

**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, MARCH 18, 2025  
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, March 18, 2025 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 June 25, 2024

**PUBLIC HEARING**

- III. Public hearing to receive citizen comments to consider granting a variance to the minimum floor area per dwelling for Two-Family Residential (Duplex) Zoning District from 800 sq feet to 496 sq ft per unit for property described as part of lots 3-4-5, block 9, Matthews and Wilkes Addition, commonly known as 1704 E 3<sup>rd</sup> Street, Lampasas, Texas Lampasas County.

**REGULAR SESSION**

- IV. Discussion and possible action to consider granting a variance to the minimum floor area per dwelling for Two-Family Residential (Duplex) Zoning District from 800 sq feet to 496 sq ft per unit for property described as part of lots 3-4-5, block 9, Matthews and Wilkes Addition, commonly known as 1704 E 3<sup>rd</sup> Street, Lampasas, Texas Lampasas County.

**PUBLIC HEARING**

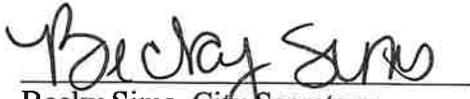
- V. Public hearing to receive citizen comments to consider granting a variance to the required parking spaces for Retail Zoning District for property described as S 58 ft of lot 3, block 30 Lampasas Springs Company, 1<sup>st</sup> Addition, commonly known as 604 S Key Avenue, from 14 spaces to 7 spaces for a proposed Real Estate Office.

**REGULAR SESSION**

- VI. Discussion and possible action to consider granting a variance to the required parking spaces for Retail Zoning District for property described as S 58 ft of lot 3, block 30 Lampasas Springs Company, 1<sup>st</sup> Addition, commonly known as 604 S Key Avenue, from 14 spaces to 7 spaces for a proposed Real Estate Office.

VII. 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 10 day of March 2025 at 12:00pm

  
Becky Sims, 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, 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.*

<b>REGULAR SESSION</b>
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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

## 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: minimum floor area per dwelling unit

### Request Information

Location \_\_\_\_\_  
 \*Subdivision matthew and wilkes addition Lot No. 3 + part of 4+5 Block No. 6  
 Existing Zoning nfz Proposed Case \_\_\_\_\_  
 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.

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

lot size + flood plain encroachment  
sq ft down to 496 per side

### Applicant/Owner Information

Key Contact Ron Farr Telephone No. 512 556 734 1599 FAX No. \_\_\_\_\_  
 Address PO Box 889  
 City Lampasas State TX Zip Code 76550  
 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) Bent Tree Const Signature Haylee Brewer  
 Address po box 889 Telephone No. 512 556 1599 FAX No. \_\_\_\_\_  
 City Lampasas State TX Zip Code 76550  
 Corporation, Partnership or Joint Venture Ownership Name partnership  
 Authorized Representative (please print name) Ron Farr Haylee Brewer  
 Title partnership Signature Haylee Brewer  
 Address po box 889 Telephone No. 512 556 1599 FAX No. \_\_\_\_\_  
 City Lampasas State TX Zip Code 76550

#### FOR OFFICE USE ONLY

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

# Lampasas CAD Property Search

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## Property Details

### Account

**Property ID:** 2021 **Geographic ID:** 10220-006-003-10  
**Type:** R **Zoning:**

### Property Use:

### Location

**Situs Address:** 1704 E 3RD ST LAMPASAS, TX 76550  
**Map ID:** M15 **Mapsco:**  
**Legal Description:** LOT: PT OF LOTS 3-4-5 BLK: 6 ADDN: MATTHEWS & WILKES LocCd:94

### Abstract/Subdivision:

**Neighborhood:** (10220) MATTHEWS & WILKES ADDITION

### Owner ⓘ

**Owner ID:** 60300  
**Name:** ONEAL MARGARET KIRBY

### Agent:

**Mailing Address:** C/O JINA ONEAL KUKER  
2032 S HWY 281  
LAMPASAS, TX 76550

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

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## Property Values

**Improvement Homesite Value:** \$0 (+)  
**Improvement Non-Homesite Value:** \$0 (+)  
**Land Homesite Value:** \$9,400 (+)  
**Land Non-Homesite Value:** \$0 (+)  
**Agricultural Market Valuation:** \$0 (+)  
  
