

**NOTICE OF REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY, JUNE 3, 2021
6:00 P.M.**

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Lampasas, Texas will be held at 6:00 p.m. on Thursday, June 3, 2021 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas.

REGULAR SESSION

- I. Call to order
- II. Discussion and possible action regarding approval of the minutes dated April 1, 2021

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as Lot 3, Block 8, Hanna Springs Addition, commonly known as 206 N Chestnut, Lampasas, Texas Lampasas County to allow for a Storage Building in an area zoned Retail.

REGULAR SESSION

- IV. Discussion and possible action to approve, deny or approve with modifications a request for a Specific Use Permit for property described as Lot 3, Block 8, Hanna Springs Addition, commonly known as 206 N Chestnut, Lampasas, Texas Lampasas County to allow for a Storage Building in an area zoned Retail.
- V. Discussion and possible action to approve, deny or approve with modifications the replat of Lots 1 & 4, Block 10, East Lampasas Addition
- VI. Discussion and possible action to approve, deny or approve with modifications the Final Plat of Cloud Street with variances.
- VII. Adjourn

I, Becky Sims, City Secretary/Zoning Administrator 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 27 day of May, 2021 at 9:15am



Becky Sims, City Secretary/Zoning Administrator

**MINUTES OF MEETING OF THE
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS
CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 E THIRD STREET
THURSDAY APRIL 1, 2021
6:00 P.M.**

The Planning and Zoning Commission of the City of Lampasas met in regular session on the above date with Commission Chairman Jackson presiding:

P&Z Members Present:

James Skinner
Bob McCauley
Dorothy Person

City Staff Present:

Becky Sims, City Secretary/Zoning Administrator

P&Z Members Absent

Marisa Canales
Jackie Baltrun
Reese Vann

REGULAR SESSION

- I. Call to order- Chairman Jackson called the meeting to order at 6:00 p.m.
- II. Discussion and possible action regarding approval of the minutes dated March 4, 2021.

Commission member McCauley moved to approve the minutes, Commission member Person seconded the motion and with a unanimous vote, the motion carried. (Canales, Baltrun & Vann absent)

PUBLIC HEARING

- III. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as 0.160 acres, PT of Frac PT 6, Block 20, Old Town Addition commonly known as 809 East Fourth Street, Lampasas, Texas Lampasas County to allow for a Mini-Warehouse in an area zoned Commercial.

Chair Jackson opened the Public Hearing

Becky Sims, Zoning Administrator advised of the following:

- The applicant is requesting a Specific Use Permit (SUP) to allow for a Mini-Warehouse in an area zoned Commercial
- The property is currently zoned Commercial the area surrounding the property is zoned Commercial, Light Industrial and Central Business District.
- All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed twenty (20) notices to property owners within 200 feet of the applicant's property, and to date have received one in protest and none in favor of the request.
- The property was previously used as substandard apartments,
- The proposed use is in line with the Comprehensive Plan

The Commission inquired about the type of building, roof and number of storage units. These items will be part of the plan review and permitting process.

With no additional discussion the public hearing was closed

REGULAR SESSION

- IV. Discussion and possible action to approve, deny or approve with modifications a request for a Specific Use Permit for property described as 0.160 acres, PT of Frac PT 6, Block 20, Old Town Addition commonly known as 809 East Fourth Street, Lampasas, Texas Lampasas County to allow for a Mini-Warehouse in an area zoned Commercial.

Commission member Person moved to approve the minutes, Commission member McCauley seconded the motion and with a unanimous vote the motion carried. (Canales, Baltrun & Vann absent)

- V. Discussion and possible action to approve, deny or approve with modifications the Final Plat of Hillside Acres.

Becky Sims, Zoning Administrator advised the Commission that the developer has not provided a Performance Bond which is a requirement for the Final Plat approval as defined under the City of Lampasas Subdivisions Regulations, Chapter 212 and 380 in the Local Government Code. The developer will be asking Council to consider an alternative method of guarantee in the form of a Letter of Credit; which will be heard at the April 12, 2021 meeting.

Sam Eckermann, Engineer addressed the Commission:

- Plat was submitted on February 24, 2021
- Development Agreement is still in negotiations between Developer and City
- Infrastructure is 75% complete
- Denying the Plat will prolong approval by City Council
- Letter of Credit is on the April 12, 2021 Council agenda for consideration
- Only determining factor is Letter of Credit vs. Performance Bond

Mrs. Sims advised that the plat was received on February 24, 2021; however, was returned to Mr. Walker for amendments and was resubmitted on March 9, 2021. The Performance Bond is a requirement for Final Plat Approval; until the alternative method of guarantee in the form of a Letter of Credit has been considered by Council the Plat is deficient.

