEMENT (HMAC) PAVING TO BE PER SPECIFICATION 02510.
 - 4. STRAIGHT CROWN, TRANSVERSE PAVEMENTS TO SLOPE ¼" PER FOOT, UNLESS NOTED ON DESIGN DRAWINGS.
- B. REINFORCED CONCRETE PAVEMENT:
 - 1. CONCRETE STRENGTH TO BE AS NOTED ON THE DESIGN DRAWINGS.
 - 2. ALL CURBS TO BE INTEGRAL WITH CONCRETE PAVEMENT, WITH EMBEDDED DOWELS.
 - 3. EXPANSION, CONTRACTION, CONSTRUCTION JOINTS TO BE LOCATED AS SHOWN ON THE DESIGN DRAWINGS.
 - 4. REINFORCING STEEL LAP SPLICES TO BE THIRTY (30) BAR DIAMETERS.
 - 5. REINFORCING STEEL TO BE TIED AT EVERY OTHER BAR INTERSECTION (50% OF BAR INTERSECTIONS TO BE TIED).
 - 6. ALL REINFORCING STEEL TO BE NEW BILLET, GRADE 60.
- C. ALL REINFORCING STEEL TO BE PLACED ON CHAIRS, SPACING OF CHAIRS TO BE NO MORE THAN 24" IN ANY DIRECTION, TO SUPPORT REINFORCING STEEL.
- D. DURING PLACEMENT, ALL CONCRETE TO BE CONSOLIDATED USING MECHANICAL TYPE VIBRATORS.
- E. CONCRETE FINISH TO BE MEDIUM TO HEAVY.
- F. ALL CONCRETE TO BE PROPERLY CURED PER ACI-318
- G. ALL FIRE LANES REQUIRE CONCRETE THICKNESS OF 6" WITH 3000 PSI CONCRETE, REINFORCING STEEL TO BE 18" ON CENTERS EACH WAY. EXPANSION JOINTS TO BE SHOWN ON DESIGN DRAWINGS.
- H. ALL DISTURBED AREAS FROM CONSTRUCTION ACTIVITIES ARE TO BE REVEGETATED PER SPECIFICATION 02931.

SPECIAL NOTES

PAVEMENT THICKNESS AND STRENGTHS ON ROADWAYS TO BE AS FOLLOWS: COLLECTOR: (COMMERCIAL AND INDUSTRIAL) – 7" AT 3000 PSI COMPRESSIVE OR 6" AT 650 PSI FLEXURAL; RESIDENTIAL: 6" AT 3000 PSI OR 5" AT 3600 PSI COMPRESSIVE

DETAIL DEPICTS DIMENSIONAL REQUIREMENTS. THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS STANDARDS.



GENERAL PAVING NOTES

STANDARD CONSTRUCTION DETAILS
PAVING

DATE:
MARCH 2007

SCALE:
NTS

SHEET:
SD-P01