**Market Value:** \$9,400 (=)  
**Agricultural Value Loss: ⓘ** \$0 (-)

**Appraised Value:** \$9,400 (=)  
**HS Cap Loss:** \$0 (-)  
**Circuit Breaker:** \$0 (-)

**Assessed Value:** \$9,400  
**Ag Use Value:** \$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

### Property Taxing Jurisdiction

**Owner:** ONEAL MARGARET KIRBY %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$9,400	\$9,400	\$38.24	
R&B	ROAD & BRIDGE	0.143198	\$9,400	\$9,400	\$13.46	
SLA	LAMPASAS ISD	1.015200	\$9,400	\$9,400	\$95.43	
CLA	CITY OF LAMPASAS	0.340000	\$9,400	\$9,400	\$31.96	
CAD	CAD	0.000000	\$9,400	\$9,400	\$0.00	

**Total Tax Rate:** 1.905200

**Estimated Taxes With Exemptions:** \$179.09

**Estimated Taxes Without Exemptions:** \$179.09

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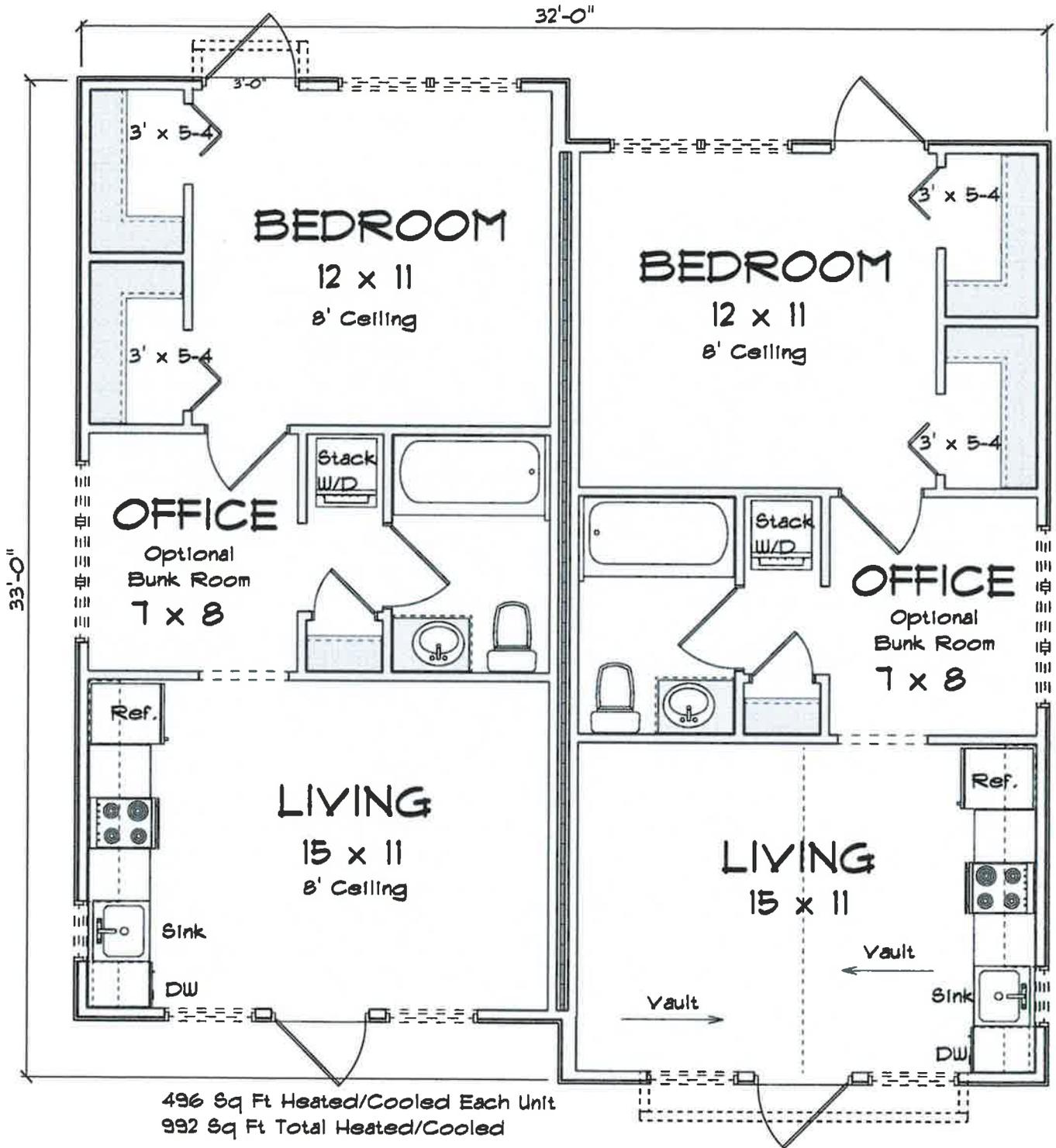
**Property Land**