Commission member McCauley moved to recommend denial of the Final Plat to City Council; the motion was seconded by Commission member Person and with a unanimous vote, the motion carried. (Canales, Baltrun & Vann absent)

- VI. Adjourn

Commission member McCauley moved to adjourn the meeting at 6:22 p.m.; the motion was seconded by Commission member Person and with a unanimous vote, the motion carried.

PASSED AND APPROVED THIS _____ day of _____, 2021

Jeff Jackson, Chairman

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

Date: May 13, 2021

NOTICE OF A PUBLIC HEARING

PLANNING & ZONING COMMISSION: June 3, 2021- 6:00 p.m.

CITY COUNCIL: June 14, 2021 -6:00 p.m.

HEARING(S) LOCATION: CITY COUNCIL CHAMBERS
302 EAST THIRD STREET, LAMPASAS, TEXAS

A request has been received from **CKG Properties, Mike Green (owner) and Bobby Sanford (representative)** who is asking the City's Planning & Zoning Commission ("Commission") and the City Council, to consider approval, denial, or approval with modification(s) for a Specific Use Permit for property described as Lot 3, Block 8, Hanna Springs Addition, commonly known as 206 N Chestnut, Lampasas, Texas Lampasas County to allow for a Storage Building in an area zoned Retail.

The Planning & Zoning Commission will hold a Public Hearing on this request, which is scheduled to begin at 6:00 p.m. on Thursday, June 3, 2021. The Commission's Public Hearing will be conducted in the City Council Chambers, which is located at 302 East Third Street, Lampasas, Texas, during which time the Commission will hear the details concerning this request before a recommendation is made by the Commission to the City Council on the requested matter. The purpose of the Public Hearing is to allow members of the public who may be affected by this request to voice their views to the Commission.

Following the Public Hearing before the Commission, the City Council will hold a Second Public Hearing on the above-referenced rezone request on Monday, June 14, 2021, in the City Council Chambers located at 302 East Third Street, Lampasas, Texas.

All persons interested in the above referenced request, are invited to attend either or both of these Public Hearings and provide their comments at these times to the governing bodies. Your comments may also be submitted, in writing, to Becky Sims, City Secretary/Zoning Administrator. In order for the Commission/Council to consider your written comments and include them in the records of the Public Hearing, they must be received by the City Secretary, at 312 East Third Street, Lampasas, Texas 76550, by no later than noon, on the date of either public hearing. For additional information, please contact Becky Sims at (512) 556-6831, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Residents should be aware that if they oppose or protest the requested zoning change, such opposition should be submitted in written form with the residents' signature and address included. Failing to provide a written protest to the requested zoning change may reduce the legal impact of such opposition.

If interpreter services for the deaf or hearing impaired are required by you, for participation at the Public Hearing, please contact the City Secretary at City Hall, (512) 556-6831. A request for interpretive assistance must be provided to the City at least 48 hours in advance of the date/time shown above for the scheduled Public Hearing.



CITY OF LAMPASAS

REC#: 01262702 5/12/2021 1:40 PM
OPER: LC1 TERM: 072
REF#: 3273

TRAN: 210.0000 PERMITS & LICENSES
STORMS STORAGE BLDG
PLANNING & ZONING F 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-
CHANGE: 0.00

ANTICIPATED MEETING DATES: P&Z: June 3 Ci
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNE

Application Type:

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirement
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements

Name of Subdivision or Project: Hanna Springs Addition

Physical Location of Property: 206 N. Chestnut

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): _____

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: _____ Existing Zoning: Retail Proposed Zoning: SUP

Applicant / Owner's Name: CKG Properties

Contact Person: MIKE Green Title: owner

Company Name: Storms Across Texas

Street/Mailing Address: Po Box 997 City: Lampasas State: TX Zip: 76530

Phone: 512-556-0444 Fax: 512-556-0445 Email Address: Stormsdrivein@sbcglobal.net

Engineer / Representative's Name: BOBBY SANFORD

Contact Person: _____ Title: _____

Company Name: Bobby SANFORD LLC

Street/Mailing Address: PO Box 1528 City: LAMPASAS State: Tx Zip: 76530

Phone: 830 798 6001 Fax: _____ Email Address: bobby@electsil-5.com

Nature of Request/Proposed Use of the Property: Storage

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

All applications must be COMPLETE before they will be scheduled for P&Z agenda. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements.

All application materials (one copy) must be delivered to the City's Planner. The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred for City review of this project.

