



**NOTICE OF MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF
LLANO, TEXAS**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Planning and Zoning Meeting** of the City of Llano, Texas, will be held on **Thursday, December 17, 2020 at 5:30 PM.** In the City Hall Council Chambers at 301 W. Main Street, Llano, Texas 78643, at which time the following subjects will be discussed:

A. CALL TO ORDER

B. PUBLIC COMMENTS-Non-Agenda Items

C. CONSENT AGENDA

1. Approval of minutes from the November 19, 2020 Planning and Zoning meeting.

D. REGULAR AGENDA

1. Discussion and possible action regarding the approval of the preliminary plat for a proposed subdivision.

E. ADJOURNMENT

Although a quorum of the members of Councilmembers and/or other Boards or Commissions may or may not be in attendance, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Llano, was posted on the bulletin board in front of Llano City Hall, 301 W. Main, Llano, Texas, by 5:30 p.m. on Monday, December 14, 2020, which is readily accessible to the public at all times. Said Notice remained so posted continuously for at least seventy-two (72) hours proceeding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.

Erica Berry, TRMC, City Secretary

Date _____



**NOTICE OF MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF
LLANO, TEXAS
Minutes**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Planning and Zoning Meeting** of the City of Llano, Texas, will be held on **Thursday, November 19, 2020 at 5:30 PM.** In the City Hall Council Chambers at 301 W. Main Street, Llano, Texas 78643, at which time the following subjects will be discussed:

A. CALL TO ORDER-5:31p.m. Board member Trecey Johnson was absent.

B. PUBLIC COMMENTS-Non-Agenda Items

C. CONSENT AGENDA

1. Approval of minutes from the October 15, 2020 Planning and Zoning meeting. **Motion was made by Diana Firestone, with a second by Dwain Rogers, to approve the consent agenda item. Motion carried all in favor, none opposed.**

D. PUBLIC HEARING-

The City of Llano Planning and Zoning Commission will conduct a public hearing on Thursday November 19, 2020 at 5:30p.m. in the City Council Chambers, located at 301 W Main St., Llano, TX 78643, to allow the structure to be used as a single-family dwelling with retail use in a Retail District at 1500 Ford Street. **Public hearing was closed at 5:42p.m.**

E. REGULAR AGENDA

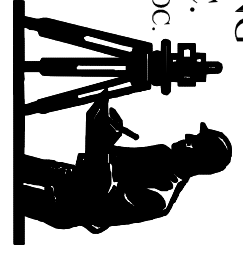
1. Discussion and possible action regarding specific use permit to allow the structure to be used as a single-family dwelling with retail use 1500 Ford St. **Diana Firestone made the motion, with a second by Dwain Rogers to send the specific use permit to council.**
2. Discussion regarding a purposed amendment to the zoning ordinance. **Diana Firestone suggested a workshop with City Council and the Planning and Zoning Board. Citizens that voiced a comment are: Binky Morgan, Ana Long, Lynsi Herron, Robert Hayworth and Marc Sewell. No action was taken.**

F. ADJOURNMENT – 6:22 p.m.

Although a quorum of the members of Councilmembers and/or other Boards or Commissions may or may not be in attendance, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Llano, was posted on the bulletin board in front of Llano City Hall, 301 W. Main, Llano, Texas, by 5:30 p.m. on Monday, November 16, 2020, which is readily accessible to the public at all times. Said Notice remained so posted continuously for at least seventy-two (72) hours preceding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.

Erica Berry, TRMC, City Secretary

Date _____



RAILYARD RIVER ESTATES

A SUBDIVISION OF 5.92 ACRES OUT OF THE
 HENRICH STRACKBEN, SURVEY NO. 28, ABST. NO. 690,
 IN THE CITY OF LLANO, LLANO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF LLANO

KNOW ALL MEN BY THESE PRESENTS that Robert Wyatt and Walden Drilling Incorporated, being the owners of 5.92 acres out of the Heinrich Strackben Survey No. 28, Abst. No. 690, in the City of Llano, Llano County, Texas, as conveyed to us by deed dated May 6, 2020, and recorded in Inst. #20-02681, Llano County Official Public Records, DO HEREBY SUBDIVIDE 5.92 acres of land out of the Heinrich Strackben Survey No. 28, Abst. No. 690, to be known as "RAILYARD RIVER ESTATES" in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted.