<b>Type</b>	<b>Description</b>	<b>Acreage</b>	<b>Sqft</b>	<b>Eff Front</b>	<b>Eff Depth</b>	<b>Market Value</b>	<b>Prod. Value</b>
SF025	SF025	0.40	17,550.00	150.00	117.00	\$9,400	\$0

Bent Tree Construction



MAIN FLOOR



496 Sq Ft Heated/Cooled Each Unit  
992 Sq Ft Total Heated/Cooled

FLOOR PLAN

# FEATURES



**Master On Main Floor**



**Open Floor Plan**



**Laundry On Main Floor**



**Office**

## UNITS A & B

HEATED SQFT:	<b>496</b>
FIRST FLOOR SQFT:	<b>496</b>
BEDROOMS:	<b>1</b>
FULL BATHS:	<b>1</b>
FLOORS:	<b>1</b>
WIDTH:	<b>16 Ft, 0 In</b>
DEPTH:	<b>33 Ft, 0 In</b>





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## 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: Required Parking

### Request Information

Location 604 South Key Avenue Lampasas  
 \*Subdivision Lampasas Springs Company's First Lot No. 3 Block No. 30  
 Existing Zoning Retail Proposed Case Reduction in spaces

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.

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

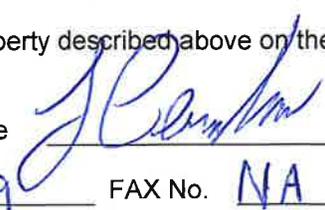
Unable to get the required parking to fit the lot.

Variance to 8 spaces

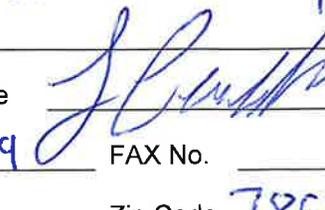
### Applicant/Owner Information

Key Contact Logan Carroll Telephone No. 512-318-8819 FAX No. N/A  
 Address 109 Francesco Lane  
 City Dripping Springs State TX Zip Code 78620

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) Logan Carroll LRC Cattle Signature   
 Address 109 Francesco Lane Telephone No. 512-318-8819 FAX No. NA  
 City Dripping Springs State TX Zip Code 78620

Corporation, Partnership or Joint Venture Ownership Name LRC Cattle & Investment Properties LLC

Authorized Representative (please print name) Logan Carroll Signature   
 Title Managing Member  
 Address 109 Francesco Ln Telephone No. 512-318-8819 FAX No. \_\_\_\_\_  
 City Dripping Springs State TX Zip Code 78620

#### FOR OFFICE USE ONLY

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

# Lampasas CAD Property Search

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## Property Details

### Account

**Property ID:** 1309 **Geographic ID:** 10180-030-003-10

**Type:** R **Zoning:**

### Property Use:

### Location

**Situs Address:** 604 S KEY AVE LAMPASAS, TX 76550

**Map ID:** M15 **Mapsco:**

**Legal Description:** LOT: S58FT- FR OF LOT 3 BLK: 30 ADDN: L S C 1ST LocCd:94

### Abstract/Subdivision:

**Neighborhood:** (10180) L S C 1ST BLOCK 104

### Owner ⓘ

**Owner ID:** 77044

**Name:** JAYO2 LP

### Agent:

**Mailing Address:** 312 WEST BEN WHITE #202  
AUSTIN, TX 78746

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

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## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$65,560 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$65,560 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)

