

Chairman
John Osbourn



Board Members
Diana Firestone
George Fricke
Brian Maples

Vice-chairman
Julie Ireland

NOTICE OF A REGULAR CALLED MEETING OF THE PLANNING AND ZONING COMMISSION CITY HALL, 301 WEST MAIN STREET, OF LLANO, TEXAS 5:30 P.M. THURSDAY, JANUARY 15th, 2026.

Agenda

This notice is posted pursuant to the Texas Open Meetings Act. All agenda items are subject to action. The Planning and Zoning Meeting of the City of Llano, Texas, reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

A. CALL TO ORDER

B. PUBLIC COMMENTS

(Visitors shall be limited to no more than (3) three minutes to address the Board or at the discretion of the Mayor) In accordance with Section 551.042 of the Texas Government Code, an inquiry made at a meeting shall be conducted as follows: (a.) If at a meeting of a governmental body, a member of the public or the governmental body inquiries about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to 1. A statement of specific information was given in response to the inquiry, and 2. A recitation of existing policy in response to the inquiry; and (b.) Any deliberation of or a decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

C. CONSENT AGENDA ITEM

1. Approval of minutes from the Regular Called Planning and Zoning meeting on November 20th, 2025.

D. PUBLIC HEARINGS

1. The Llano Planning and Zoning Commission will hold a public hearing to receive written and/or oral comments regarding a Special Use Permit for the purpose of an Accessory Building located within Single Family -2 (SF-2) zone. The physical address is 1404 Letcher Street, City of Llano, Texas 78643.

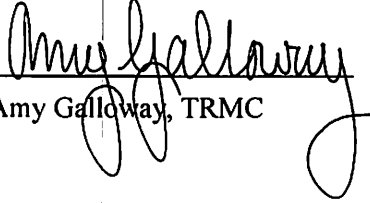
E. REGULAR AGENDA ITEMS

1. Discussion and possible action to approve Special Use Permit 396 for the purpose of an Accessory Building located within Single Family -2 (SF-2) zone. The physical address is 1404 Letcher Street, City of Llano, Texas 78643.

F. 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 Friday January 9th, 2026, which is always readily accessible to the public. Said Notice remained so posted continuously for at least three business days preceding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.


Amy Galloway, TRMC


Date

Chairman
John Osbourn



Board Members
Diana Firestone
George Fricke
Brian Maples

Vice-chairman
Julie Ireland

NOTICE OF A REGULAR CALLED MEETING OF THE PLANNING AND ZONING COMMISSION CITY HALL, 301 WEST MAIN STREET, OF LLANO, TEXAS 5:30 P.M. THURSDAY, NOVEMBER 20th, 2025.

Minutes

Members present: Chair John Osbourn, Vice Chairman Julie Ireland, Diana Firestone, George Fricke and Brian Maples

A. CALL TO ORDER-Chairman John Osbourn called the meeting to order at 5:30 p.m.

B. PUBLIC COMMENTS

(Visitors shall be limited to no more than (3) three minutes to address the Board or at the discretion of the Mayor) In accordance with Section 551.042 of the Texas Government Code, an inquiry made at a meeting shall be conducted as follows: (a.) If at a meeting of a governmental body, a member of the public or the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to 1. A statement of specific information was given in response to the inquiry, and 2. A recitation of existing policy in response to the inquiry; and (b.) Any deliberation of or a decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

C. CONSENT AGENDA ITEM

1. Approval of minutes from the Regular Called Planning and Zoning meeting on September 18th, 2025. **A motion was made by Diana Firestone, with a second by Brian Maples to approve the consent agenda item. All in favor, none opposed. Motion carried.**

D. PUBLIC HEARINGS

1. The Llano Planning and Zoning Commission will hold a public hearing to receive written and/or oral comments regarding a Special Use Permit for the purpose of an Accessory Building located within Single Family -2 (SF-2) zone. The physical address is 1404 Letcher Street, City of Llano, Texas 78643. **The public hearing opened at 5:31 p.m. and closed at 5:31 p.m.**

E. REGULAR AGENDA ITEMS

1. Discussion and possible action to approve Special Use Permit 396 for the purpose of an Accessory Building located within Single Family -2 (SF-2) zone. The physical address is 1404 Letcher Street, City of Llano, Texas 78643. **A motion was made by Diana Firestone, with a second by Brian Maples to table the item to next month. All in favor, none opposed. Motion carried.**

F. ADJOURNMENT-The Planning and Zoning Commission adjourned at 5:33 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 Friday November 14, 2025, which is always readily accessible to the public. Said Notice remained so posted continuously for at least three business days preceding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.

Amy Galloway, TRMC

**SPECIFIC USE PERMIT
REQUEST FORM**

Name: Ronnie Reed Address: 1404 Letcher St Date _____
Llano Tx

Phone: 830-613-8054 Email: RONNIEJ1945@AOL.COM

Property owner Yes No
(NOTE: You must be the owner of the property relating to the specific use permit)

Request Build shop for hobby intrests 24' x 30'
on concrete slab

Physical Address of Request 1404 Letcher st

Legal description for area of request _____

Zoning District of request _____

Present zoning requirement _____

REQUEST FEE – non-refundable \$250.00 plus actual costs (cost includes certified return receipt per letter mailed, depending on the number of property owners notified, and the publication in the newspaper)

Requester Signature Ronnie Reed

Code Enforcement Dept. - Approval: Yes No Initial _____
Reasoning / Recommendation: _____

City Secretary - Approval: Yes No Initial _____
Reasoning / Recommendation: _____

City Manager - Approval: Yes No Initial _____
Reasoning / Recommendation: _____

**SPECIFIC USE PERMIT
REQUEST FORM**

**CITY OF LLANO
PLANNING AND ZONING / CITY COUNCIL**

TO THE APPLICANT:

An application for a Specific Use Permit (SUP) shall be accompanied by a site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as: off street parking facilities, size, height, construction materials and locations of buildings and uses to be permitted. Other information that the applicant may desire to furnish would be location of signs, ingress and egress to public streets, types of visual screening such as walls or fences and the relationship of the intended use to all existing properties and lands within 200 feet. The Planning and Zoning Commission and the City Council may request additional information, drawings, (floor plans), or pictures of the property.

NO SPECIFIC USE PERMIT WILL BE GRANTED UNLESS THE APPLICANT AGREES TO BE BOUND AND COMPLY WITH THE WRITTEN REQUIREMENTS OF THE SPECIFIC USE PERMIT AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION AND APPROVED BY THE CITY COUNCIL.

PLEASE READ THE FOLLOWING CRITERIA. NO SPECIFIC USE PERMIT WILL BE APPROVED UNLESS THE FOLLOWING REQUIREMENTS CAN BE MET.

- 1. The proposed use must be harmonious and compatible with its surrounding existing uses.**
- 2. The activities requested by the applicant must be associated with the requested use.**
- 3. The nature of the use shall be reasonable.**
- 4. The request should not create an adverse impact on the neighborhood by lowering property values, creating odors, or sound.**
- 5. A Specific Use Permit must be permitted in accordance with City of Llano Zoning Ordinance.**

Public Hearing and Notice is as follows: 20 days prior to making its report to the City Council, the Planning and Zoning Commission shall hold at least one public hearing on each application. Before the tenth day before the hearing date before the Planning and Zoning Commission, written notice of each public hearing before the Planning and Zoning Commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved Municipal Tax Roll, of property within two hundred

ACCESSORY STRUCTURE GUIDELINES



City of Llano

301 W. Main St., Llano, Tx.

78643

(325) 247-4158 x 3 | permits@cityofllano.com

One-story detached accessory structures with a floor area equaling to or less than 120 square feet do not require a permit.

Required Documents:

- Building Application
 - Site Plan
 - Foundation Plan or Anchoring Details
 - Electrical details (if applicable)
 - Plumbing details – Sewer, Water & Gas (if applicable)
 - Mechanical details – HVAC (if applicable)
 - Energy Report - REScheck (for accessory dwelling) www.energycodes.gov/rescheck
-
- ✓ Special Use Permit Required
 - ✓ Plan Review Required
 - ✓ Building Permit Required

Scope of work

*Wedges to note Phase 1
NO Electrical on these*

Phase 2 future Electrical.

Required Inspections:

- Foundation (prior to pouring – if applicable)
- Electrical, Plumbing and Mechanical (if applicable)
- Framing (site-built construction only)
- Final

All documents must be submitted electronically, in pdf format, online at:
permits@cityofllano.com

Drawings do not have to be to scale but all measurements must be accurate.