Notice of Public Records. The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Signed: mlk Title: 5-7-21 owner Date: 5-7-21

Office Use Only: Date Rec'd _____ Fees Paid:\$ _____ Check #: _____ Accepted By: _____

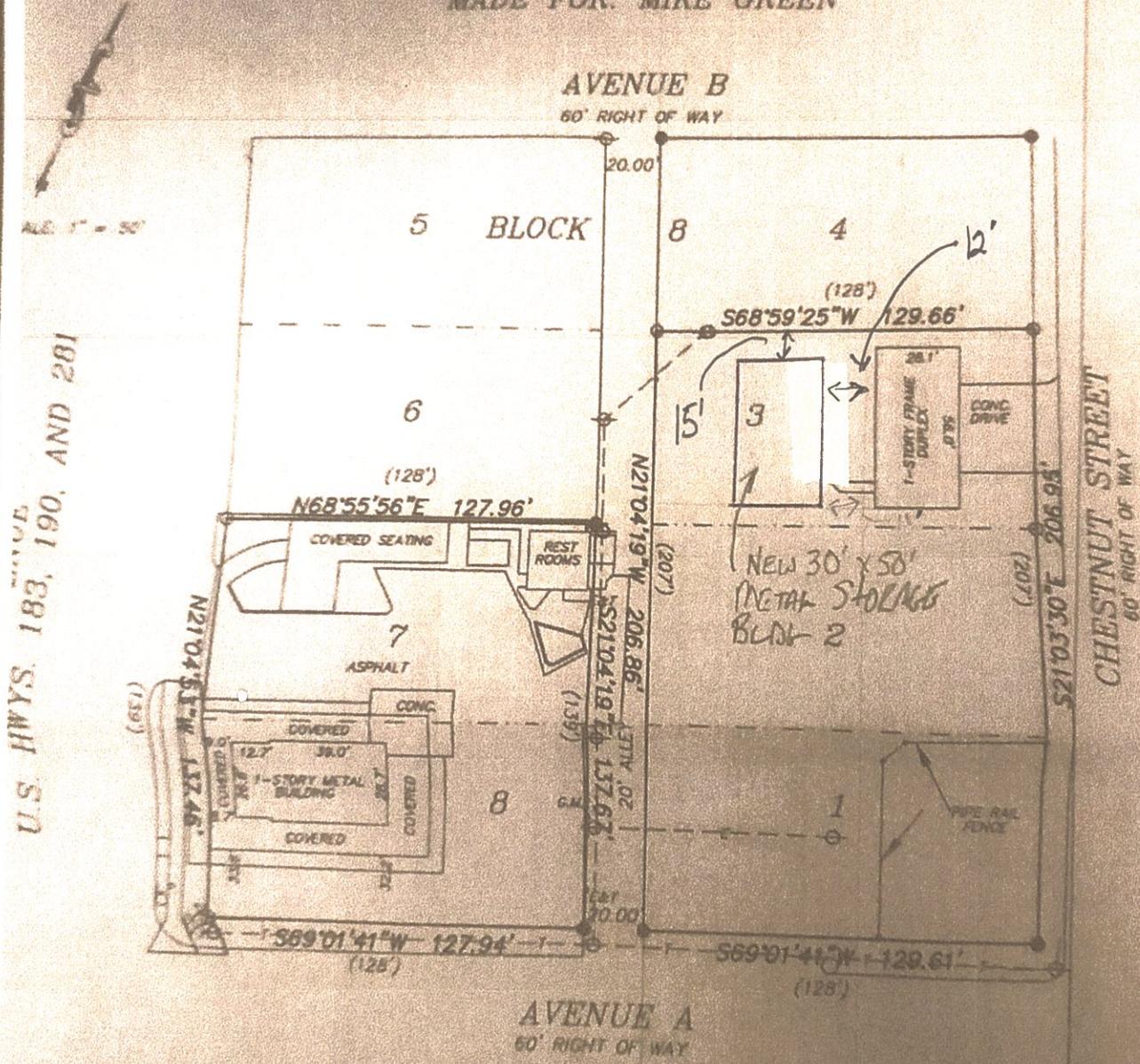
COOPER SUBDIVISION



EXTENDING THE SURVEY OF JOHN T. COOPER, SURVEYOR
 411 S. WESTERN AVE. (P.O. BOX 149) LAMPASAS, TX 76850
 512-538-6865 FAX 512-538-4261 jcooper@texas.com

PLAT OF LOTS 1-3, AND 7-8, BLOCK 8, OF THE SUBDIVISION OF BLOCK 8
 OF HANNAH SPRINGS ADDITION TO THE TOWN AND COUNTY OF LAMPASAS,
 TEXAS, AS RECORDED IN VOLUME 62, PAGE 103, L.C.D.R.

