

**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 14, 2026
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 14, 2026 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 18, 2025

PUBLIC HEARING

- III. Public hearing to receive citizen comments to consider granting a variance to the minimum lot size for Single Family Residential – 10,000 (SF-10) Zoning District from 10,000 sq feet to one lot of 7,547 sq feet and one lot of 7, 596 sq feet for property described as part of lots 1 and 2, block 80, LSC 1st Addition, commonly known as 703 W Ave E, Lampasas, Texas Lampasas County.

REGULAR SESSION

- IV. Discussion and possible action to consider granting a variance to the minimum lot size for Single Family Residential – 10,000 (SF-10) Zoning District from 10,000 sq feet to one lot of 7,547 sq feet and one lot of 7, 596 sq feet for property described as part of lots 1 and 2, block 80, LSC 1st Addition, commonly known as 703 W Ave E, Lampasas, Texas Lampasas County.

- V. Adjourn

I, Kayleigh, 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 ___ day of _____ 2026 at _____

Kayleigh Stanley, 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 18, 2025
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
Bob Caughron

ZBA Members Absent

N/A

Staff Present

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

REGULAR SESSION

I. Call to Order

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

II. Discussion and possible action regarding the approval of the minutes dated June 25, 2024

Board member Kennington moved to approve the minutes as presented, the motion was seconded by Board member Hefley and with a unanimous vote, the motion carried

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 3rd Street, Lampasas, Texas Lampasas County.

Acting Chair Shepard opened the public hearing.

Becky Sims, City Secretary advised of the following:

- *Mr. Ron Farr is asking for consideration of variances to the Two-Family Residential Zoning District from 800 sq feet to 496 sq feet as listed above.*
- *This will be a duplex more similar to a studio.*
- *They will still conform to the building setbacks.*
- *Staff sent a total of eight (8) 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.*

Chair Shepard closed the public hearing.

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 3rd Street, Lampasas, Texas Lampasas County.

Board Member Hefley moved to approve the 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. The motion was seconded by Board Member Kennington, with a unanimous vote, the motion carried.

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, 1st Addition, commonly known as 604 S Key Avenue, from 14 spaces to 7 spaces for a proposed Real Estate Office.

Acting Chair Shepard opened the public hearing.

Becky Sims, City Secretary advised of the following:

- *Mr. Logan Carroll is asking for consideration of a variance to the required parking spaces for Retail Zoning District from 14 spaces to 7 spaces as listed above.*
- *Due to the size of the lot and there not being a need for the required amount of parking spaces, this would still allow for a handicap accessible parking space in the front and employee parking in the rear, with three additional spots on the side.*

Chair Shepard closed the public hearing.

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, 1st Addition, commonly known as 604 S Key Avenue, from 14 spaces to 7 spaces for a proposed Real Estate Office.

Board Member Caughron moved to approve the 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, 1st Addition, commonly known as 604 S Key Avenue, from 14 spaces to 7 spaces for a proposed Real Estate Office, the motion was seconded by Board Member Hefley and with a unanimous vote, the motion carried.

- VII. Adjourn

Board member Kennington moved to adjourn the meeting at 6:16 pm, the motion was seconded by Board member Hefley and with a unanimous vote, the motion carried

PASSED AND APPROVED this _____ day of _____, 2025.

Danielle Shepard, Chair

ATTEST:

Kayleigh Stanley, Zoning Administrator/City Secretary

Print

Application for Variance to the Zoning Ordinance - Submission #6883

Date Submitted: 12/19/2025



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
- Other
- Non-conforming Use
- Off Street Parking or Loading

Other (Please Explain)

Relief from required 10,000 sf lot size

REQUEST INFORMATION

Location

703 west Ave E

Subdivision

Lampasas Springs Company

Lot Number

80

Block Number

N/A

Existing Zoning**Proposed Case**

SF-10	
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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.)**

The property was established as a separate lot (1 of 2 lots established by deed) representing 1/2 of the easterly portion of lot 80. The appraisal District records recognize it as a separate lot but incorrectly lost the square footage. The lot will be 7,553 sf per the proposed plat

APPLICANT/OWNER INFORMATION**Key Contact*****Telephone Number*****Fax Number**

Chris Kurzon	213-841-5201	
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Address1*

801 Reynolds Street

Address2

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City***State*****Zip***

Goldthwaite	TX	76844
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Phone Number**Email Address***

213-841-5201	chriskurzon@yahoo.com
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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.

