

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, March 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 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.

E. CONSENT AGENDA ITEM

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

F. PUBLIC HEARINGS

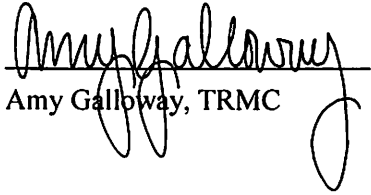
1. The Llano Planning and Zoning Commission will hold a public hearing to receive written and/or oral comments regarding an application for a Special Use Permit for a Short-Term Rental located at 106 West Green Street, Llano TX 78643.

G. REGULAR AGENDA ITEMS

1. Discussion and possible action to approve a Special Use Permit for a Short-Term Rental located in zone Single-Family 2 (SF-2), SOUTH ADDN. BLK 49 LT 191, 69.86 FT X 97.22 FT at 106 West Green Street, Llano TX 78643.
2. Discussion and possible action to approve changes to the Zoning Use Chart regarding shipping containers.
3. Discussion of Zoning Use Chart definitions.

H. 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 March 12, 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

3-12-26
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



301 W Main St.
Llano, Texas

OFFICE (325) 247-4158 X 3
eMail: permits@cityofllano.com

Short Term Rental (Application)

Applicant: LESLI MARSHALL
 Mailing Address of Applicant: 3200 County Rd 307 Llano TX 78643
 Phone Number of Applicant: 817 235 0661
 Name of Establishment: The Llanite Casita
 Address of Establishment: 106 W Green St Llano TX 78643
 Number of Rooms for Guests: 2
 Number of on-Site Parking Spaces: 2-3

Applicant states that property qualify for a Bed and Breakfast Compliance Permit and has met the following requirements for a Bed and Breakfast Initial each statement as evidence of fact and compliance.

My business is registered with Texas Comptroller's Office, and a DBA has been Secured from the Llano County Clerk's Office and have secured liability insurance.

I have provided a diagram of the property showing all listed requirements.

My property has been inspected by a city official or designee for safety and fire prevention.

Signage is in compliance with the City's Sign and Short Term Rental Ordinance.

Fenced in area for pets if applicable.

Required parking spaces in compliance with city code.

External lighting is shielded from adjacent properties.

I will maintain my premises and yard to enhance the neighborhood If a renewal application, proof of Hotel Motel tax payments is required.

I understand once approved my utility rates will change from Residential to Commercial rates.

I believe my property meets all the requirements of the Short Term Rental Ordinance.

Signature of Applicant: Date:

Lesli Marshall 1.28.26

Name of City Official insuring Compliance Permit:

Spencer Rehner 1/29/2026 David

PERMITTEE / AUTHORIZED AGENT

BUILDING OFFICIAL/BUILDING INSPECTOR

FOR OFFICIAL USE ONLY:

Date Permit Issued: _____ Permit Number: _____
 Issued By: _____ Expiration Date: _____

SHORT TERM RENTAL "STR"
SPECIFIC USE PERMIT
REQUEST FORM

Name: LESU MARSHALL Address: 3200 County Rd 307
Llano TX 78643 Date 1.28.26
Phone: 817 235 0661 Email: lesli@articulationart.com

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

Request Short term rental permit for
106 W. green st
Llano, TX 78643

Physical Address of Request 106 W. Green Street
Llano, TX 78643

Legal description for area of request LOT NO. 191, Block 49,
in the Old Town Llano, on the south side of
Llano River Plat Volume 5 Page 1616

Zoning District of request SF 2

Present zoning requirement Special use permit
short term rental no more than 20% STR in a
square block

REQUEST FEE – non-refundable \$300.00 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 J Marshall