Please visit the City of Llano website for more information on City of Llano Ordinances:

www.CityofLlano.com

GF# 20230690762L-LL

WARRANTY DEED
(Llano County, Texas)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: Executed as of date of acknowledgement to be effective July 13, 2023

Grantor: NANCY ELLA SHAPLEY, a single woman

Grantor's Mailing Address: 111 Jamica Street, Houston, Texas 77012

Grantee: RONNIE J. REED and MARKETIA M. REED

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

Being Lot Nos. Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block No. B-Six (B-6), Miller's Addition to the Town of Llano, Llano County, Texas, according to the Plat recorded in Volume J, Page 611, Deed Records of Llano County, Texas; together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

(1) Restrictions, covenants, conditions, easements and reservations, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Llano County, Texas;

(2) All zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the Property;

(3) Ad valorem taxes and assessments for the current calendar year have been prorated as of the date hereof, and Grantee assumes and agrees to pay all taxes and assessments for the current year prior to delinquency. This conveyance of the Property to Grantee, or a subsequent change in the use of the Property, may result in the imposition of additional tax plus interest as a penalty for the conveyance or the change in use of the Property. Grantee assumes and agrees to pay any additional

taxes which may be assessed against the Property for any prior years as a result of this conveyance or any change in usage of the Property by Grantee, or Grantee's heirs, successors and assigns.

Grantor, for the Consideration, receipt of which is acknowledged, and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

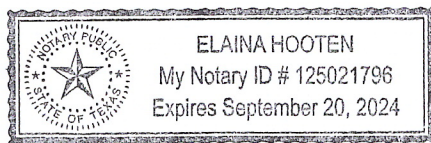
The contract between Grantor as the Seller and Grantee as the Buyer may contain obligations or limitations as to warranties. To the extent the contract provides for such obligations or limitations to survive the contract or this conveyance, then the obligations or limitations shall be deemed incorporated in this deed by reference. The warranty of title in this deed is not affected by and is expressly excluded from the limitations described in this paragraph.

When the context requires, singular nouns and pronouns include the plural.

Nancy Ella Shapley
NANCY ELLA SHAPLEY

STATE OF TEXAS §
COUNTY OF Llano §

This instrument was acknowledged before me on the 13 day of July, 2023, by Nancy Ella Shapley.



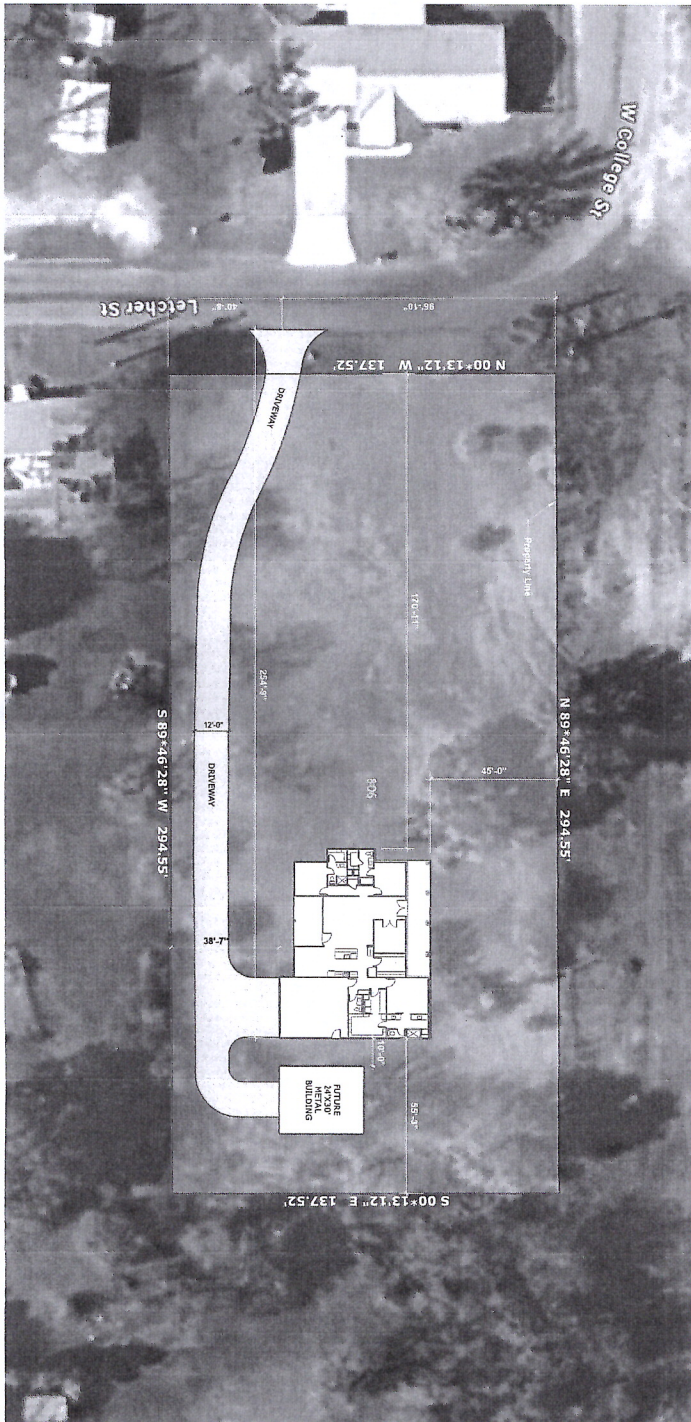
Elaina Hooten
Notary Public, State of Texas

**Grantee's Mailing Address:
(REQUIRED FOR FILING)**

12350 CR 2911
Gustace, TX 75124

STATE OF TEXAS
COUNTY OF LLANO
FILED AND RECORDED AT 3:46 O'CLOCK P.M. ON
THE 13 DAY OF **JULY** A.D. **2023**. HLT
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.
INSTRUMENT NO:

Marcia Hudeker
COUNTY CLERK, LLANO CO., TEXAS
BY BB, DEPUTY NO OF PAGES: 2
23 03940



02
SITE LAYOUT
 SCALE: 1"=20'
 N
 LIVING AREA: 2174 SF
 PORCHES: 524 SF
 BRICK TERRACE: 14 SF
 UNDER FLOOR: 3283 SF

S
 01

DRAWN BY
 JB
DESCRIPTION
 Site Layout

PROJECT NO.
 2024-01
PROJECT
 Reed House

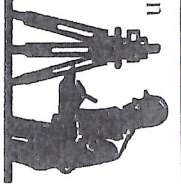
ISSUE
 05.01.2024
RE-ISSUE

REED HOUSE
 Lots 7-12, Letcher St
 Llano, TX

The Design House
 3458 FM 607 South
 Larue, TX 75770
 903-515-0735
 designhousetexas
 @gmail.com



Fred L. Thompson & Associates
 111 W. Main St.
 P.O. Box 74
 Leno, TX 78643
 P: (325) 247-4510
 F: (325) 247-1043
 lhtosurvey.com
 Title Registration #: 100502-00



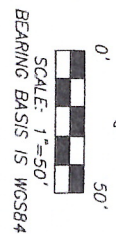
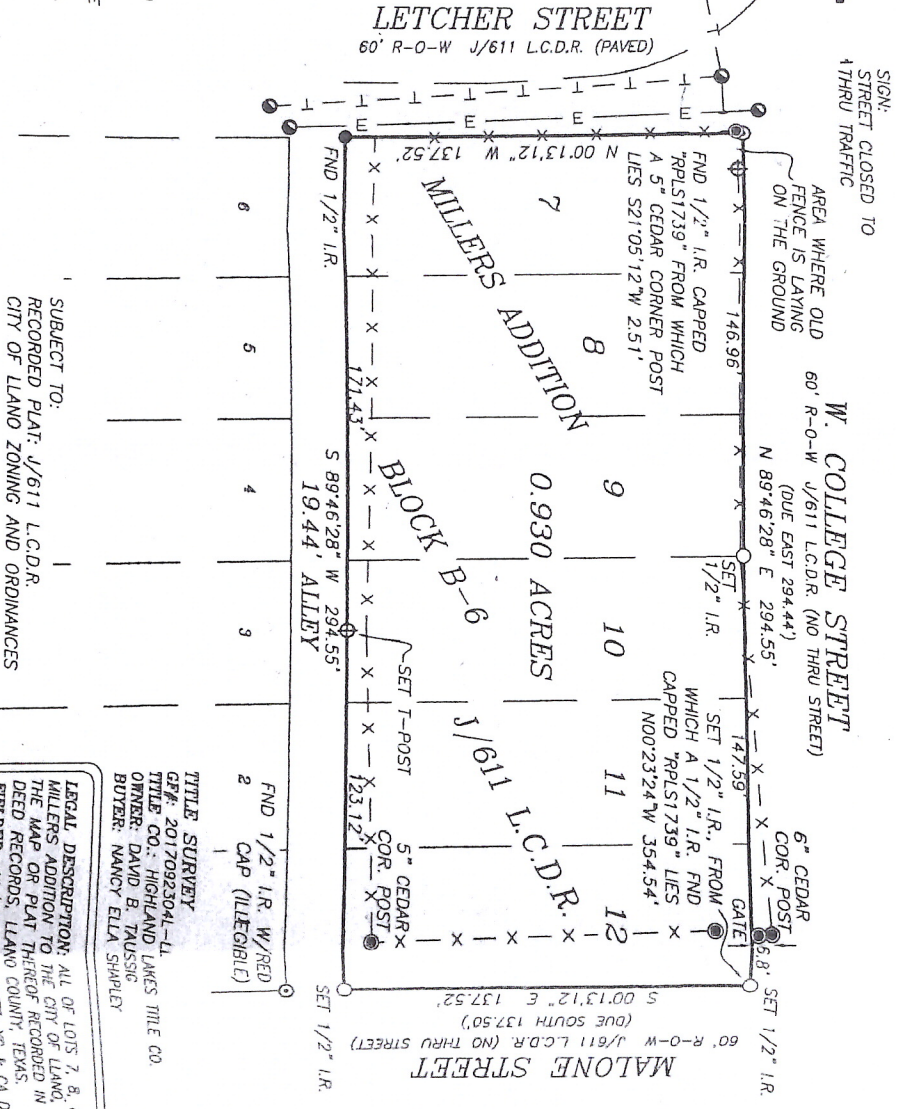
LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ RED CAP, "FLI ASSOC."
- ⊙ CAPPED IRON ROD FOUND
- ⊕ T-POST
- ⊖ FENCE POST
- ⊗ UTILITY POLE
- ⊘ WIRE FENCE
- ⊙ ELEC. LINES
- ⊖ TELE. LINES
- () RECORD INFORMATION



I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 9th DAY OF NOVEMBER, 2017. WITNESS MY HAND AND SEAL THIS 20th DAY OF NOVEMBER, 2017.

