

**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, APRIL 16, 2024  
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, April 16, 2024 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 March 19, 2024

**PUBLIC HEARING**

- III. Public hearing to receive citizen comments to consider granting a variance to the to the Single Residential Family-6 "SF-6" Zoning Regulation specific to the front yard setback from 25 feet to 3 feet for lot 3 of the Santa Fe Depot Development for a workshop; commonly known as 105 S. Liveoak.

**REGULAR SESSION**

- IV. Discussion and possible action to consider granting a variance to the to the Single Residential Family-6 "SF-6" Zoning Regulation specific to the front yard setback from 25 feet to 3 feet for lot 3 of the Santa Fe Depot Development for a workshop; commonly known as 105 S. Liveoak.
- 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 9 day of April 2024 at

3:30 pm



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, MARCH 19, 2024  
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
Jack Harrell	Charley Kennington
Tim Hefley	

Staff Present  
Becky Sims, City Secretary/Zoning Administrator

**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 August 15, 2023.

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

**PUBLIC HEARING**

III. Public hearing to receive citizen comments to consider granting a variance to the Single Residential Family-8 "SF-8" Zoning Regulations specifically, the side yard setback from 6 feet to 0 feet on Lot 58, Stone Valley Subdivision; commonly known as 1017 Fieldstone.

*Board member Shepard opened the public hearing. Becky Sims, City Secretary/Zoning Administrator presented the following:*

- The property is described as .19 acres, Stone Valley Addition, Phase 1 Final Replat LT 1& LT 2 Block 2, Lot 58; commonly known as 1017 Fieldstone Drive Lampasas Texas, Lampasas County*
- Mr. Finney is asking for consideration of a variance to the Single Residential Family-8 "SF-8" Zoning Regulation specifically, the side yard setback from 6 feet to 0 feet to accommodate a custom home floor plan.*
- The property is zoned Single Residential Family-8 "SF-8". The area surrounding the property is Single Residential Family-8 "SF-8", Single Residential Family-10 "SF-10", Single Residential Family-20 "SF-20".*
- All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of twelve (12) notices to property owners within 200 feet of the applicant's property. Staff received five in favor of the request and none in protest.*

*With no additional comments relating to variance, the Public Hearing was closed.*

**REGULAR SESSION**

- IV. Discussion and possible action to consider granting a variance to the Single Residential Family-8 “SF-8” Zoning Regulations specifically, the side yard setback from 6 feet to 0 feet on Lot 58, Stone Valley Subdivision; commonly known as 1017 Fieldstone.

*Board member Caughron moved to approve granting a variance to the side yard setback from 6 feet to 0 feet on Lot 58, Stone Valley Subdivision; commonly known as 1017 Fieldstone, the motion was seconded by Board member Harrell and with a unanimous vote the motion carried. (Hamilton and Kennington absent)*

**PUBLIC HEARING**

- V. Public hearing to receive citizen comments to consider granting a variance to the Single Residential Family-8 “SF-8” Zoning Regulations specifically, the front build line from 25 feet to 15 feet on Lot 59, Stone Valley Subdivision; commonly known as 1036 Fieldstone.

*Board member Shepard opened the public hearing. Becky Sims, City Secretary/Zoning Administrator presented the following:*

- *The property is described as .33 acres, Stone Valley Addition, Phase 1 Final Replat LT 1 & LT 2 Block 2, Lot 59; commonly known as 1036 Fieldstone Drive Lampasas Texas, Lampasas County*
- *Mr. Finney is asking for consideration of variance to the Single Residential Family-8 “SF-8” Zoning Regulation specifically, the front build line from 25 feet to 15 feet to accommodate the terrain to the side and rear of the property.*
- *The property is zoned Single Residential Family-8 “SF-8”. The area surrounding the property is Single Residential Family-8 “SF-8”, Single Residential Family-10 “SF-10”, Single Residential Family-20 “SF-20”.*
- *All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of nineteen (19) notices to property owners within 200 feet of the applicant’s property. Staff received five in favor of the request and none in protest.*