Failure of the applicant or his/her representative to appear before the Zoning Board of Adjustments (ZBA), shall constitute sufficient grounds for the ZBA to deny the application unless the City is notified in writing by the applicant at least 72 hours prior to the scheduled hearing and meeting.

Owner First Name**Owner Last Name**

Chris

Kurzon

Address1

801 Reynolds Street

Address2**City****State****Zip**

Goldthwaite

TX

76844

Telephone Number**Fax Number**

213-841-5201

Corporation, Partnership or Joint Venture Ownership Name

N/A

Authorized Representative**Title**

Address1**Address2****City****State****Zip**

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Please leave your comments or questions below.

Electronic Signature (Owner or Authorized Representative)*

By checking ?I agree,? you agree and acknowledge your electronic signature is valid and binding in the same force and effect as a handwritten signature. By checking ?I agree ?U agree and understand that it will be your responsibility to ensure at all times compliance with the applicable laws of the State of Texas, Federal Government, and the City of Lampasas with respect to the permit which may be issued for this project. In accordance with plans and specifications submitted herewith and in full conformity with the provisions and regulation of all ordinances of the City of Lampasas, the City reserves the right to approve or disapprove the project requested based solely upon the representations of the applicant. The Building Inspector is hereby given authority to make inspections of the project site at any time during the progression of the work and stop all work not in conformity with this permit, the plans and specifications or any laws of the State of Texas, Federal Government or the City of Lampasas. The construction permit shall become null and void if work or construction authorized herein is not commenced within six (6) months of if work is suspended or abandoned for a period off six (6) months at any time after the work is commenced.

 I agree**Disclaimer***

I understand that this permit is not valid without proper payment/receipt if applicable and must have City Official approval/signature.

 Yes No

THE CASE FOR HARDSHIP:

Based on research of the public record the Appraisal District has assessed the property as 2 separate lots for decades, the property which is the subject of this request for a variance has been conveyed via deed as Lot 1 and Lot 2 since the mid 1980's with Applicant purchasing the property by deed in 2023. Applicant is requesting a variance to allow the 2 lots be platted as they exist by deed.

This is the deed description:

Being all of lots One (1) and Two (2), Block 80, LAMPASAS SPRING'S COMPANYS FIRST ADDITION to the City of Lampasas, Lampasas County, Texas, according to the plat thereof record in Cabinet 1, Slide 14, Plat Records, Lampasas County, Texas; save and except that 0.23 acre of land out of and apart of the West Halfblock 80, LAMPASAS SPRING'S COMPANY'S FIRST ADDITION to the City of Lampasas, Lampasas County as recorded September 17, 2019 in Volume 561, Page 182 in Lampasas County Deed Records.

This is how the Appraisal District recognized the tax parcels in 2024:

 [Homepage](#)  [Interactive Map](#)  [Taxpayer Portal](#)  [Agent Portal](#)

Page 1 of 1 - Total: 2 (0.36 seconds)  

Customize View Year: 2024 Page Size: 25 

Property ID	Geo ID	Type	Owner Name	Owner ID	Situs Address	Legal Description	Appraised
1606	10180-080-001-00	R	KURZON CHRISTOPHER	72493	703 W AVE E, LAMPASAS TX 76550	LOT: 1 BLK: 80 ADDN: L S C 1ST LocCd:94	\$9,920
1607	10180-080-002-00	R	KURZON CHRISTOPHER	72493	703 W AVE E, LAMPASAS TX 76550	LOT: 2 BLK: 80 ADDN: L S C 1ST LocCd:94	\$18,840