JOHN A. ABLES No. 6102



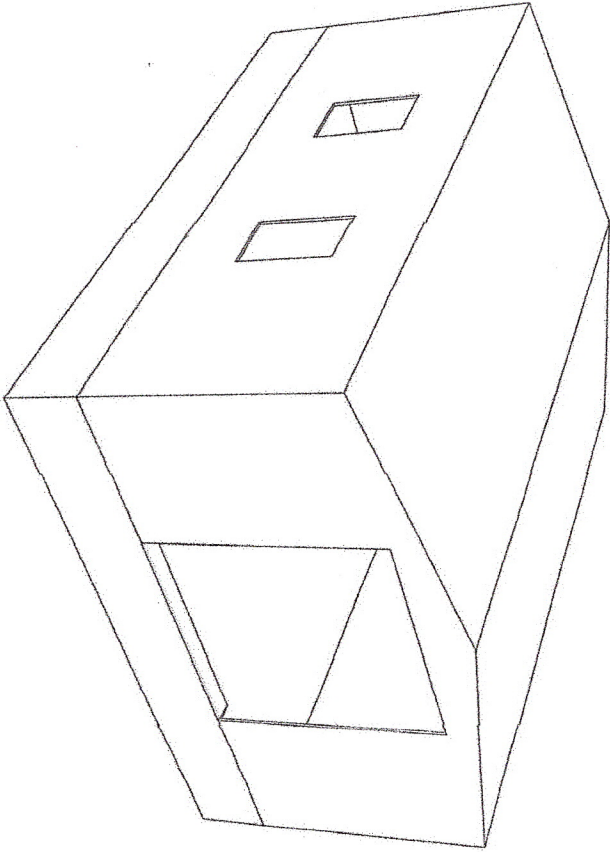
FLOOD INFORMATION:
 THE SUBJECT PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP NO. 48299C0310C
 EFFECTIVE DATE: MAY 2, 2012

SUBJECT TO:
 RECORDED PLAT: J/611 L.C.D.R.
 CITY OF LAND ZONING AND ORDINANCES

TITLE SURVEY
 GP#: 2017092304L-LI
 TITLE CO.: HIGHLAND LAKES TITLE CO.
 OWNER: DAVID B. TAUSISIG
 BUYER: NANCY ELA SHARLEY

LEGAL DESCRIPTION: ALL OF LOTS 7, 8, 9, 10, 11, & 12, BLOCK B-6, MILLERS ADDITION TO THE CITY OF LENO, LENO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME J, PAGE 611, LENO COUNTY DEED RECORDS, LENO COUNTY, TEXAS.
 FILED: 11/09/2017 CREW: JC & CA DRAFTED: 11/20/2017 BY: LMC
 JOB#: 17100902 SHEET 1 OF 1

Ronnie Reed
Storage Barn

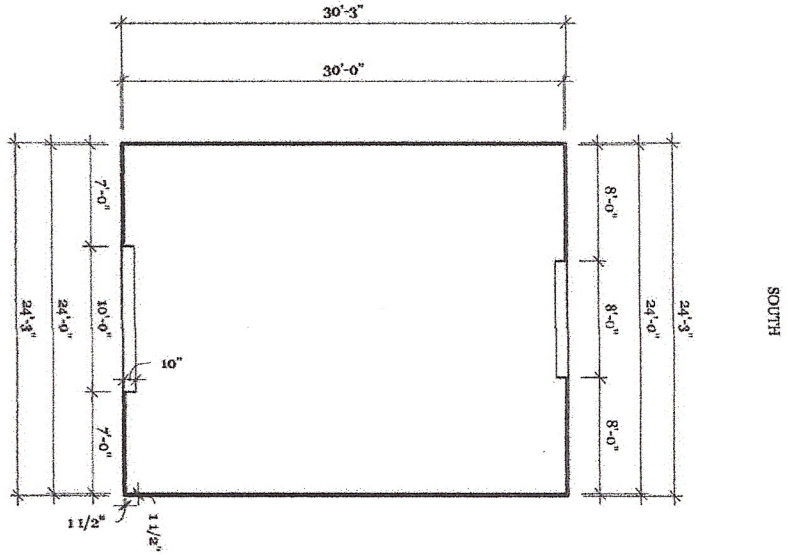


DHWC
830-634-1660



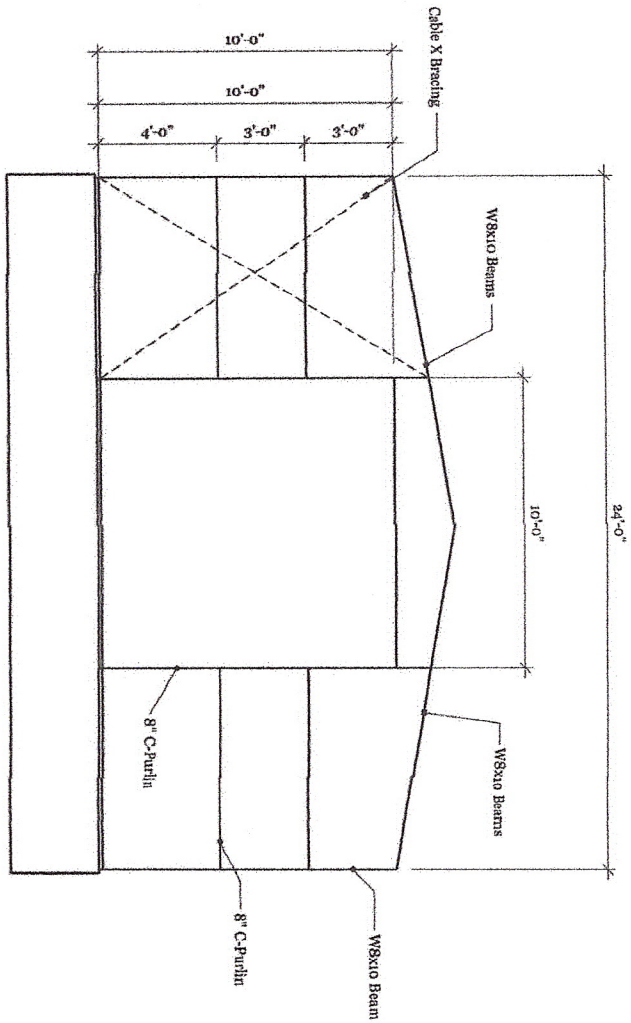
October 9, 2025

Overhead View
 Scale: 1/8" = 1'



REVISIONS	
NO.	REMARKS
1	
2	
3	
4	
5	

A O1



North View
Scale: 1/4" = 1'