MADE FOR: MIKE GREEN



Lampasas Central Appraisal District



Official Website

Hosted By Pritchard & Abbott, Inc.



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 765

Account / Geo Number:
10110-008-003-00

Property Legal Description:
LOT: 3
BLK: 8
ADDN: HANNA SPRINGS

Survey / Sub Division Abstract:

Property Location:
206 N CHESTNUT ST
LAMPASAS TX 76550

Block:

Owner Information:
CKG PROPERTIES LLC
PO BOX 997
LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:
STORM JAMES ROBBIS

Deed Information:

Volume: 491
Page: 290
File Number: 153080
Deed Date: 9/5/2013

[View Previous Owner Information](#)

Property Detail:	
Agent:	None
Property Exempt:	
Category/SPTB Code:	B1
Total Acres:	0.206
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	27,600
Improvement Value:	51,810
Property Market Value:	79,410

View GIS Map

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

Map It With Google

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

Printer Friendly Version

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	79,410		0	79,410
R&B	ROAD & BRIDGE	79,410		0	79,410
CLA	CITY OF LAMPASAS	79,410		0	79,410
SLA	LAMPASAS ISD M&O	79,410		0	79,410
SLAIS	LAMPASAS ISD I&S	79,410		0	79,410

* Where supporting website data is available.

[New Property Search](#)

[Go To Previous Page](#)

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Real Estate Appraisal Information is the 2020 CERTIFIED Appraisal Values. © Lampasas County Appraisal District | Last Real Estate Update: 03/25/2021



PARCEL 765
206 N CHESTNUT

City of Lampasas
Planning and Zoning Board
CKG Properties (SUP)
Staff Report

Subject Property	The property is described Lot 3, Block 8, Hanna Springs Addition, commonly known as 206 N Chestnut, Lampasas, Texas Lampasas County.
Request	The applicant is requesting a Specific Use Permit (SUP) to allow for a Storage Building in an area zoned Retail.
Current Zoning	The property is currently zoned Retail the area surrounding the property is zoned Retail, and Single Family Residential.
Notification	All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirteen (13) notices to property owners within 200 feet of the applicant's property, and to date have received two in favor of the request and none in protest.
Consideration	<p>In making a determination for a change of Zoning the Planning and Zoning Board, and the City Council shall consider the factors as outlined in Section 34, City of Lampasas Zoning Regulations. In approving a requested Specific Use Permit, the Planning & Zoning Commission and City Council may consider the following:</p> <ol style="list-style-type: none">1. The use is harmonious and compatible with surrounding existing uses or proposed uses;2. The activities requested by the applicant are normally associated with the permitted uses in the base district;3. The nature of the use is reasonable;4. Any negative impact on the surrounding area has been mitigated;5. That any additional conditions specific ensure that the intent of the district purposes are being upheld.
Recommendation	<p>If the Planning and Zoning Board and the City Council find the request in compliance with Section 34 City of Lampasas Zoning Regulations, then a motion to approve the change of zoning may be made.</p> <p>If the Planning and Zoning Board and the City Council find that the request is not in compliance with Section 34 City of Lampasas Zoning Regulations, then a motion to deny the request may be made.</p>

**WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(CKG Properties -SUP)**

I own 204 N Key, 206 N Key, + 105 W Ave A, [address] in Lampasas, Texas.

At this time, I (do) **or** X (do not) plan to attend the Public Hearing noted above.

(Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.)

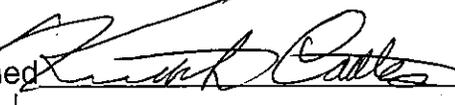
As a property owner who may be affected by the requested change, I want the Board to know that I, (protest) or X (approve) the requested zoning change(s) that the Applicant has asked the Board to grant.

Please place a check mark beside your choice above and/or note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

- (1) _____
- (2) _____
- (3) _____

(Further information may be written on back of this sheet, if additional space is needed.)

Signed  Date 5-17, 2021

Ken Cattles
656 CR 4017
Lampasas, Texas 76550

Written Form Received by City Staff on: 5-20-21, 20 by .

WRITTEN COMMENTS FOR A ZONING CHANGE REQUEST
(CKG Properties -SUP)

I own 109 N CHESTNUT, [address] in Lampasas, Texas.

At this time, I (do) or (do not) plan to attend the Public Hearing noted above.

(Note, you are welcome to attend, even if you indicate on this form that you do not plan to do so.)

As a property owner who may be affected by the requested change, I want the Board to know that I, (protest) or (approve) the requested zoning change(s) that the Applicant has asked the Board to grant.