Robert Wyatt, Owner _____ Date _____
 Brian Walden, President _____ Date _____

STATE OF TEXAS
 COUNTY OF LLANO

Before me, the undersigned, a Notary Public in and for the State and County, personally appeared Robert Wyatt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, LLANO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF LLANO

Before me, the undersigned, a Notary Public in and for the State and County, personally appeared Brian Walden, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, LLANO COUNTY, TEXAS

CERTIFICATE OF ROAD MAINTENANCE

"In approving this plat by the City of Llano, Llano County, Texas, it is understood that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property. The construction, repair, and maintenance of these roads and any associated drainage improvements will be the responsibility of the Subdivider and/or subsequent owners of the subdivision and will not be the responsibility of the City of Llano."

Subdivider or Representative _____ Date _____

STATE OF TEXAS
 COUNTY OF LLANO

I, Gail Lang, Mayor of the City of Llano, Llano County, Texas, do hereby certify that the map and plat hereon with certificate of dedication, having been duly presented to the Council of the City of Llano, Texas and approved by the Council on the _____ day of _____, 2020, and by said Council duly considered and found to comply with the laws and statutes of the State of Texas and Ordinance of the City of Llano, were on this date meeting in Book _____ Pg. _____ and in the Plat Records of the office of the County Clerk of Llano County, Texas.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020

GAIL LANG, MAYOR, CITY OF LLANO, TEXAS

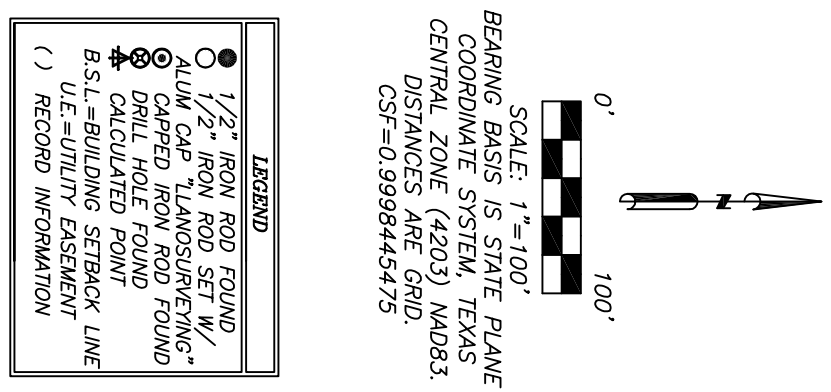
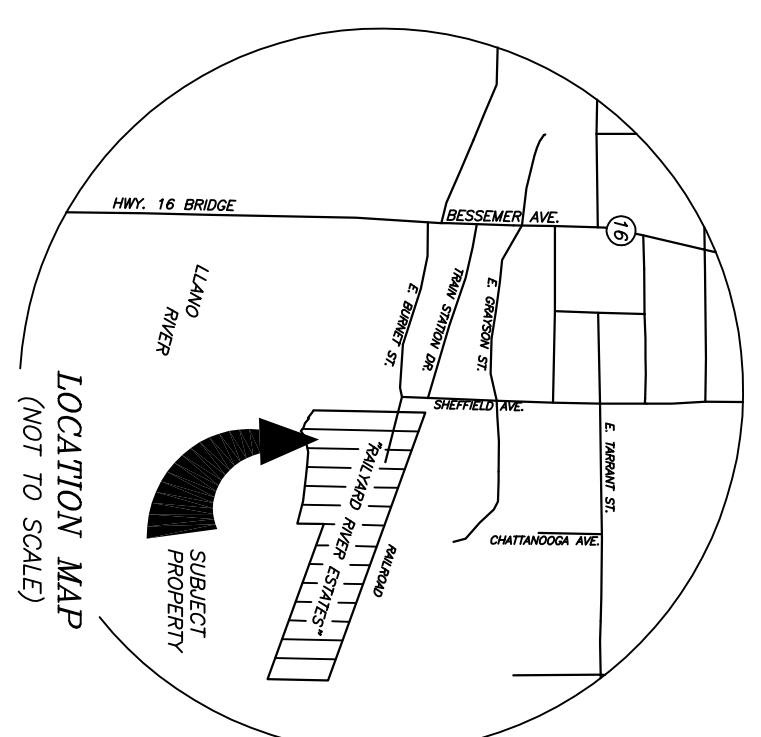
ATTEST: SECRETARY

