

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, FEBRUARY 19th, 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. SWEARING IN OF RETURNING BOARD MEMBERS: John Osbourn
Diana Firestone
Julie Ireland**

C. NOMINATION OF OFFICERS

D. 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.

E. CONSENT AGENDA ITEM

1. Approval of minutes from the Regular Called Planning and Zoning meeting on January 15th, 2026.

F. REGULAR AGENDA ITEMS

1. Discussion of Zoning Use Chart definitions.

G. 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 February 13th, 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, JANUARY 15th, 2026.

Minutes

Members Present- Chairman John Osbourn, Vice Chair Julie Ireland, Diana Firestone, George Fricke.
Members Absent- Brian Maples

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

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 November 20th, 2025. **A motion was made by Diana Firestone, with a second by George Fricke, to approve the minutes from the Regular Called Planning and Zoning meeting on November 20th, 2025. 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 5:30 pm and closed at 5:31 pm

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 Julie Ireland, with a second by George Fricke, 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. All in favor, none opposed. Motion carried.

F. ADJOURNMENT

Chairman Osbourne adjourned the meeting at 5:32 pm

Amy Galloway, TRMC

Date