

**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, APRIL 16, 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
Tim Hefley	Jason Hamilton
Jack Harrell	Charley Kennington
	Bob Caughron

Staff Present
Becky Sims, City Secretary/Zoning Administrator
Kayleigh Stanley, Executive Secretary

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 March 19, 2024

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

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.

Board member Shepard opened the Public Hearing.

Becky Sims, Zoning Administrator advised of the following:

- *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.*
- *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.*
- *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”*
- *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. Since that time, the city has received 2 in favor and none in protest.

- *The area is defined as downtown transitional in the Comprehensive Plan. 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.*

Christina Marez, 105 S Western addressed the Commission regarding drainage in the area.

With no further comments, the public hearing was closed.

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.

Board member Harrell moved to grant the variance to the front yard setback from 25 feet to 3 feet for Lot 3 of the Santa Fe Depot Development for a workshop, the motion was seconded by Board member Hefley and with a unanimous vote, the motion carried.

- V. Adjourn

Board member Hefley moved to adjourn the meeting at 6:15 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