

**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, JUNE 25, 2024
6:00 PM**

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
Tim Hefley
Jack Harrell
Charley Kennington

ZBA Members Absent
Jason Hamilton
Bob Caughron

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

REGULAR SESSION

I. Call to Order

Acting Chair Shepard called the meeting to order at 6:00 pm

II. Discussion and possible action regarding the approval of the minutes dated April 16, 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, Caughron absent)

PUBLIC HEARING

III. Public hearing to receive citizen comments to consider granting a variance to the Single Residential Family-10 "SF-10" Zoning Regulation as follows for consideration of replat of lots 1 and 2; for properties generally located at 703 W. Avenue C and 408 N. Spring Street.

Lot 1B (closest to alley)

- Reduction in lot width from 80' to 65'
- Reduction in front yard setback from 25' to 2' to accommodate house & carport
- Reduction in side yard setback from 6' to 0' to accommodate shed and carport

Lot 1A (closest to Spring Street)

- Reduction in lot width from 80' to 65'
- Reduction in front yard setback from 25' to 4' to accommodate carport

Acting Chair Shepard opened the public hearing.

Becky Sims, City Secretary advised of the following:

- *Mr. Victor Felan is asking for consideration of variances to the Single Residential Family-10 "SF-10" Zoning Regulation as listed above.*
- *It appears that the homes were built in the early 80's and at that time both dwellings were built on the same lot. Mr. Felan would like to sale one of the houses; which requires a replat.*

- *To conform to zoning regulations, variances would be required for the lots to meet width, depth and set back minimums.*
- *Staff sent a total of eighteen (10) 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.*

Acting Chair Shepard closed the public hearing.

REGULAR SESSION

IV. Discussion and possible action to consider granting a variance to the Single Residential Family-10 "SF-10" Zoning Regulation as follows for consideration of replat of lots 1 and 2; for properties generally located at 703 W Avenue C and 408 N Spring Street.

Lot 1B (closest to alley)

- Reduction in lot width from 80' to 65'
- Reduction in front yard setback from 25' to 2' to accommodate house & carport
- Reduction in side yard setback from 6' to 0' to accommodate shed and carport

Lot 1A (closest to Spring Street)

- Reduction in lot width from 80' to 65'
- Reduction in front yard setback from 25' to 4' to accommodate carport

Board member Harrell moved to approve the variances with the condition that if the shed and carport were to be removed, that the new buildings would comply with the 6' side yard setback, the motion was seconded by Board member Hefley and with a unanimous vote, the motion carried. (Hamilton, Caughron absent)

Adjourn- Board member Hefley moved to adjourn the meeting at 6:14 pm, the motion was seconded by Board member Harrell and with a unanimous vote, the motion carried. (Hamilton, Caughron absent)

PASSED AND APPROVED this _____ day of _____, 2024.

Danielle Shepard, Board Member

ATTEST:

Becky Sims, Zoning Administrator/City Secretary