

**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

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.

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