Please place a check mark beside your choice above and/or note any reasons or concerns you want the Board to consider in the spaces below.

My support/objection to the request is because:

- (1) IT DOES NOT AFFECT US AND
- (2) HOPEFULLY WILL HELP STORM'S
- (3) _____

(Further information may be written on back of this sheet, if additional space is needed.)

Signed Jerry Connolly Date 5-18, 2021
Jerry and Katherine Connolly
109 N Chestnut
Lampasas, Texas 76550
Katherine Connolly

Written Form Received by City Staff on: 5-20-21, 20 by BJS.

June 3 P+Z

REQUEST FOR SUBDIVISION PLAT
TO THE CITY COUNCIL
AND THE PLANNING AND ZONING
OF THE CITY OF LAMPASAS,

CITY OF LAMPASAS
***** REPRINT RECEIPT*****

REC#: 01262699 5/12/2021 1:29 PM
OPER: LC1 TERM: 072
REF#: 4186

TRAN: 210.0000 PERMITS & LICENSES
REPLAT FOR DAN JOHNSON
PLANNING & ZONING F 325.00CR
TENDERED: 325.00 CHECK
APPLIED: 325.00-
CHANGE: 0.00

NOTICE: The Planning and Zoning Commission meets each month. Any items to be on the agenda for that meeting and all fees paid, five working days before any required check dates with the Building and Planning Department. referred to the City Council at their regular meeting on the for disposition.

Application is hereby made to the City Council for a: () Short Form Plat (lot split)
() Preliminary Subdivision Plat (x) Final Subdivision Plat

Applicant: David K. Johnson Telephone: 512-556-3684

Mailing Address: P.O. Box 1263, Lampasas, TX 76550

Property Owner (if different from above) _____ Telephone: _____

Mailing Address: _____

Current Legal Description of Property:

Lot: 1+4 Block: 10 Subdivision: East Lampasas Addition

Acreage: .993 Survey: East Lampasas Abstract #: 10060

Street Address: 1203 Bridge ST.

Frontage in Feet: 208.34 Depth in Feet: 209.72

Reason for subdivision: _____

Divide into 5 lots for houses

Does the zoning comply with the proposed use? Yes No _____

Name of the proposed subdivision: Replat of lots 1+4, Block 10, East Lampasas Addition

Number of lots: 5 Fee: \$ 325.00

David K. Johnson
Signature of Applicant

Signature of Owner if different

David K. Johnson
Printed name of Applicant

Printed Name of Owner

Date: 5-12-2021

Date: _____

REPLAT OF LOTS 1 & 4, BLOCK 10, EAST LAMPASAS ADDITION

TO THE CITY AND COUNTY OF LAMPASAS, TEXAS

TAX CERTIFICATE

The Lampasas County Appraisal District, the taxing authority for all taxing entities in Lampasas County, Texas, does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.

Suzon Jones
Deputy Chief

PLANNING & ZONING COMMISSION APPROVAL

Considered this the _____ day of _____, 20____, after public hearing before the Planning and Zoning Commission, and recommended for approval by the Planning and Zoning Commission, City of Lampasas, Texas.

Jeff Jackson
Chairperson, Planning & Zoning Commission

Becky Sims
Attest: Asst. City Secretary

CITY OF LAMPASAS

Approved this the _____ day of _____, 20____, by the City Council of the City of Lampasas, Lampasas County, Texas, after public hearing before the City Council on the _____ day of _____, 20____, City of Lampasas, Texas.

T.J. Maynor
Mayor, City of Lampasas

Becky Sims
Attest: City Secretary

OWNER'S CERTIFICATION:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS §

That I, Daniel K. Johnson, owner of those certain tracts of land shown hereon being Lots 1 & 4, Block 10, East Lampasas Addition and described in G. L. Johnson et al. v. City of Lampasas, Case No. 03-012, Page 701 of the Deed Records of Lampasas County, Texas, do in all things adopt and approve this minor plat.

Daniel K. Johnson

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Lampasas §

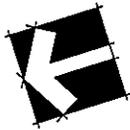
Before me, the under signed authority, on this day personally appeared Daniel K. Johnson, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, _____ County

PLAT NOTES:

- TOTAL ACRES: 1.00 ACRE
- NO. OF LOTS: 5
- USE: RESIDENTIAL
- OWNER/DEVELOPER: DANIEL K. JOHNSON, P.O. BOX 1090, LAMPASAS, TEXAS 76850
- ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
- WATER PROVIDED BY THE CITY OF LAMPASAS
- THE LOTS IN THIS SUBDIVISION ARE SHOWN TO LIE WITHIN ZONE C PER FEMA MAP #480430 0005 B DATED JUNE 15, 1982.
- ALL LOTS LIE WITHIN THE FULL PURPOSE CITY LIMITS OF LAMPASAS
- THIS TRACT IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCES IN PLACE AT TIME OF PLAT (APRIL 2021).