8827

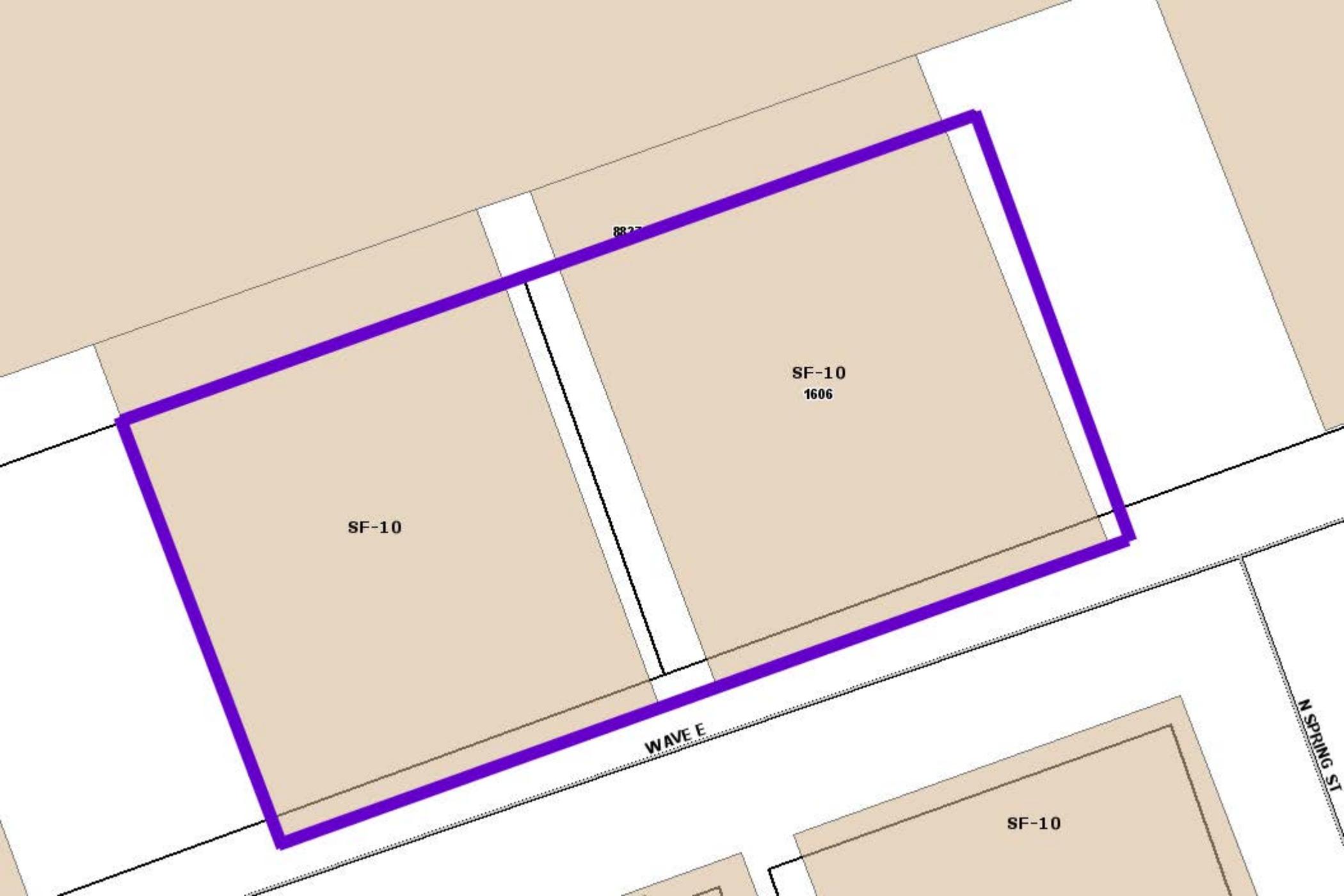
SF-10
1606

SF-10

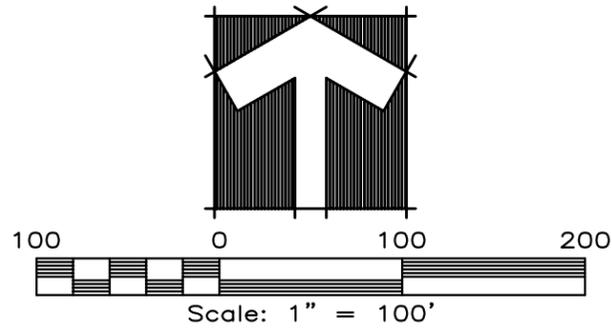
WAVE E

SF-10

N SPRING ST

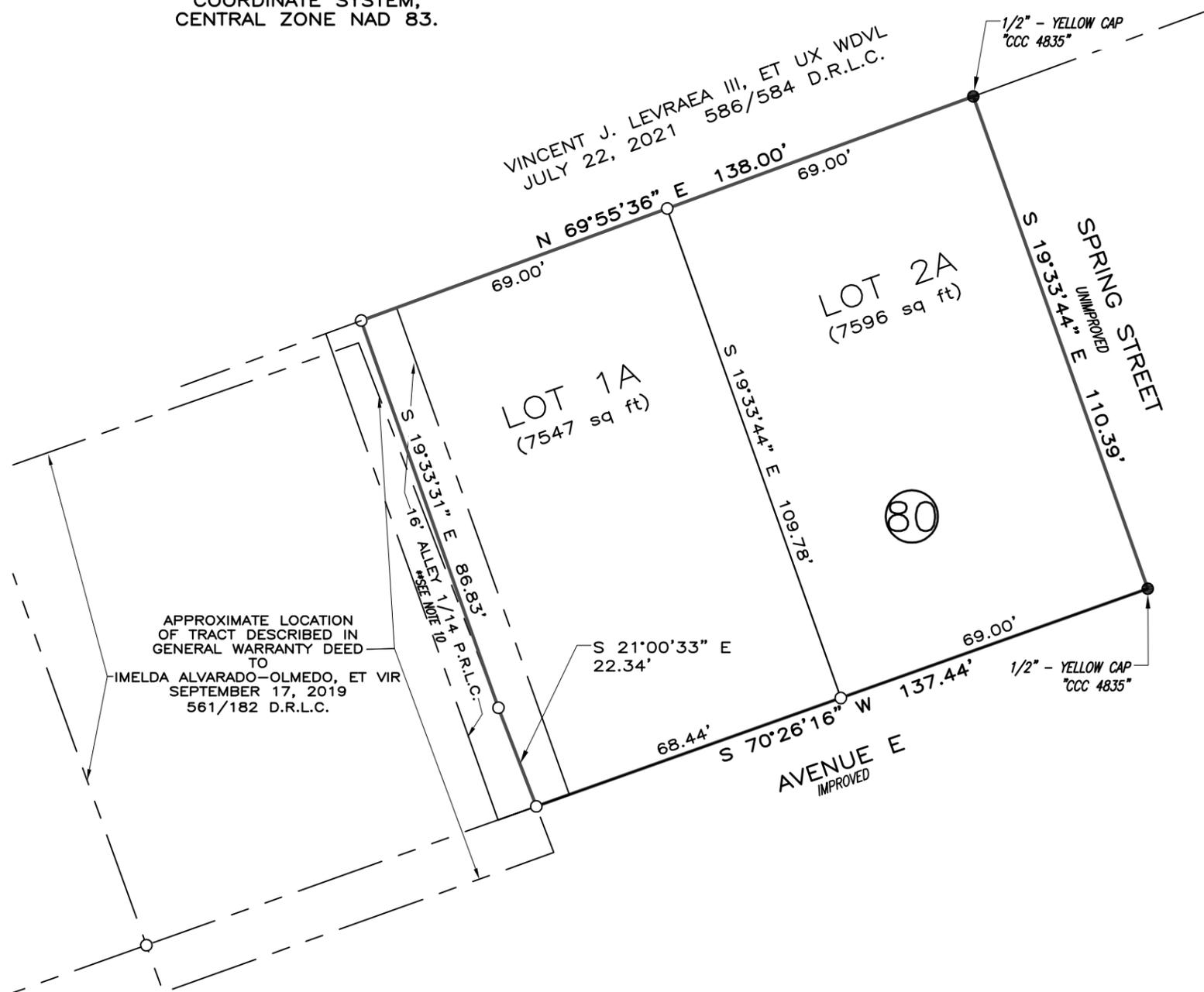


VARIANCE EXHIBIT FOR PROPOSED KURZON SUBDIVISION, A REPLAT OF A PART OF BLOCK 80,
LAMPASAS SPRINGS CO'S FIRST ADDITION TO THE CITY AND COUNTY OF LAMPASAS, TEXAS



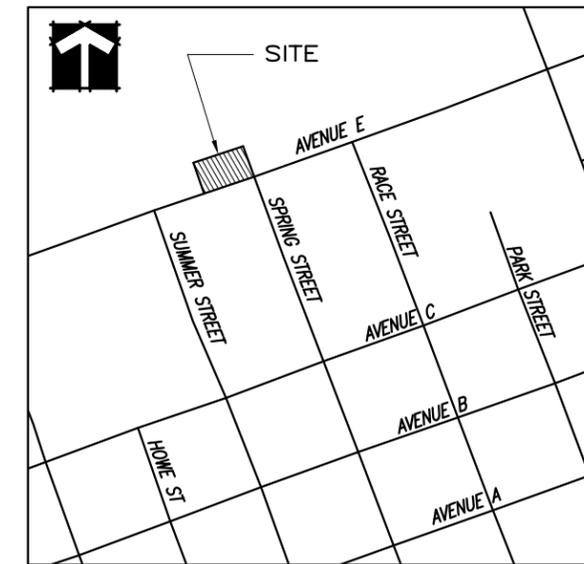
BEARINGS BASED ON
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.

- LEGEND**
- 1/2" IRON PIN SET
w/YELLOW CAP "CCC 4835"
 - IRON PIN FOUND (As Noted)