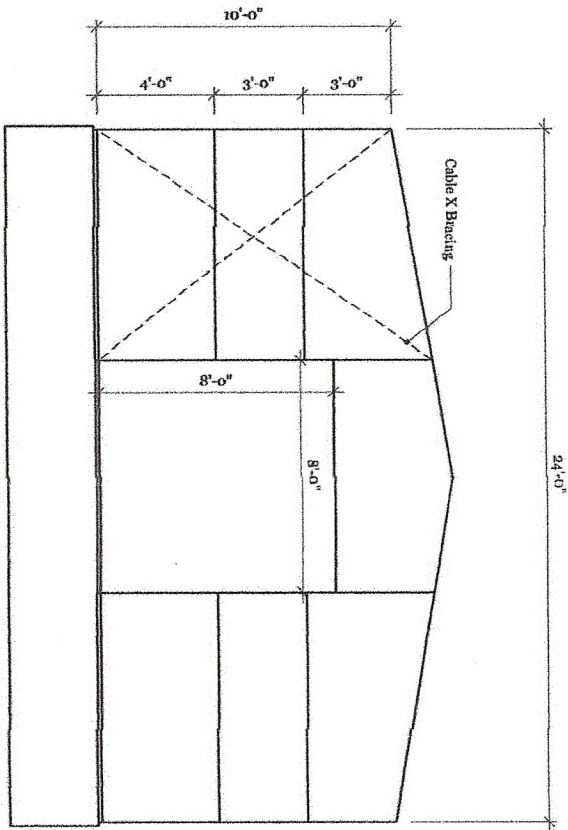


REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

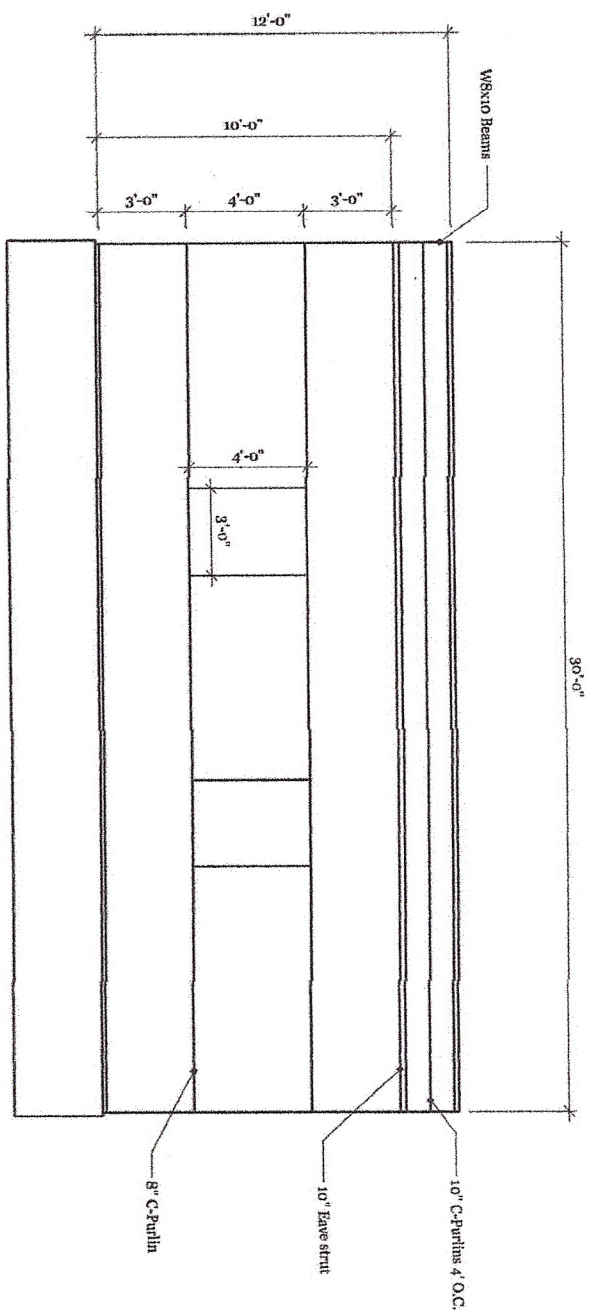
A 02

South View
 Scale: 1/4" = 1'



REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			



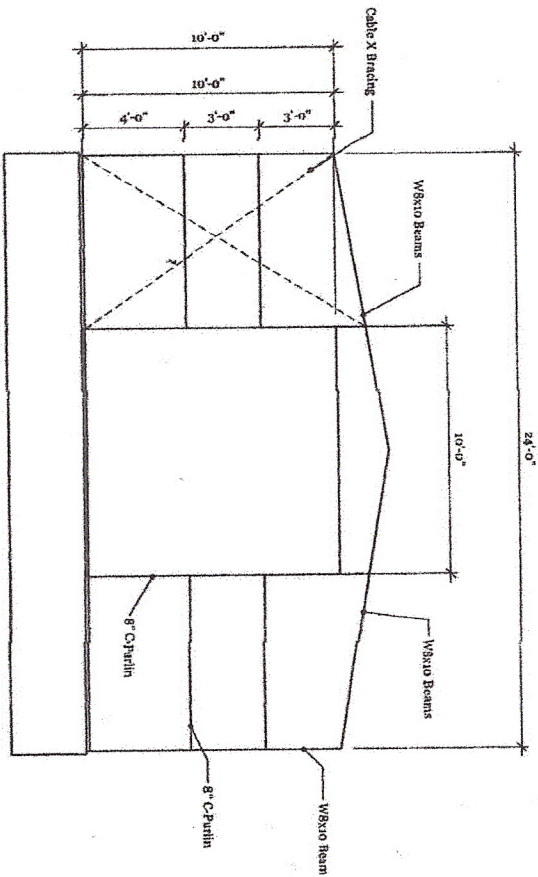
East View
 Scale: 1/4" = 1'



REVISIONS	
NO.	REMARKS
1	
2	
3	
4	
5	

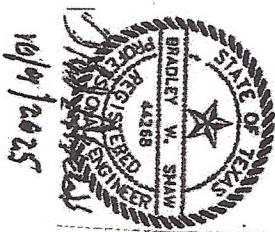
A 04

Wall girts to be 2x8 purlins Roof purlins to be 2x10 @ 48" OC



Property Address: 1404 Letcher, Llano, Texas

Highland Lakes Engineering
Box 1164, Kingsland, Texas 78639
830-637-9584 TX. Reg # F-9209

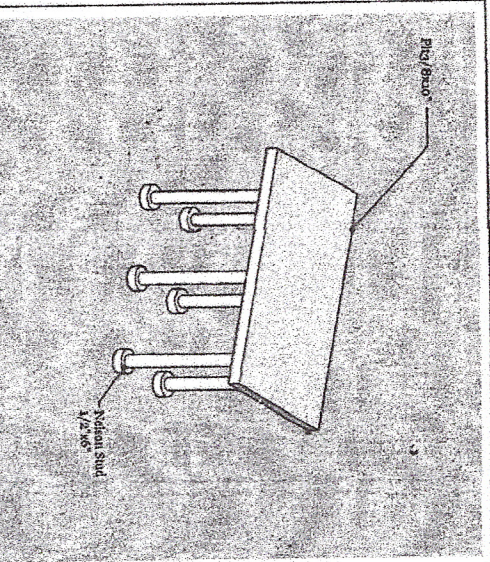


North View
Scale: 1/4" = 1'

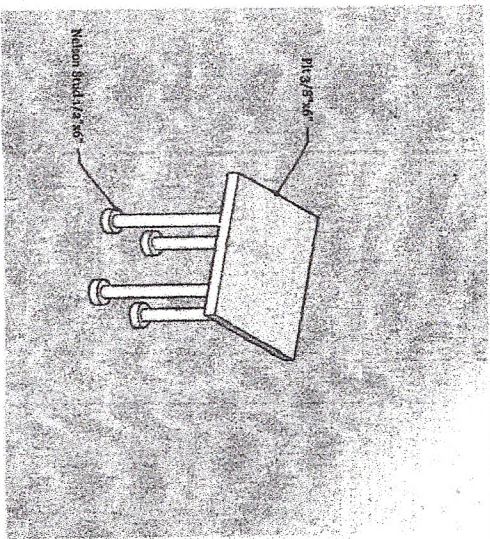
DHWC
530-613-1590

REVISIONS	
NO.	REVISIONS
1	
2	
3	
4	
5	

A 02



Detail A - Top W-Beam Weld Plate



Detail B - Top T-Beam Weld Plate

Plates to be set prior to pour.
 All welds to be 1/4" fillet throughout
 A welding and structural review will be made during construction

- NOTES:** Building engineered to meet or exceed following criteria
- Building Drift
 - With metal siding H/180
 - Girt Deflection
 - Wind Design
 - Metal Siding L/180
 - Wind Design and R/R Category II
 - Ultimate wind speed 115 MPH
 - Nominal Design Wind Speed 90 MPH
 - 10 Year Mean Recurrence Wind Speed 76 MPH
 - Wind Exposure Classification C
 - Directionality Factor 0.85
- Weld Plate Connections**
- All weld plate to column connections to be 1/4" fillet welds
 - All weld plate to column connections to be 1/4" fillet welds
 - All weld plate to column connections to be 1/4" fillet welds

Property Address: 1404 Letcher, Llano, Texas

Highland Lakes Engineering
 Box 1164, Kingsland, Texas 78639
 830-637-9584 Tx. Reg # F-9209



Specs	NTS		
DHWC 530.913.1580			
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
A		06	



Map of Property

- City Street Labels
- City Streets
- Private Drives
- Local Road Labels
- State Hwy
- FM or RR Road
- County Roads or Other City Streets
- Private Drives
- Extra-territorial Jurisdiction
- City Limits
- Rivers
- Parcels



40985



9852



9677

57165

8464

LEICHER ST

LIE ST

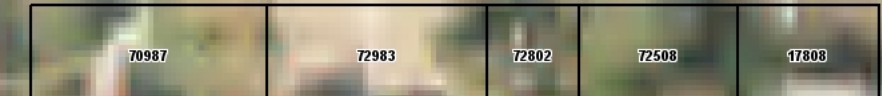
WOLLIE ST

LEICHER ST

Data displayed were gathered by the City of Llano for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.