*Property owners from 1302 Nix were concerned with the erosion from the subdivision behind their house. There is water main exposed and a tree on their property died due to the roots being exposed. They were concerned with the flow of the drainage behind the homes on Stone Valley; which is the rear of the property on Nix. They provided pictures of concerns to the City Secretary to forward to Public Works. With no additional questions or comments relating to the zoning request the public hearing was closed.*

**REGULAR SESSION**

- VI. Discussion and possible action to consider granting a variance to the Single Residential Family-8 “SF-8” Zoning Regulations specifically, the front build line from 25 feet to 15 feet on Lot 59, Stone Valley Subdivision; commonly known as 1036 Fieldstone.

*Board member Hefley moved to approve the variance to the front build line from 25 feet to 15 feet on Lot 59, Stone Valley Subdivision; commonly known as 1036 Fieldstone, the motion as seconded Board member Harrell and with a unanimous vote, the motion carried. (Hamilton and Kennington absent)*

- IV. Adjourn

*Board member Hefley moved to adjourn the meeting at 6:29 pm, the motion was seconded by Board member Harrell and with a unanimous vote, the motion carried.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Danielle Shepard, Board Member

ATTEST:

\_\_\_\_\_  
Becky Sims, Zoning Administrator/City Secretary

**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, April 16, 2024

**To consider granting a variance to the Single Residential Family-6 “SF-6”  
Zoning Regulation specific to the front yard setback from 25 feet to 3 feet for  
lot 3 of the Santa Fe Depot Development for a workshop; commonly known  
as 105 S. Liveoak.**

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, April 16, 2024 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 9 day of 2024 April at 3:00pm

## 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 105 S. LIVE OAK ST., LAMPASAS, TX

\*Subdivision SANTA FE DEPOT SUBDIVISION Lot No. 3 Block No. —

Existing Zoning GBD Proposed Case SF-6

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. SEE ATTACHED PLAT

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

MATCH HISTORIC DEPOT SETBACK FOR CONSISTENT & HARMONIOUS STREETSCAPE, IRREGULAR DIFFICULT LOT SHAPE

### Applicant/Owner Information

Key Contact RICHARD HARDIN Telephone No. (512) 322-9292 FAX No. (512) 322-9128

Address P.O. BOX 5628

City AUSTIN State TX Zip Code 78763

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) HARDIN INTERESTS, INC. RICHARD HARDIN Signature [Signature]

Address 15 HILES RD. Telephone No. (505) 699-9111 FAX No. \_\_\_\_\_

City AUSTIN State TX Zip Code 78703

Corporation, Partnership or Joint Venture Ownership Name HARDIN INTERESTS, INC.

Authorized Representative (please print name) RICHARD HARDIN

Title PRESIDENT Signature [Signature]

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_ FAX No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