**Appraised Value:** \$65,560 (=)  
**HS Cap Loss:** ② \$0 (-)  
**Circuit Breaker:** ② \$0 (-)

**Assessed Value:** \$65,560  
**Ag Use Value:** \$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

### Property Taxing Jurisdiction

**Owner:** JAYO2 LP %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
LAM	LAMPASAS COUNTY	0.406802	\$65,560	\$65,560	\$266.70	
R&B	ROAD & BRIDGE	0.143198	\$65,560	\$65,560	\$93.88	
SLA	LAMPASAS ISD	1.015200	\$65,560	\$65,560	\$665.57	
CLA	CITY OF LAMPASAS	0.340000	\$65,560	\$65,560	\$222.90	
CAD	CAD	0.000000	\$65,560	\$65,560	\$0.00	

**Total Tax Rate:** 1.905200

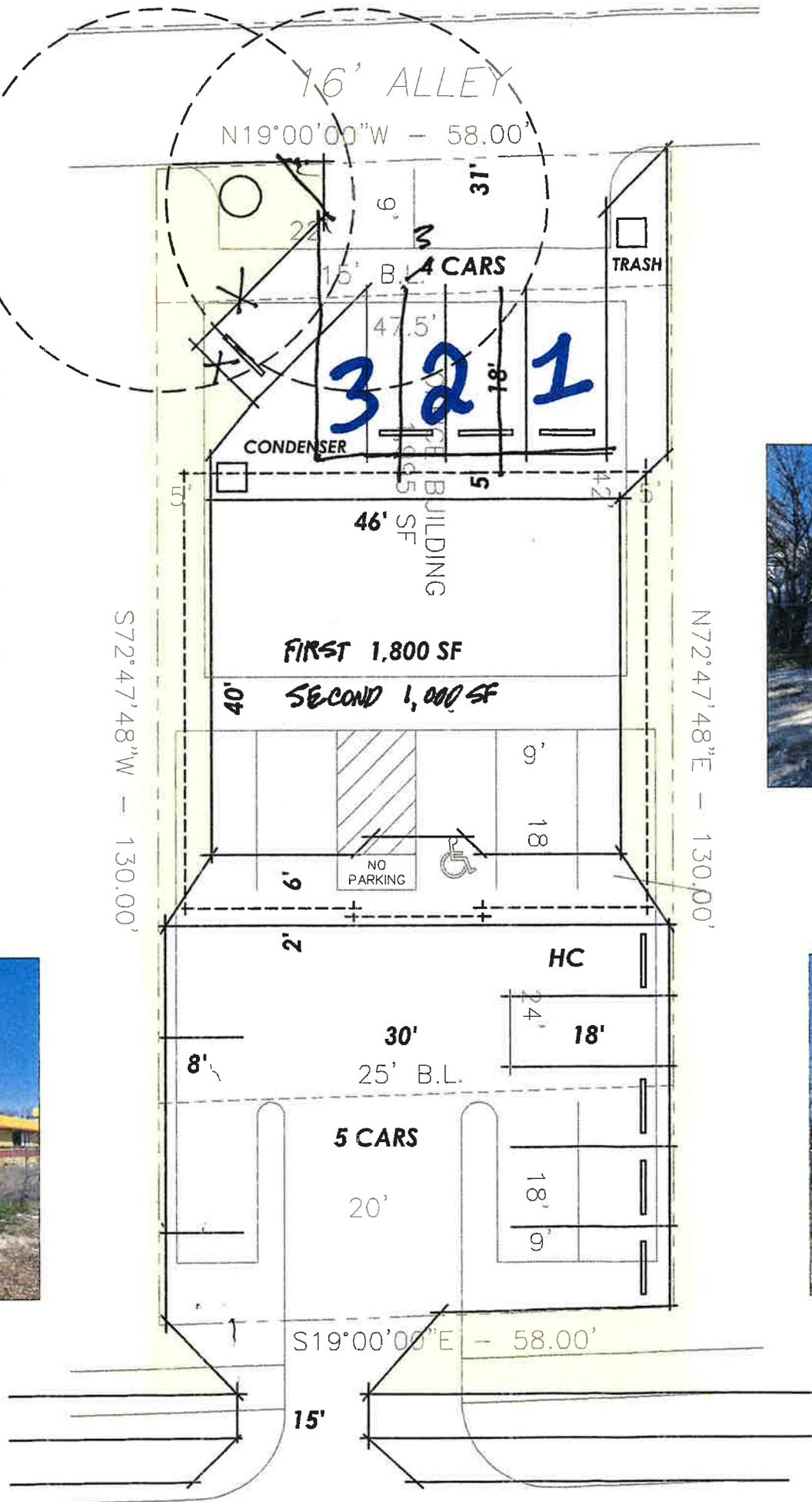
**Estimated Taxes With Exemptions:** \$1,249.05