0 0.005 0.01 0.015 mi



70987

72983

72802

72508

17808



Map of Zoning

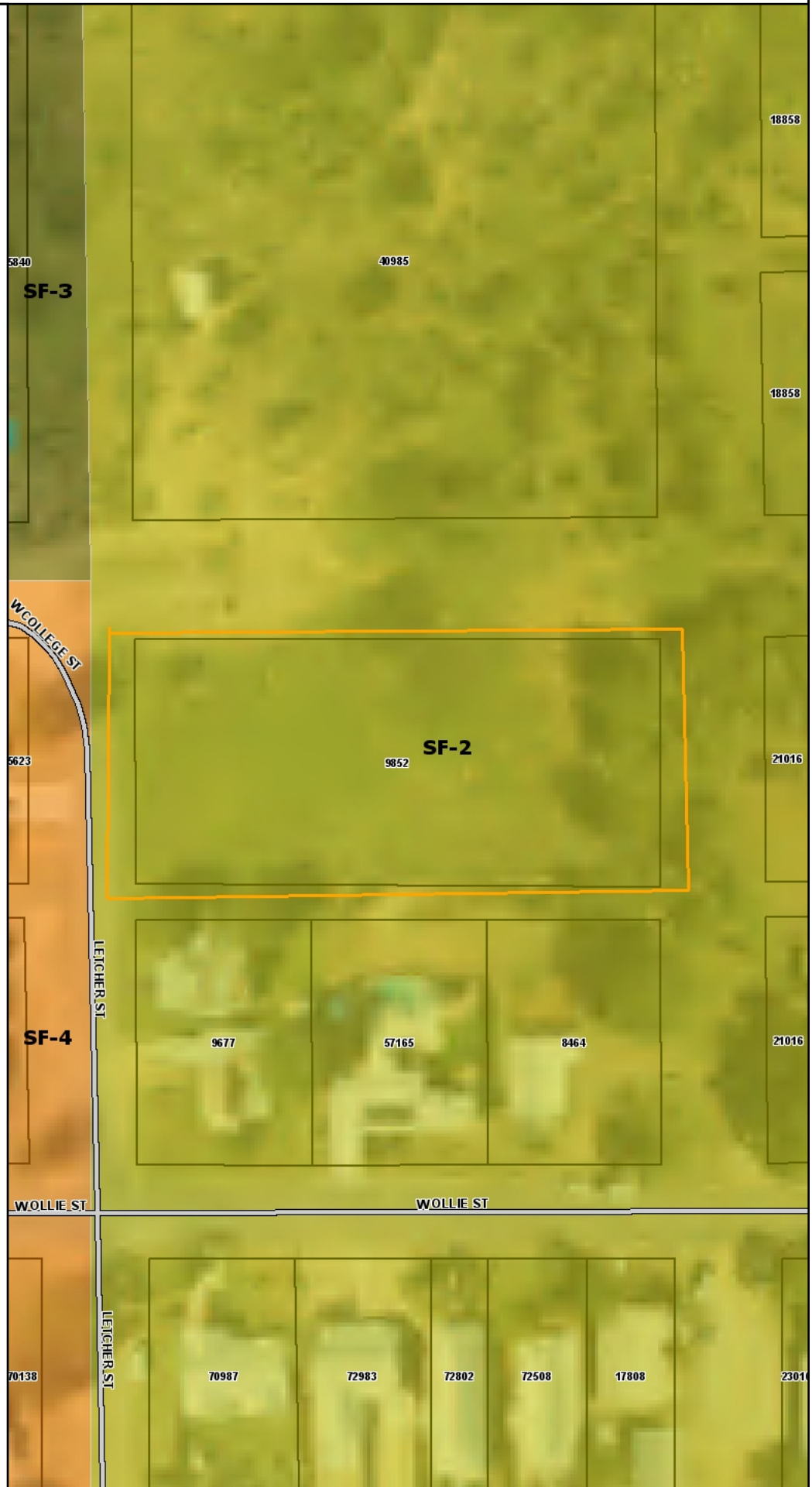
- City Street Labels
- City Streets
- Private Drives
- Local Road Labels
- State Hwy
- FM or RR Road
- County Roads or Other City Streets
- Private Drives
- Agricultural
- C Commercial District
- CBD Central Business District
- GR General Residential
- I Industrial
- NBD North Business District
- OM Office Medical
- R Retail
- SF-1 Single Family Residential 1
- SF-2 Single Family Residential 2
- SF-3 Single Family Residential 3
- SF-4 Single Family Residential 4
- Extra-territorial Jurisdiction
- City Limits
- Rivers
- Parcels

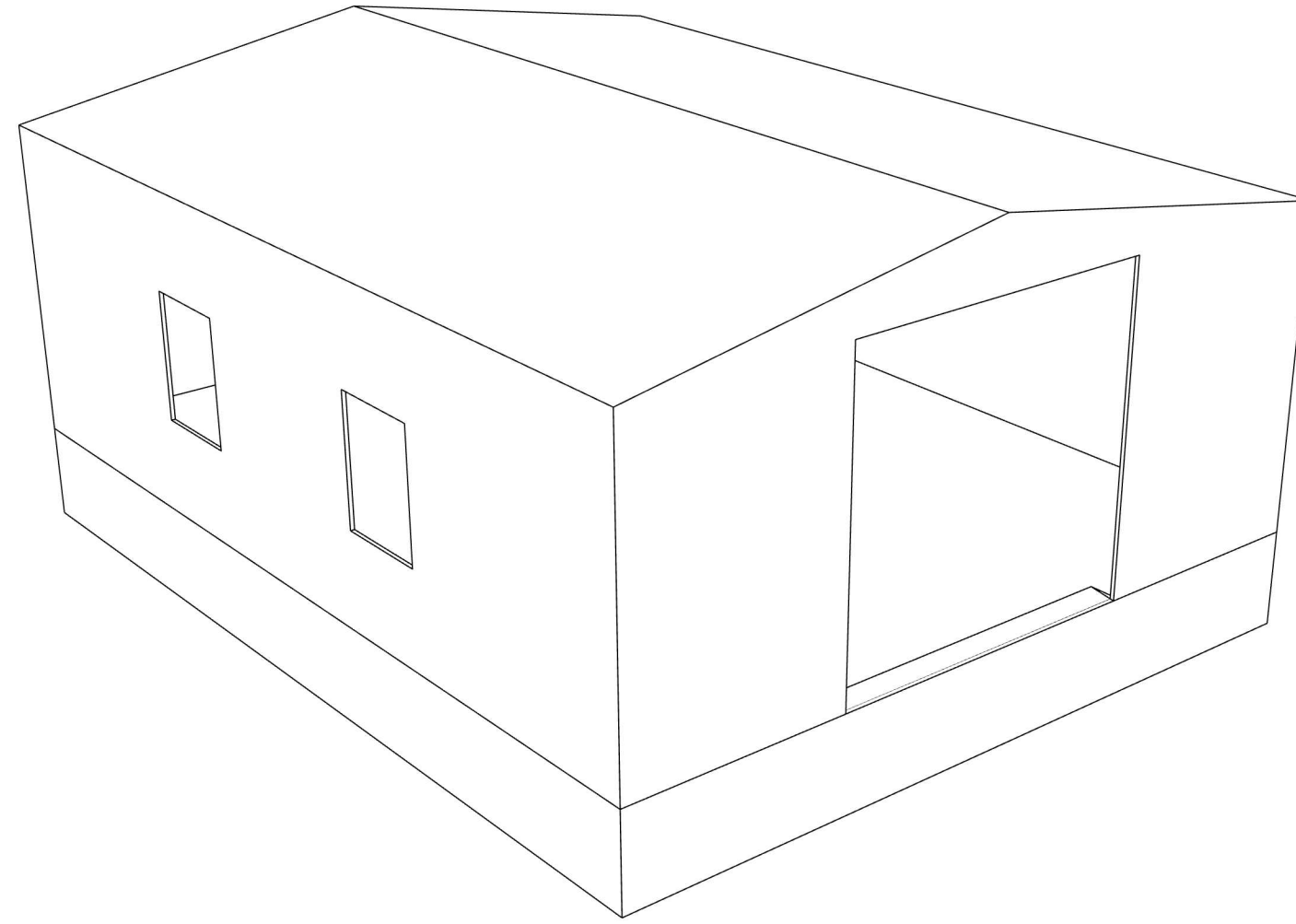
Data displayed were gathered by the City of Llano for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.