BEARINGS BASED ON
GNDNA, DEC. 2013
TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE NAD 83.



- LEGEND
- 1/2" IRON PIN SET
 - 1/2" YELLOW CAP "CC 493"
 - IRON PIN FOUND (As Noted)
 - PLOT CORNER
 - P.D.L.C. DEED RECORDS LAMPASAS CO.
 - P.D.L.C. DEED RECORDS LAMPASAS CO.



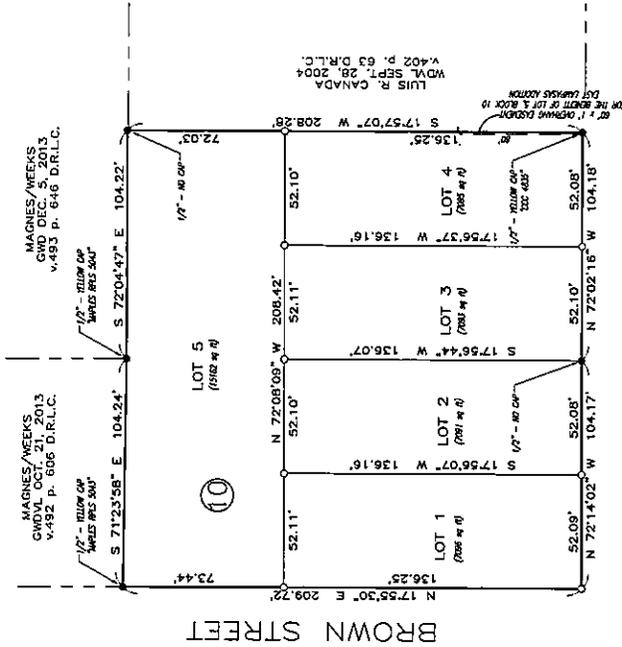
VICINITY MAP
(N.T.S.)

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS §

I, Clyde C. Costleberr, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that the same is in accordance with the plans and specifications thereon placed under my supervision in accordance with the City of Lampasas Regulations.

Clyde C. Costleberr, Jr.
Professional Land Surveyor No 4835
State of Texas



BRIDGE STREET

BROWN STREET

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAMPASAS §

I, Connie Hartmann, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., in the Plat Cabinet _____ Slide _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, the date last shown above written

Connie Hartmann, County Court Clerk,
Lampasas County, Texas



TRIPLE C SURVEYING Co.
P.O. Box 544, Lampasas, Texas 76850
Phone: 817-546-3440
email: info@triplecsurveying.com
www.triplecsurveying.com

JOB No: 140724
DRAWN: CCC
SHEET: 1 OF 1

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: _____

Request Information

Location 1107 Cloud St

*Subdivision _____ Lot No. _____ Block No. _____

Existing Zoning _____ 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.)

The property mentioned above was purchased with main structure existing in the southeast corner of the property. This leaves almost 80% of the property undeveloped. In an effort to improve the community while utilizing valuable it is my intention to build another rental with a design that compliments the original unit. Blending old w/new.

Applicant/Owner Information

Key Contact Jeff Cockburn Telephone No. 512-564-0107 FAX No. _____

Address 351 CR 4017

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.

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 (please print) Tifkar Capital, Ltd. Signature Jeff Cockburn, Agent

Address P.O. Box 544 Telephone No. _____ FAX No. _____

City Lampasas State Texas Zip Code 76550

Corporation, Partnership or Joint Venture Ownership Name Tifkar Capital, Ltd.

Authorized Representative (please print name) Jeff Cockburn

Title Agent Signature [Signature]

Address 351 CR 4017 Telephone No. 512-564-0107 FAX No. _____

City Lampasas State Texas Zip Code 76550

FOR OFFICE USE ONLY			
Case No:	Fee:	ZBA Hearing:	ZBA Date

FINAL PLAT OF CLOUD STREET SUBDIVISION

A REPLAT OF A PORTION OF LOT 1, BLOCK 8, EAST LAMPASAS ADDITION TO THE CITY AND COUNTY OF LAMPASAS, TEXAS

TAX CERTIFICATE:

The Lampasas County Appraisal District, the taxing authority for all taxing entities in Lampasas County, Texas, does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.