**Estimated Taxes Without Exemptions:** \$1,249.05

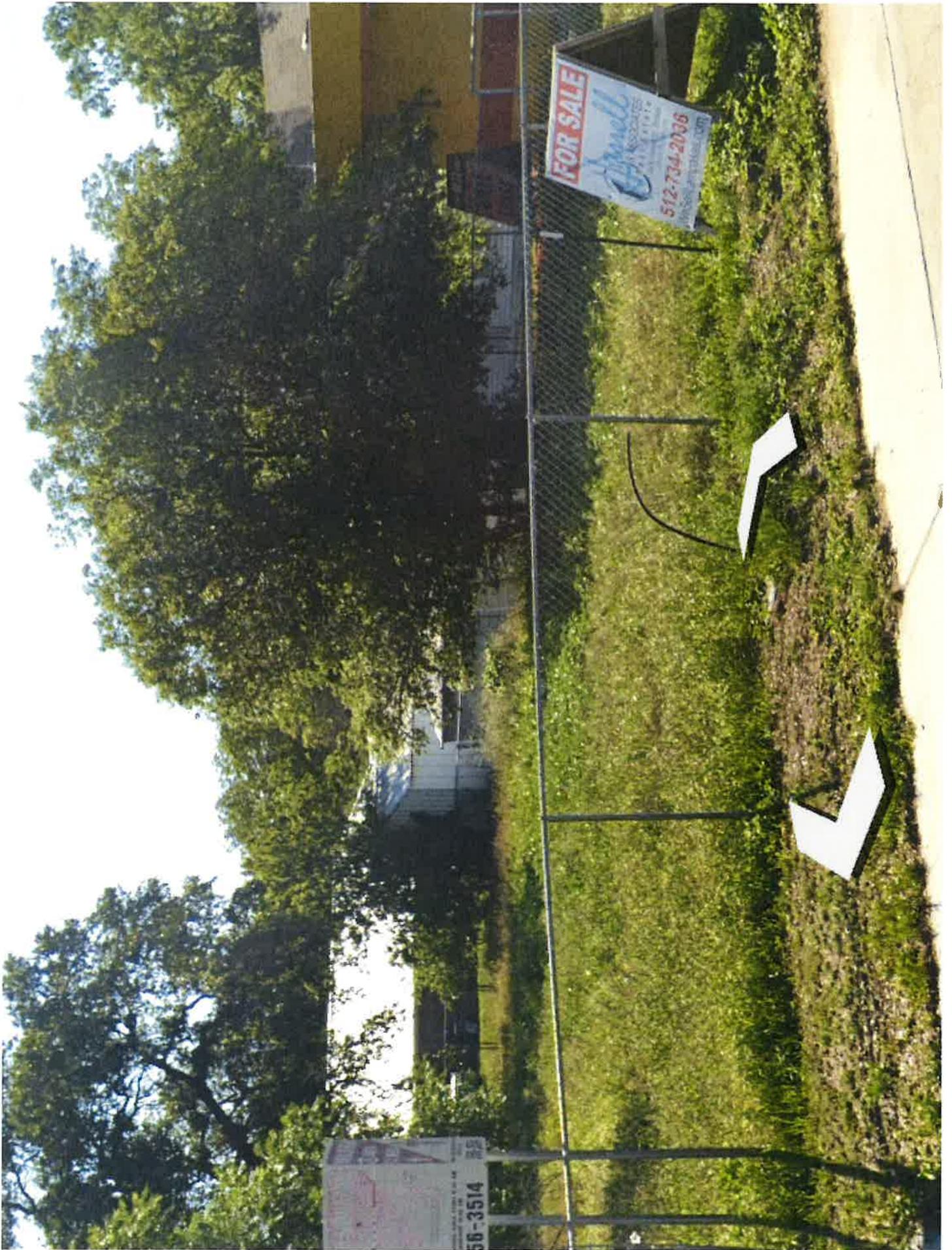
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**Property Land**

<b>Type</b>	<b>Description</b>	<b>Acreage</b>	<b>Sqft</b>	<b>Eff Front</b>	<b>Eff Depth</b>	<b>Market Value</b>	<b>Prod. Value</b>
162	162	0.17	7,540.00	58.00	130.00	\$65,560	\$0







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