 - Ⓢ BLOCK NO.
 - D.R.L.C. DEED RECORDS LAMPASAS CO.
 - P.R.L.C. PLAT RECORDS LAMPASAS CO.



PLAT NOTES:

1. TOTAL ACREAGE: 0.35 ACRE
2. NO. OF LOTS: 2
3. USE: RESIDENTIAL
4. CURRENT ZONING SF-10
5. DEVELOPER: CHRISTOPHER KURZON
801 REYNOLDS STREET
GOLDTHWAITE, TEXAS 76844
6. ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
7. WATER PROVIDED BY THE CITY OF LAMPASAS
8. SEWER SERVICES PROVIDED BY THE CITY OF LAMPASAS
9. ALL OF LOT 3 AND PART OF LOT 2 ARE SHOWN TO LIE WITHIN ZONE A PER FEMA MAP #480430 0005 B DATED JUNE 15, 1982.
10. ALLEY WAS ABANDONED PER CITY OF LAMPASAS COUNCIL MINUTES DATED MARCH 17, 2025 AND IS DESCRIBED IN A QUITCLAIM DEED TO CHRISTOPHER KURZON DATED MARCH 24, 2025 AMD RECORDED AS DOCUMENT NO. 205650 IN THE DEED RECORDS OF LAMPASAS COUNTY.
11. ALL LOTS LIE WITHIN THE FULL PURPOSE CITY LIMITS OF LAMPASAS
12. THIS TRACT IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCES IN PLACE AT TIME OF PLAT (DECEMBER, 2025).



VICINITY MAP
(N.T.S.)



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