Susan Jones
Deputy Chief

PLANNING & ZONING COMMISSION APPROVAL:

Considered this the ____ day of _____, 20____, after public hearing before the Planning and Zoning Commission, and recommended for approval by the Planning and Zoning Commission, City of Lampasas, Texas.

Jeff Jackson
Chairperson, Planning & Zoning Commission

Becky Sims
Attest: Asst. City Secretary

CITY OF LAMPASAS

Approved this the ____ day of _____, 20____, by the City Council of the City of Lampasas, Lampasas County, Texas, after public hearing before the City Council on the ____ day of _____, 20____, City of Lampasas, Texas.

T.J. Monroe
Mayor, City of Lampasas

Becky Sims
Attest: City Secretary

OWNER'S CERTIFICATION:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF LAMPASAS

That I, Jeff Cockburn, Agent of Tifkar Capital, Ltd., owner of that certain tract of land shown hereon being 0.25 ac out of Lot 1, Block 8, East Lampasas and described in a Warranty Deed with Vendor's Lien dated December 4, 2014 and recorded in Volume _____, Page _____ of the Deed Records of Lampasas County, Texas, do in all things adopt and approve this minor plat.

Jeff Cockburn
Agent

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Lampasas

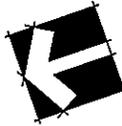
Before me, the under signed authority, on this day personally appeared Jeff Cockburn, known unto me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

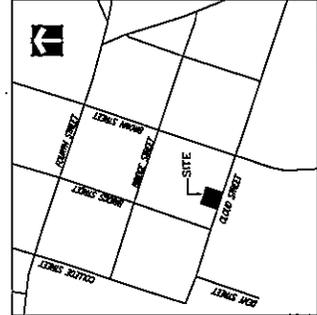
Notary Public, _____ County

PLAT NOTES:

1. TOTAL ACREAGE: 0.25 ACRE
2. USE: RESIDENTIAL
3. OWNER/DEVELOPER: TIFKAR CAPITAL, LTD. P.O. BOX 544 LAMPASAS, TEXAS 76550
4. ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
5. SEWER SERVICES PROVIDED BY THE CITY OF LAMPASAS
6. LOTS IN THIS SUBDIVISION ARE SHOWN TO LIE WITHIN ZONE C PER FEHA
7. MAP #48043D 0005 B DATED JUNE 15, 1992
8. APPROVED BY THE ZONING BOARD OF ADJUSTMENT ON MAY 18, 2021.
9. LOT 1A - LOT SIZE 5400 SQ. FT. AND DEPTH 103.68 FT.
10. ALL LOTS LIE WITHIN THE FULL PURPOSE CITY LIMITS OF LAMPASAS
11. THIS TRACT IS SUBJECT TO THE FULL PURPOSE CITY LIMITS OF LAMPASAS
12. PLACE AT TIME OF PLAT (APRIL 2021).



- LEGEND**
- 1/2" IRON PEG SET, 4433'
 - IRON PIN FOUND (44 Nears)
 - ⊙ BLOCK NO. 8, EAST LAMPASAS ADDITION TO THE CITY AND COUNTY OF LAMPASAS CO.
 - ⊙ D.A.L.L. DEED RECORDS LAMPASAS CO.

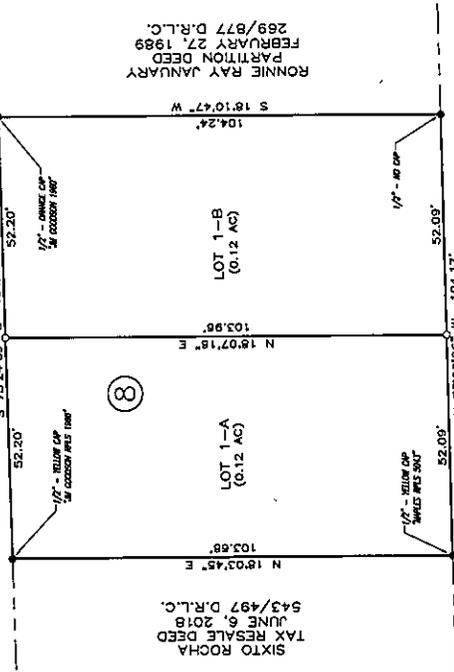


VICINITY MAP (N.T.S.)

DOUGLAS R. KUSKY, ET UX
GENERAL WARRANTY DEED
MARCH 31, 2004
398/705 D.R.L.C.

RONNIE RAY JANUARY
PARTITION DEED
FEBRUARY 27, 1999
269/877 D.R.L.C.

JOSE A. REYES-GONZALES, SR., ET UX
W.D.V.L. DECEMBER 6, 2016
525/573 D.R.L.C.