#### FOR OFFICE USE ONLY

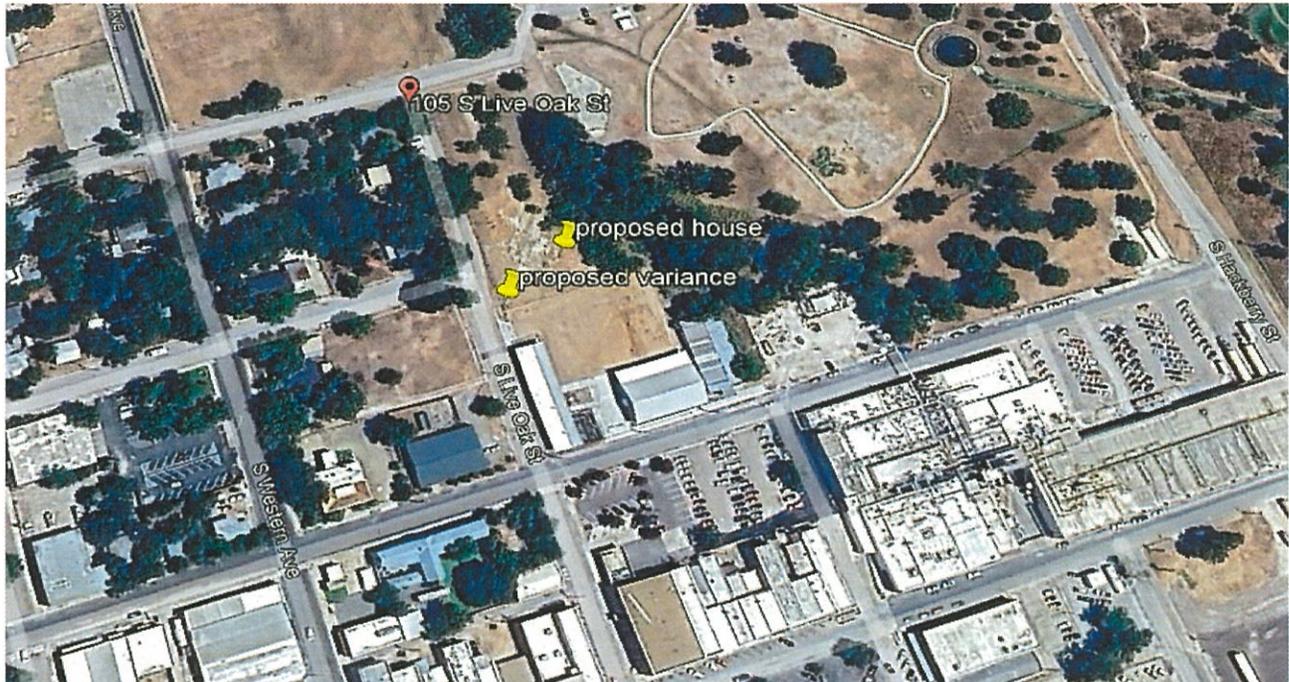
Case No:	Fee:	ZBA Hearing:	ZBA Date
Zoning Map:	Tax Map:	Check by:	Check by:
Date Submitted:			



City of Lampasas  
Zoning Board of Adjustment  
Staff Report (Hardin Interests Lot 3- Liveoak)

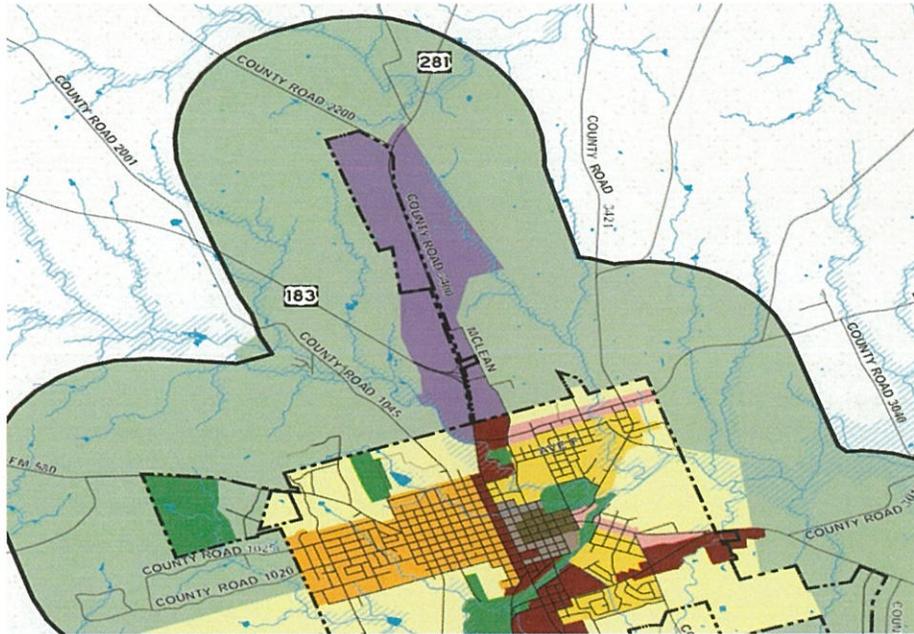
**Subject Property** Mr. Hardin is proposing the replat of Block 10, Old Town of Lampasas into 3 lots. Lot 1 is .0449 acres; Lot 2 is 0.834 acres and Lot 3 is 0.900. The variance request is specific to Lot 3 only.