- NOTES:
1. THE CITY OF LLANO IS THE CURRENT ELECTRIC PROVIDER FOR THE PROPERTY SHOWN HEREON.
 2. WATER SUPPLY FOR THE TRACTS SHOWN HEREON IS PROVIDED BY THE CITY OF LLANO.
 3. THE PROPERTY SHOWN HEREON PARTLY LIES WITHIN ZONE "A," DETERMINED TO BE INSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE LLANO COUNTY FLOOD INSURANCE RATE MAP NO. 48299C0195C, EFFECTIVE DATE 5/22/2012.
 4. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCES. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT L.C.R.A. WATERSHED MANAGEMENT AT 1-800-776-5272. EXTENSION 2324 FOR MORE INFORMATION.
 5. EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LLANO COUNTY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.
 6. WALDEN WAY WILL BE A 40 FOOT WIDE PRIVATE ACCESS EASEMENT FOR THE USE OF THE PROPERTY OWNERS. THE ROAD BASE WILL BE A 22 FOOT WIDE CHIP SEAL.
 7. BUILDING SETBACKS FOR EVERY LOT ARE 25' ON THE ROADWAY, 8' ON ALL SIDE LINES, & 10' ALONG REAR LOT LINES.

THIS PROPERTY IS ZONED: _____

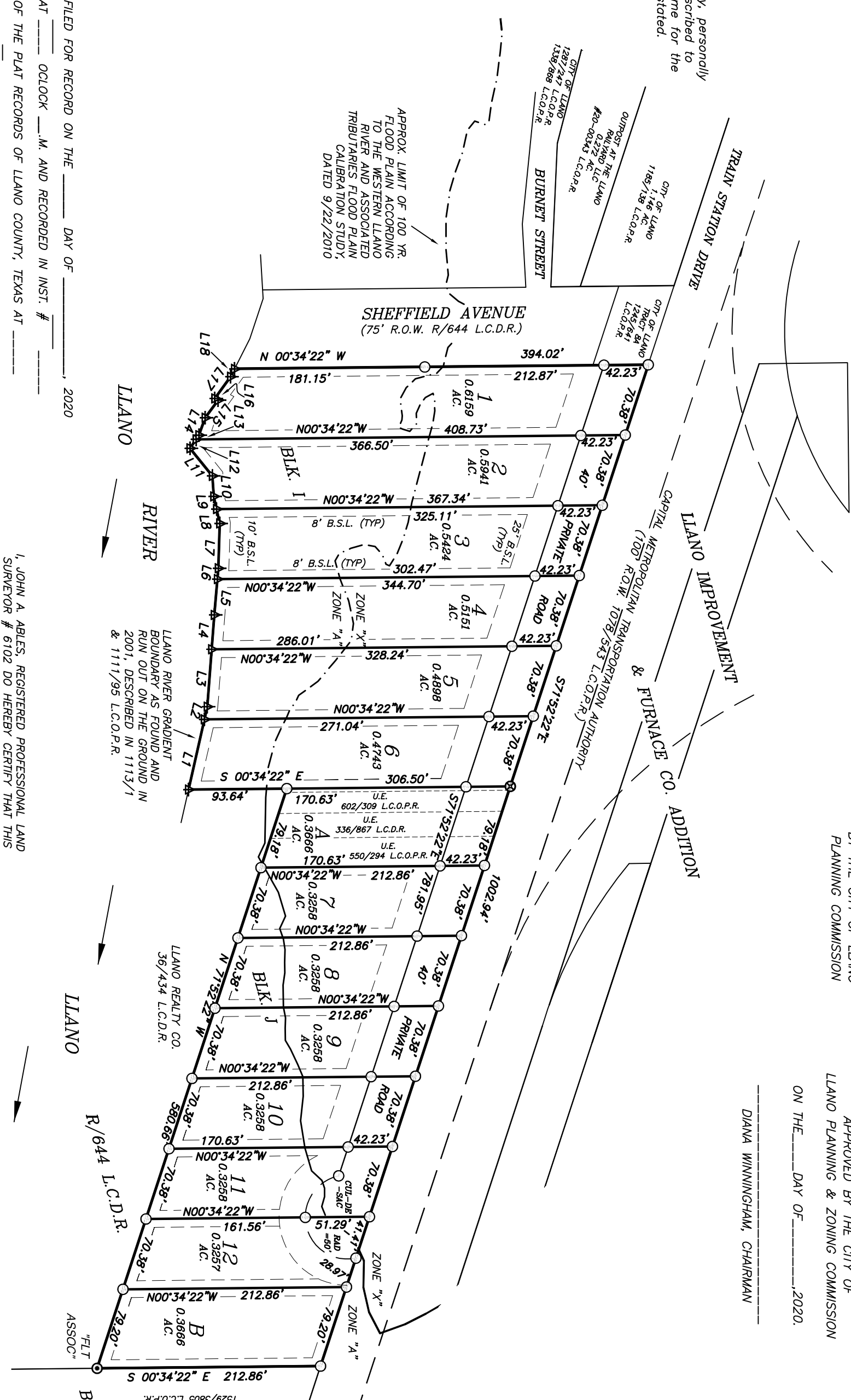
APPROVED BY THE CITY OF LLANO PLANNING & ZONING COMMISSION

DIANA WINNINGHAM, CHAIRMAN



LINE	BEARING	DISTANCE
L1	N 77°14'48" W	68.51'
L2	N 77°14'48" W	12.36'