SIXTO ROCHA
TAX RESALE DEED
JUNE 9, 2018
543/497 D.R.L.C.

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF LAMPASAS

I, Connie Hartmann, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with it's certificate of authentication was filed for record in my office on the ____ day of _____, 20____ A.D., at _____ o'clock ____ M., in the Plat Cabinet ____ Slide ____ TO CERTIFY WHICH, WITNESS my hand and seal of the County Court of said County, the date last shown above written

Connie Hartmann, County Court Clerk,
Lampasas County, Texas

TRIPLE C SURVEYING CO.
21214 FM 983 - Lampasas, Texas 76550
email: administr@triplecsurveying.com (512) 845-5440
www.triplecsurveying.com Firm No. 10193916

JOB NO: 210317
DRAWN: ECC
SHEET: 1 OF 1

**ACTION OF THE CITY OF LAMPASAS
ZONING BOARD OF ADJUSTMENT**

GRANTING VARIANCE

WHEREAS, Tifkar Capital, Ltd. ("Owner"), Jeff Cockburn ("Representative") of the property legally described as E ½ of Lot 1, Block 8 of the East Lampasas Addition, generally located at 1107 East Cloud, Lampasas, Texas, Lampasas County, and

WHEREAS, said Property is located in an area zoned under the City's Zoning Ordinance Single Family Residential-6 "SF-6" Zoning District, and

WHEREAS, Applicant has applied for a variance to the City of Lampasas Zoning Ordinance, for the Property within the Single Family Residential-6 "SF-6" Zoning District, in accordance with Section 9.6 A - F;

WHEREAS, Applicant desires a variance be granted as follows:

- *Reduction in lot size from 6,000 sq foot to 5,400 sq foot*
- *Reduction in lot depth from 110' to 103'*

WHEREAS, Applicant has filed a proper request for such variance; and

WHEREAS, Applicant alleges that strict compliance with the City's Zoning Ordinance would result in undue hardship to Applicant, pursuant to Section 9.6 C1 of the City's Zoning Ordinance; and

WHEREAS, public notice has been given and a public hearing was held on May 18, 2021 before the Lampasas Zoning Board of Adjustment, with at least the statutory required 75% of members being present.

NOW THEREFORE, THE LAMPASAS ZONING BOARD OF ADJUSTMENT FINDS THAT:

1. The circumstance(s) or condition(s) required for granting approval of the above described variance, as set out in Section 9.6 A - F of the City's Zoning Ordinance, do exist on the property legally described as E ½ of Lot 1, Block 8 of the East Lampasas Addition, generally located at 1107 E. Cloud Fourth Street, Lampasas, Texas, Lampasas County and therefore, the request for granting the variance to the Single Family Residential-6 "SF-6" Zoning District, as noted herein, IS HEREBY GRANTED, with the following conditions, if any: _____

2. This matter was heard by at least 75% of the members of the Board, who voted as follows:

	Yes	No
A. Jason Hamilton		
B. Brandon Butts	<u>BB</u>	
B. Jack Harrell	<u>JK</u>	
C. Bob Caughron		
D. Charley Kennington	<u>CK</u>	
E. Laurie Henderson [Alternate 1]		
F. Danielle Shepard [Alternate 2]	<u>DS</u>	
G. Jerry Grayson [Alternate 3]		
H. Vacant [Alternate 4]		

3. As required by the Local Government Code, Section 211.008(f), minutes of this proceeding shall be kept on file in the Board's office, and are public records.

NOW THEREFORE, the above request for a variance was heard and **granted** on May 18, 2021 by the Lampasas Zoning Board of Adjustment.



 By: Presiding Officer

STATE OF TEXAS
COUNTY OF LAMPASAS

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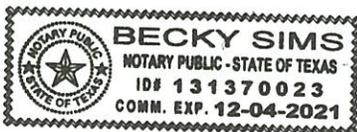
**CERTIFICATE OF AUTHENTICITY OF
VARIANCE FROM CITY OF LAMPASAS ZONING REQUIREMENTS**

I, Becky Sims, City Secretary of the City of Lampasas, hereby certify that the attached "Action of the City of Lampasas Zoning Board of Adjustment Granting Variance" is a true and correct copy of the original document in the Board of Adjustment Office, and I further certify that such document accurately reflects the action granting the variances taken by the Board on May 18, 2021.

Becky Sims
Becky Sims
City Secretary
City of Lampasas

Subscribed and sworn to before me on this the 18 day of May, 2021, to certify which witness my hand and official seal.

Becky Sims
Notary Public in and for the State of Texas



My Commission Expires: 12-4, 2021