0 0.007 0.014 0.021 mi

10/20/25 13:37





Ronnie Reed
Storage Barn



October 9, 2025

SOUTH

24'-3"

24'-0"

8'-0"

8'-0"

8'-0"

EAST

30'-3"

30'-0"

WEST

10"

1 1/2"

7'-0"

10'-0"

7'-0"

1 1/2"

24'-0"

24'-3"

NORTH

Overhead View
Scale: 1/8" = 1'

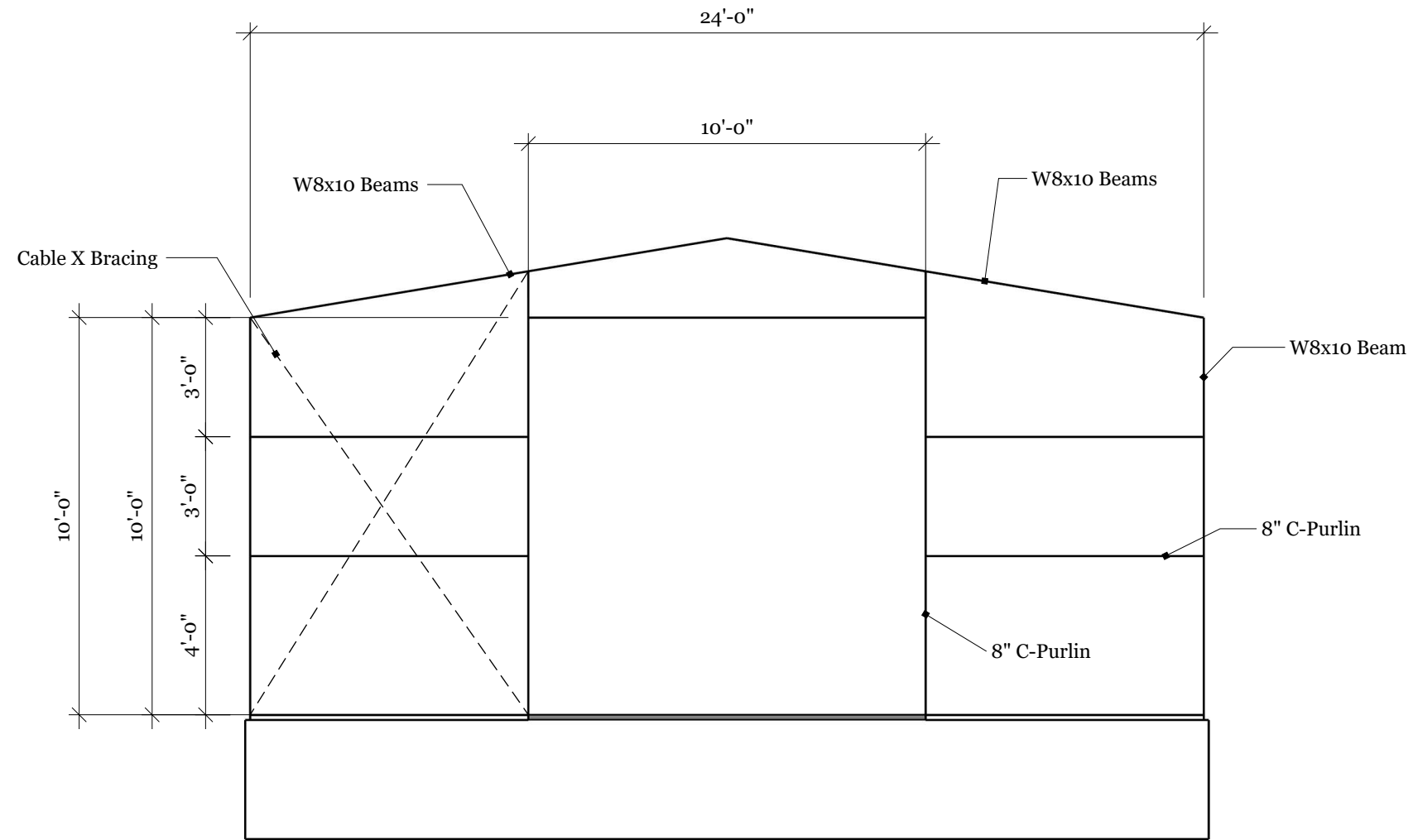


REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

A 01

A



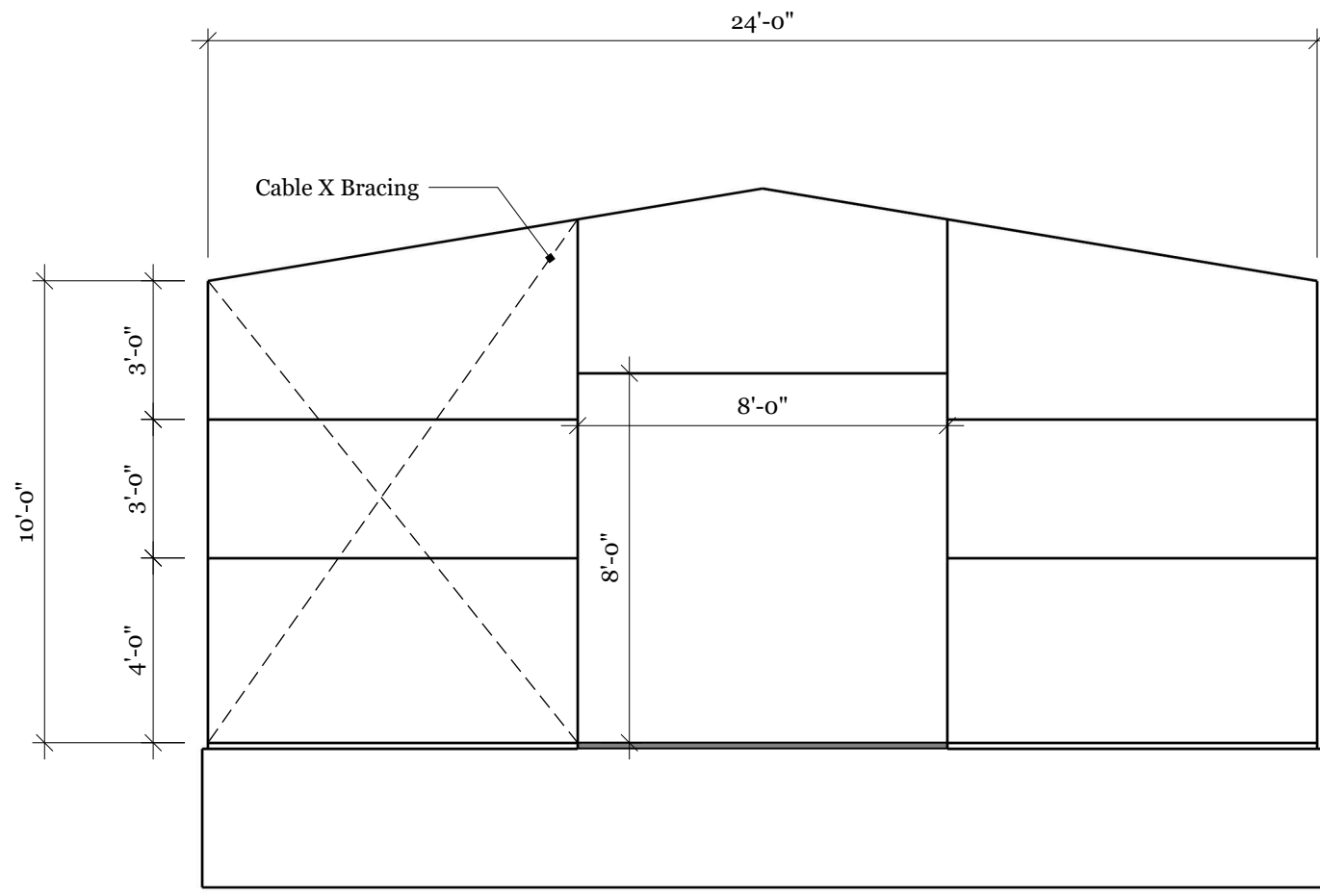
North View
Scale: 1/4" = 1'



