

**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