**Request** Mr. Hardin is asking for consideration of variance to the Single Residential Family-6 “SF-6” Zoning Regulation specifically, the front build line from 25 feet to 3 feet to build a workshop. The workshop will align with the Santa Fe Depot footprint to maintain appearance standards along Live Oak and to keep with the aesthetics of the current development of Block 10.



**Current Zoning** The property is currently zoned Central Business District. The area surrounding the property is Single Residential Family-6 “SF-6”, Central Business District “CBD” and Retail “R”

**Notification** All notifications and publications, as required by Ordinance and Statute, have been made. The City sent a total of eighteen (18) 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.



Comprehensive Plan

The area is defined as downtown transitional. These areas are intended to conserve the existing gridded lot and block pattern of development. These areas are intended to be developed with an urban character, meaning redevelopment requires a build-to-line, on-street parking, and a focus on walkability.

- Single Family Residential-6 would be one of many compatible zoning districts.
- The highest priority for street improvements is on the pedestrian and maintaining the quality of the existing street character.
- As such, all new development and redevelopment requires the establishment of on-street parking (if needed), sidewalks (either new or replacement, if needed) and the planting of street trees between the edge of payment and the sidewalk.

Consideration

**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.

**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:

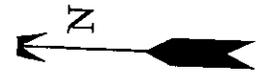
- That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property; and
- That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district; 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.

**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.

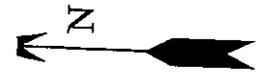
If the Board finds all conditions of Section 9.6, Variances D - E, are not met, a motion may be made to deny the variance.



Job No. 230414-190707

Santa Fe Park Subdivision  
Lot 4  
Plat Cab. 2, Slide 73

Vol. 3



Job No. 230414-190707

Santa Fe Park Subdivision  
Lot 4  
Plat Cab. 2, Slide 73

Vol. 3

City of Lampasas  
(18.80 acres)  
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Old Block  
Plat Cab. 1, Slide 33

remaining portion of Pecan Street

Joint Use  
Driveway Easement  
for Lots 2 & 3

fractional lot

2  
0.834 Acres

3  
0.900 Acres

1  
0.449 Acres

Live Oak Street (60' R)

Hardin Interests, Inc.  
(3.012 acres)  
Vol. 404 Page 343

Hardin Interests, Inc.  
(3.012 acres)  
Vol. 404 Page 343

Hardin Interests, Inc.  
(3.012 acres)  
Vol. 404 Page 343

Hardin Interests, Inc.  
(a portion of Section adjacent to)

S51°57'15"E 247.52'  
(S52°08'08"E 248.30')

N17°00'38"E 68.97'  
(N17°00'50"E 68.04')

N70°56'56"E 131.25'

N18°59'52"W 109.91'

S09°01'40"W 160.60'

S70°58'24"W 85.37'

N19°00'33"W 226.16'

N18°56'33"W 226.12'  
Joint Use Driveway Easement for Lots 1 & 2  
N18°56'33"W 179.86'

N18°59'53"W 230.10'

S19°00'00"E 128.04'  
S19°00'33"E 127.93'

N71°03'27"E 85.35'  
Joint Use Driveway Easement for Lots 1, 2 & 3  
N71°03'27"W 72.83'

(N19°00'00"W 276.05')