REVISIONS	
MM/DD/YY	REMARKS
1	---/---/---
2	---/---/---
3	---/---/---
4	---/---/---
5	---/---/---

A 02

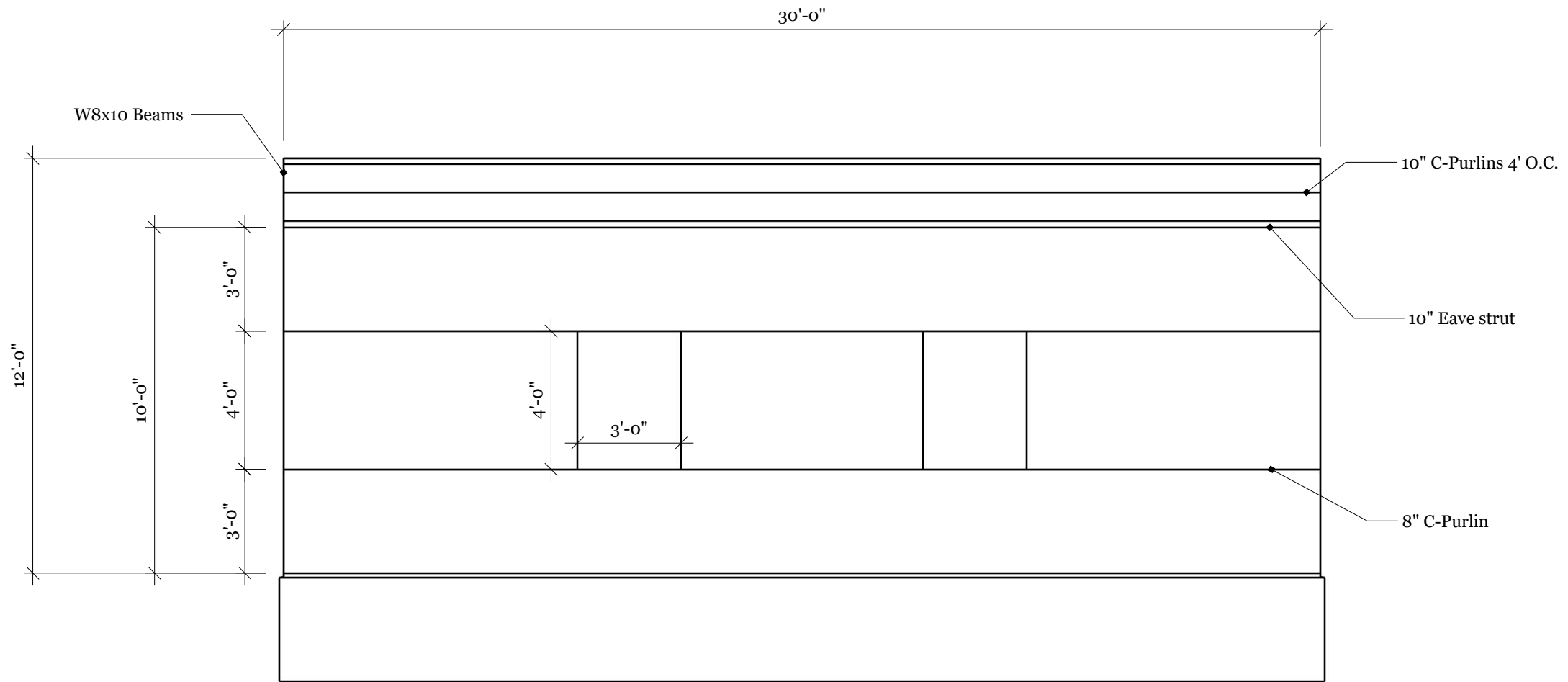
A



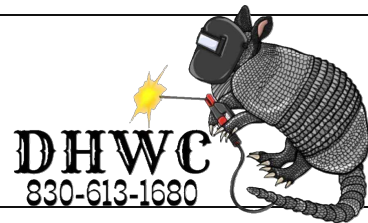
South View
Scale: 1/4" = 1'



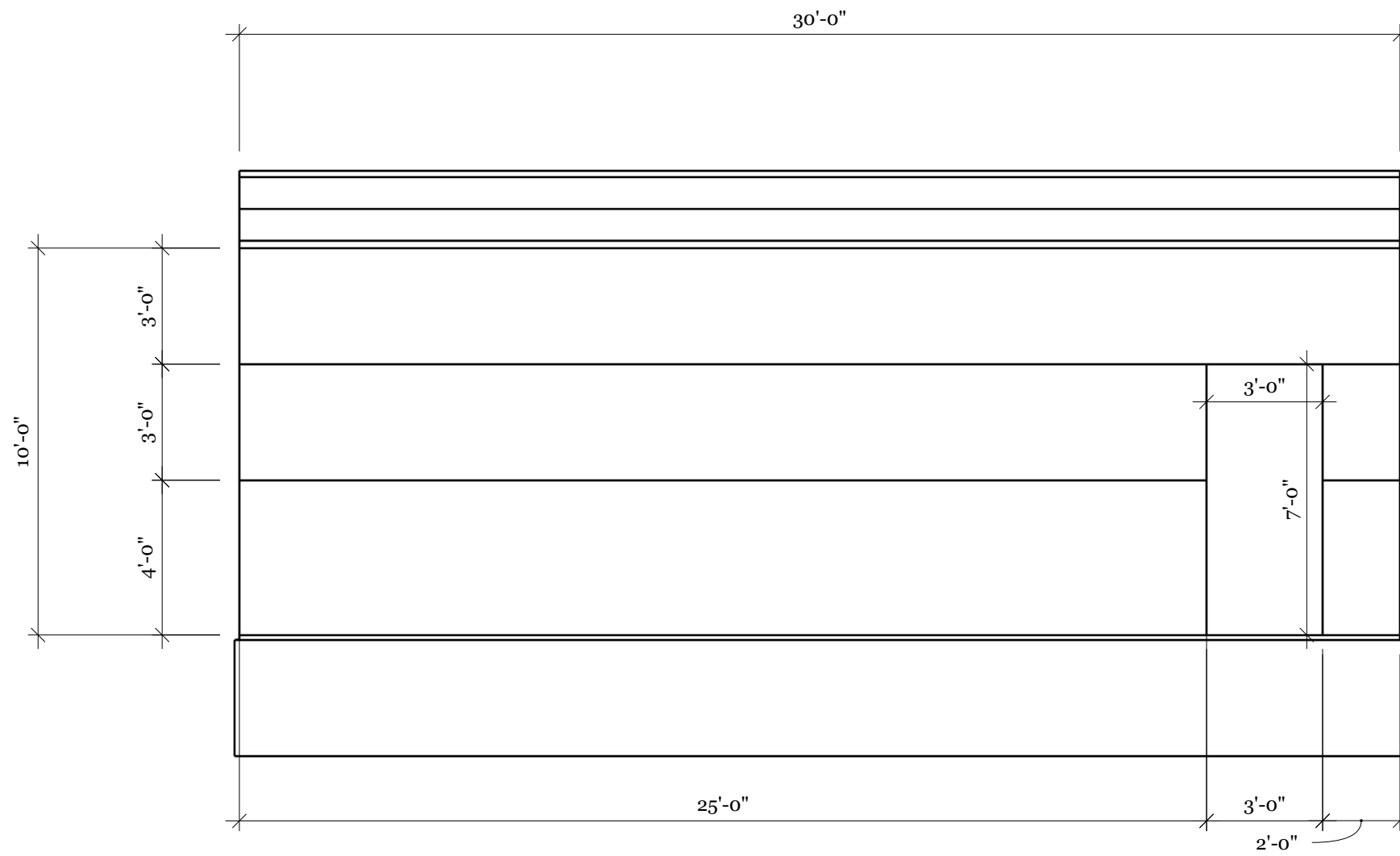
REVISIONS	
MM/DD/YY	REMARKS
1	---/---/---
2	---/---/---
3	---/---/---
4	---/---/---
5	---/---/---



East View
Scale: 1/4"=1"



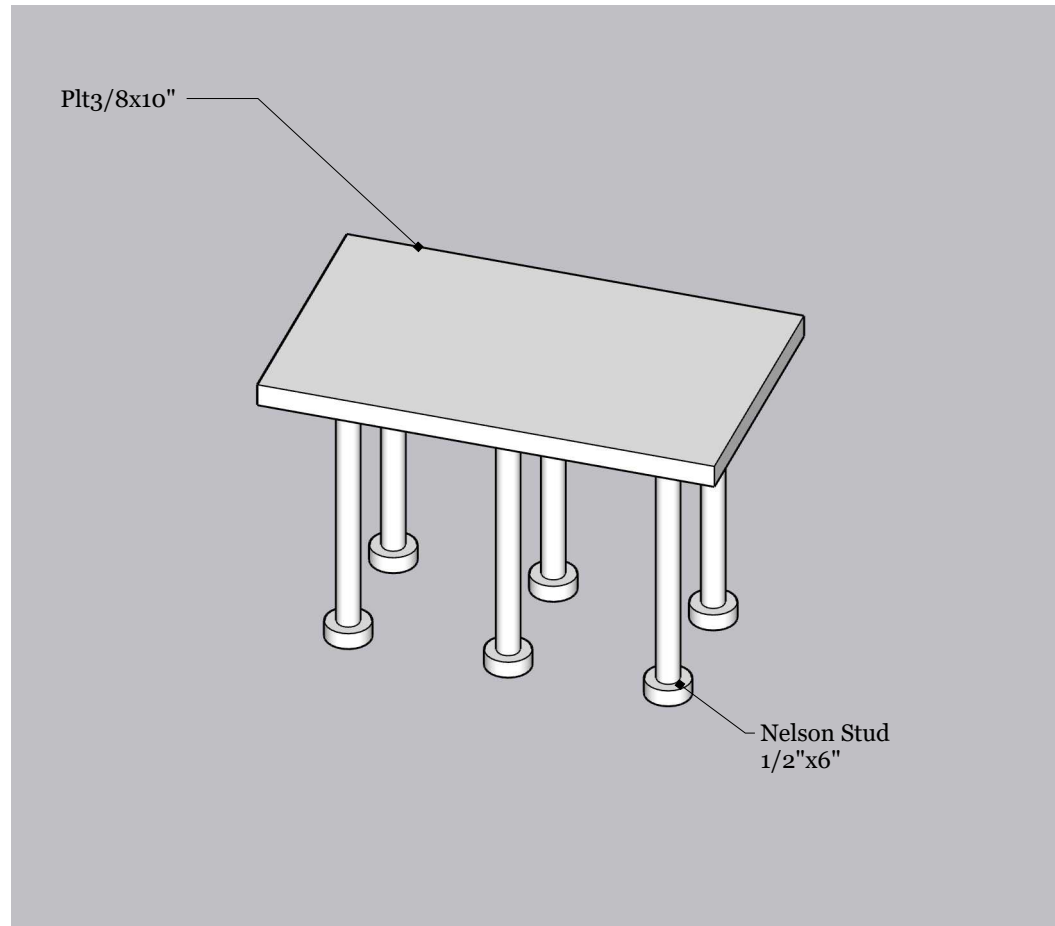
REVISIONS	
MM/DD/YY	REMARKS
1	.../.../...
2	.../.../...
3	.../.../...
4	.../.../...
5	.../.../...