L3	N 85°36'36" W	54.84'
L4	N 85°36'36" W	32.81'
L5	N 85°04'42" W	34.13'
L6	N 85°04'42" W	42.62'
L7	S 77°25'08" W	13.98'
L8	S 77°25'08" W	12.44'
L9	S 86°14'51" W	19.55'
L10	S 50°57'36" W	33.82'
L11	N 50°57'36" W	10.34'
L12	N 50°57'36" W	14.60'
L13	N 53°31'23" W	20.82'
L14	S 27°37'04" W	3.57'
L15	S 53°56'17" W	25.57'
L16	N 63°03'22" W	8.33'

NOTE: TRACT B WILL BE CONVERTED ALONG WITH LOT 12 AS A SEPARATE TRACT.



FILED FOR RECORD ON THE _____ DAY OF _____, 2020
 AT _____ O'CLOCK _____ M. AND RECORDED IN INST. # _____
 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS AT _____
 O'CLOCK _____ M. ON THE _____ DAY OF _____, 2020.

MARCE HADELER, COUNTY CLERK, LLANO COUNTY, TEXAS

BY: _____ (DEPUTY)

I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR #6102 DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION IN JUNE, 2020. WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2020.
 "Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."
 JOHN A. ABLES R.P.L.S. #6102

"RAILYARD RIVER ESTATES"
 A SUBDIVISION OF 5.92 ACRES OUT OF THE
 HENRICH STRACKBEN, SURVEY NO. 28, ABST. NO. 690,
 IN THE CITY OF LLANO, LLANO COUNTY, TEXAS
 FILED: JUNE 2020 CREW: J44 JPI DRAFTED: 6/4/20
 BY: ROL JOB#: 20051101