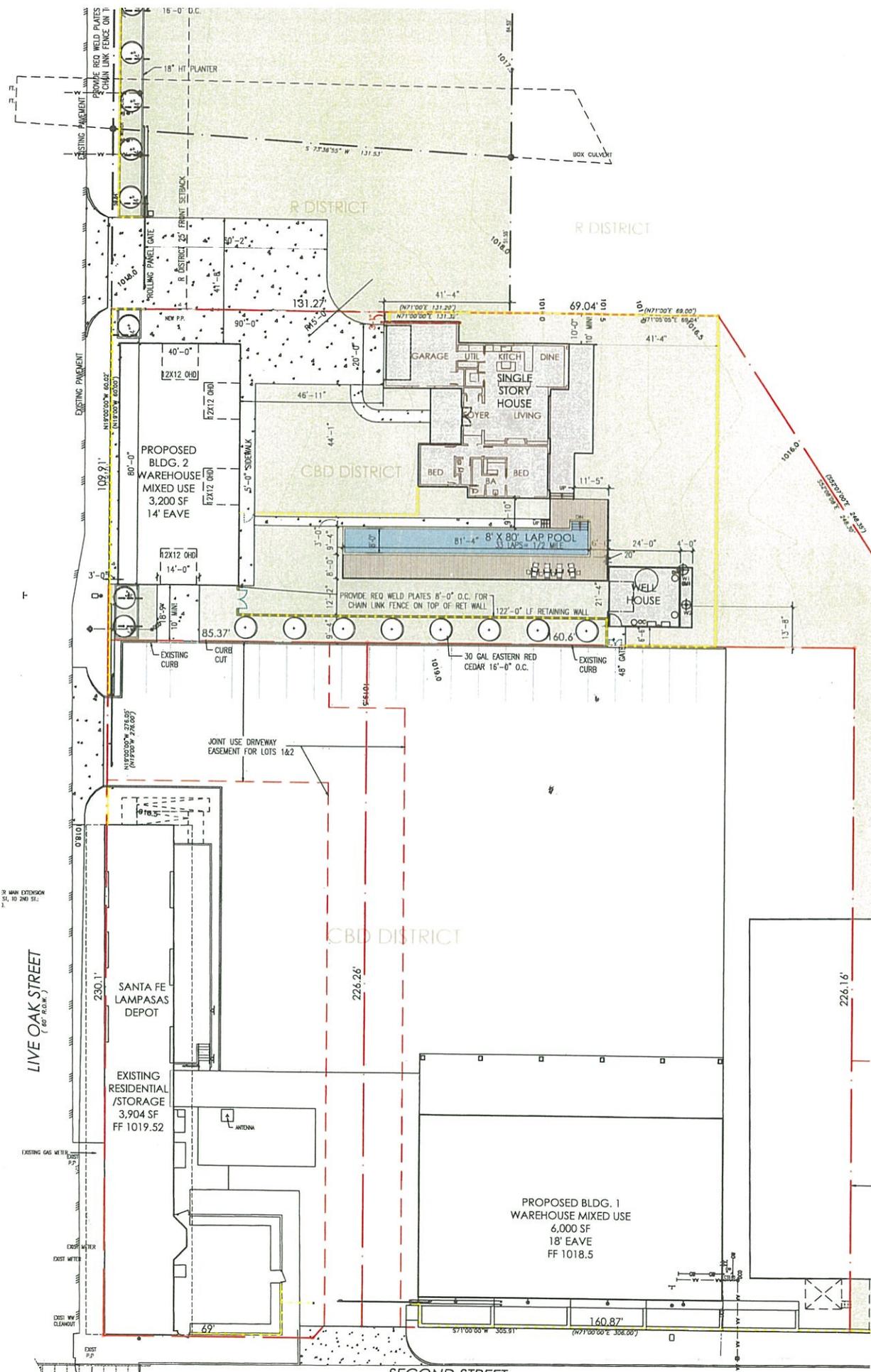
S10°09'50"W 60.90'

Hardin Interests, Inc.  
(3.012 acres)  
Vol. 404 Page 343

City of Lampasas  
Block 10  
Plat Cab. 1, Slide 33

Joint Use Driveway Easement for Lots 1 & 3  
N71°03'27"E 85.35'  
Joint Use Driveway Easement for Lots 1, 2 & 3  
N71°03'27"W 72.83'





**Proposed Site Development**

SCALE: 1"=20'-0"



SECOND STREET