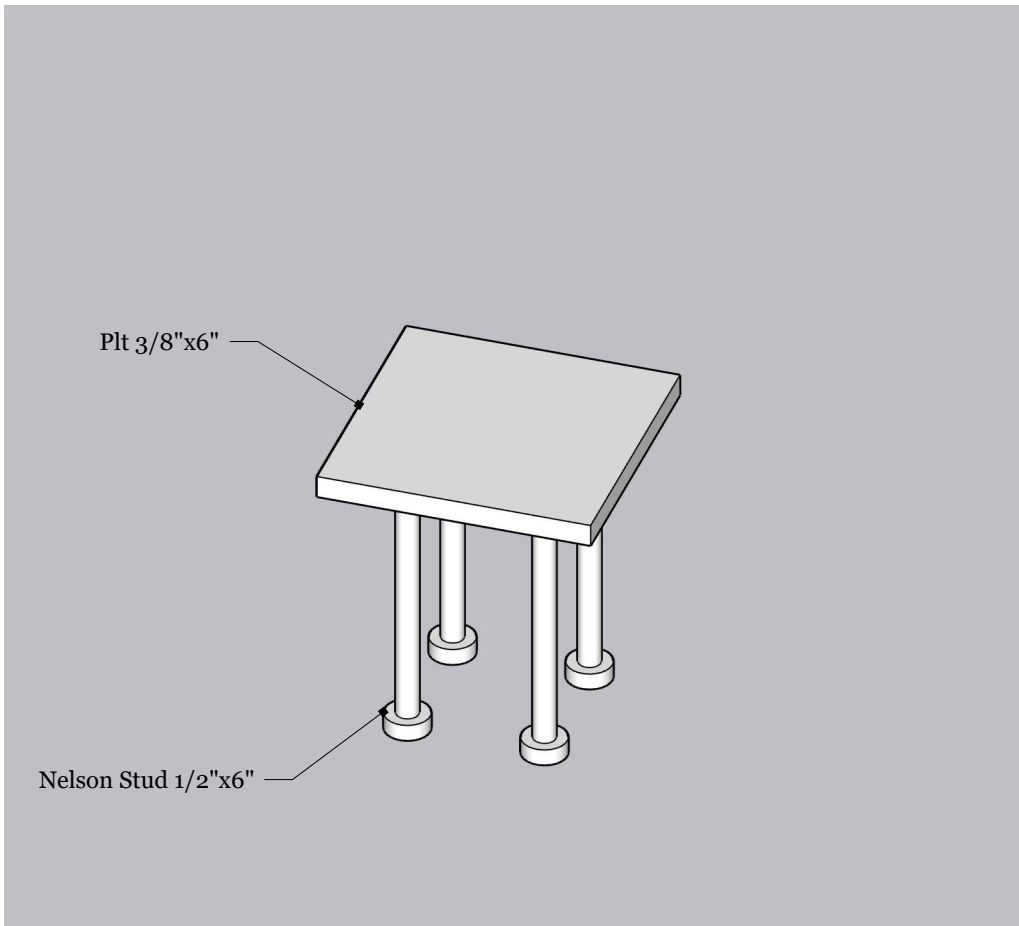
West View
Scale: 1/4"=1'



REVISIONS	
MM/DD/YY	REMARKS
1	.../.../...
2	.../.../...
3	.../.../...
4	.../.../...
5	.../.../...



Detail A - Typ W-Beam Weld Plate



Detail B - Typ TS4x4 Weld Plates

NOTES: Building engineered to meet or exceed following criteria

- Building Drift
 - With metal siding H/180
- Girt Deflection
 - Metal Siding L/180
- Wind Design Loads
 - Wind Risk Category II
 - Ultimate wind speed 115 MPH
 - Nominal Design Wind Speed 90 MPH
 - 10 Year Mean Recurrence Wind Speed 76 MPH
 - Wind Exposure Classification C
 - Directionality Factor 0.85
- Weld Plate Connections
 - All weld plate to columns connections to be 1/4" fillet welds field welded throughout

Specs
NTS



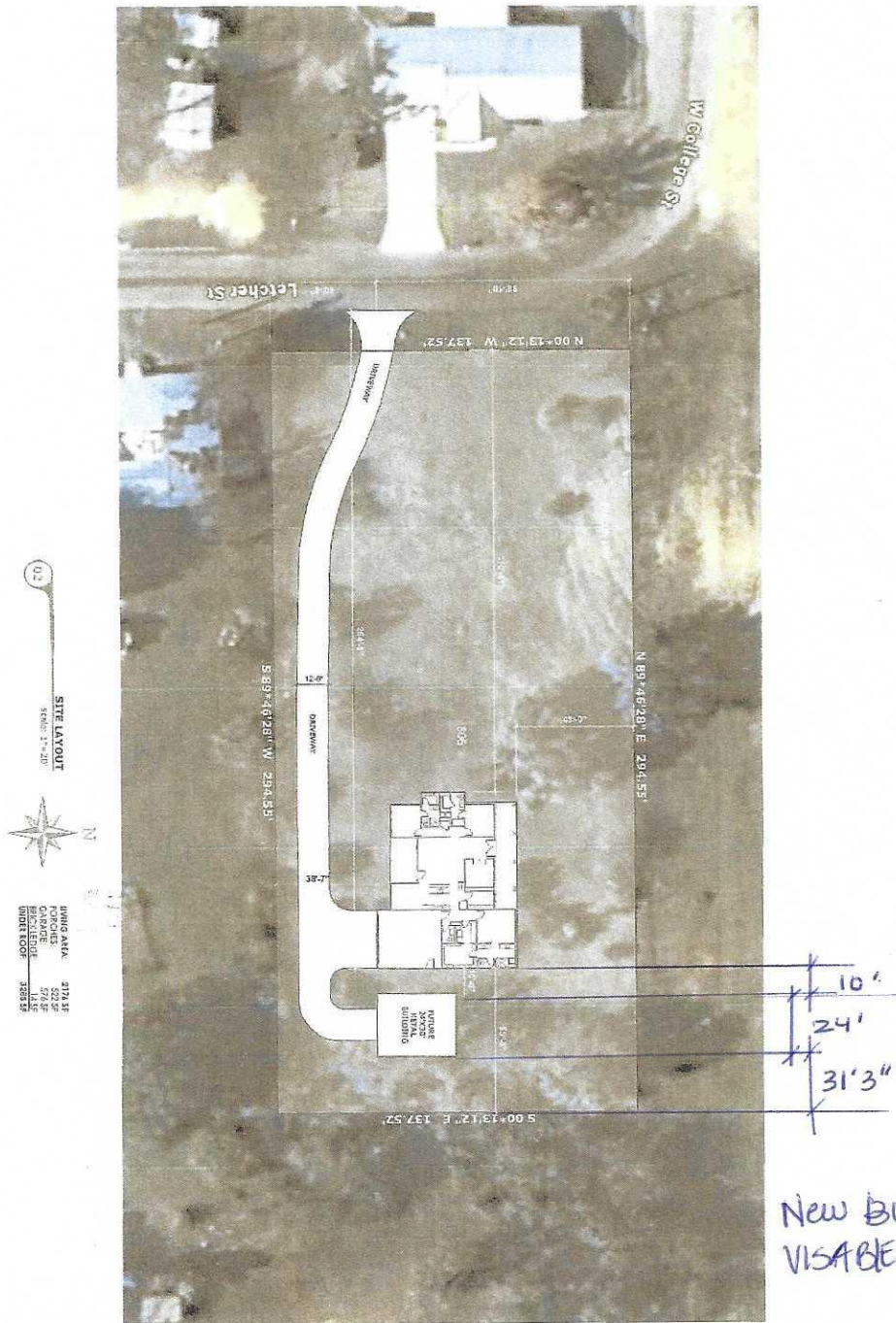
REVISIONS	
MM/DD/YY	REMARKS
1	.../.../...
2	.../.../...
3	.../.../...
4	.../.../...
5	.../.../...

A 06

10/20/2025

1404 LETCHER
LLANO, TX 78643

PROJECT: NEW SHOP BUILDING
METAL STRUCTURE



NEW BUILDING IS NOT
VISIBLE TO THE STREET

01	S	DRAWN BY JB	PROJECT NO. 2024-01	ISSUE 05.01.2024	The Design House 3458 FM 607 South Larue, TX 75770 903-515-0735 designhousetexas@gmail.com
		DESCRIPTION Site Layout	PROJECT Reed House	RE-ISSUE	