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

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

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

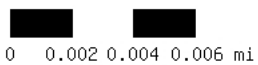


106 W Green

- 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



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





106 W Green Zoning

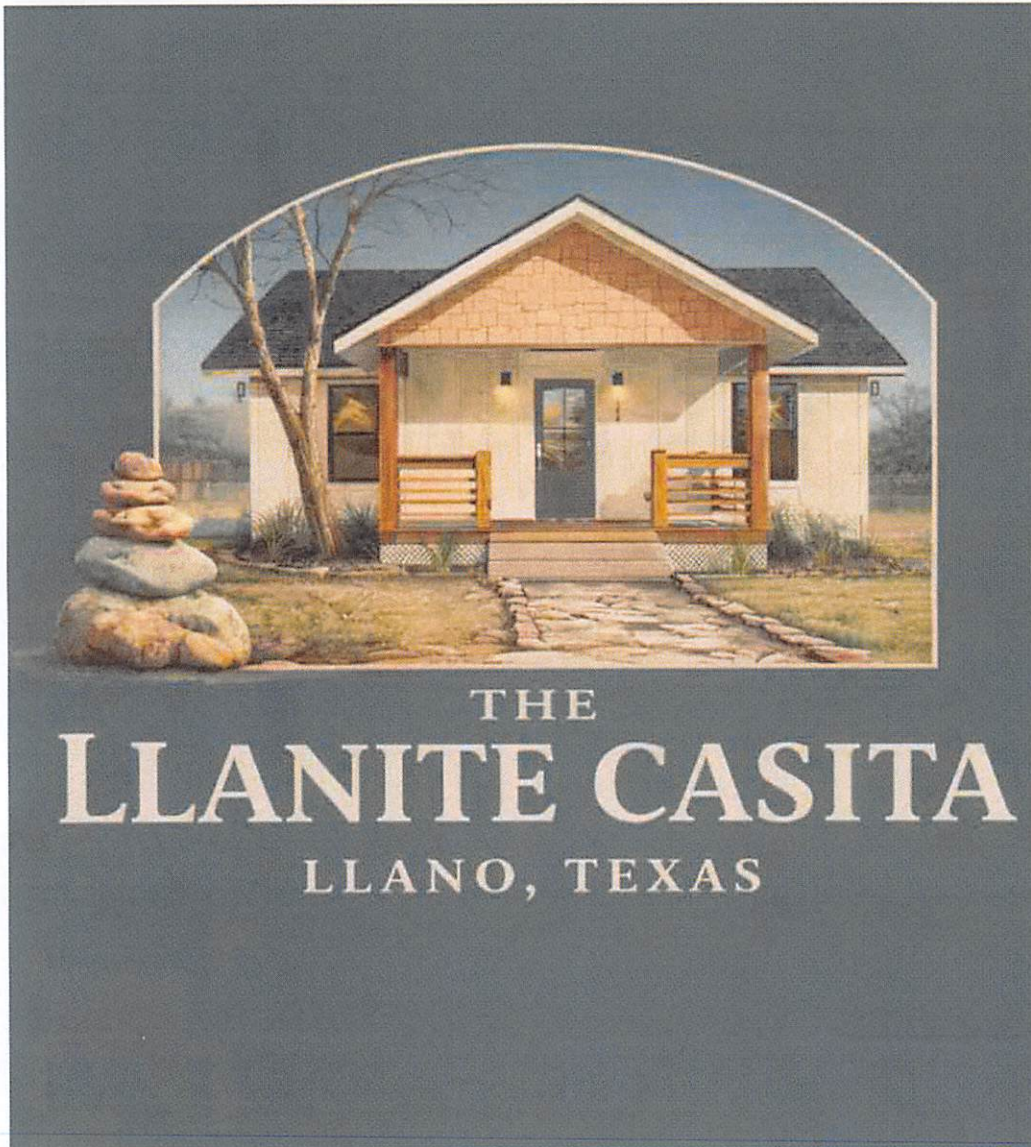
- City Street Labels
- City Streets
- Private Drives
- Local Road Labels
- State Hwy
- FM or RR Road
- County Roads or Other City Streets
- Private Drives
- A Agricultural
- C Commercial District
- CBD Central Business District
- GR General Residential
- I Industrial
- NBD North Business District
- OM 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 0.002 0.004 0.006 mi



STAY THE NIGHT AT THE LLANITE

The Llanite Casita may be a tiny house, but it lives large. This modern retreat features an open kitchen and living area, two bedrooms, and a sleek bathroom with walk-in shower.

Sleeping up to 6:

- Queen bed in private bedroom
- Full bed with trundle in bedroom two
- Full sleeper sofa in living room

Walkable to downtown Llano, the bridge, and the Llano River. Pet friendly and thoughtfully designed for comfort, convenience, and easy Hill Country stays.

106 W. Green Street

Superhost in Llano
w/ Llano Line Shack in the Historic
Rail Yard District

About me

Edit



Lesli

Superhost

926

Reviews

4.97★

Rating

15

Years hosting

4.98

Guest favorite

This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

[View reviews and photos](#)

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5.0	5.0	5.0	5.0	5.0	5.0	5.0

- Backyard 11
- Location 16
- Walkability 27
- Pets 10
- Hospitality 36
- Outdoor spaces 12
- Comfort 31



Anywhere Any week Add guests

Switch to hosting

Llano Line Shack - Historic Rail

Share Save



Tiny home in Llano, Texas

2 guests · 1 bedroom · 1 bed · 1 bath



Edward
Austin, Texas

December 2025 · Stayed with a pet
Of all the places I have stayed via Airbnb, this is by far the best. I wish I could pack the house up with me and take it on every vacation. I love the property location and everything ...
[Show more](#)



Amber
Port O'Connor, Texas

November 2025 · Stayed with a pet
The line shack is an awesome spot to stay when visiting the country. It's cozy and comfortable...
[Show more](#)



Sara
Napa, California

August 2025 · Stayed a few nights
What an amazing property! It only was it beautiful, it was quiet and we could walk to Barrel House. The attention to the interior and exterior was unmatched - Lesli has an eye most ...
[Show more](#)



Val
Austin, Texas

December 2025 · Stayed one night
I absolutely adore this place! I had some last minute change of plans for Christmas and wanted to do a little getaway. This little cottage is SO cozy and it made Christmas Eve feel ...
[Show more](#)



Val
6 years on Airbnb

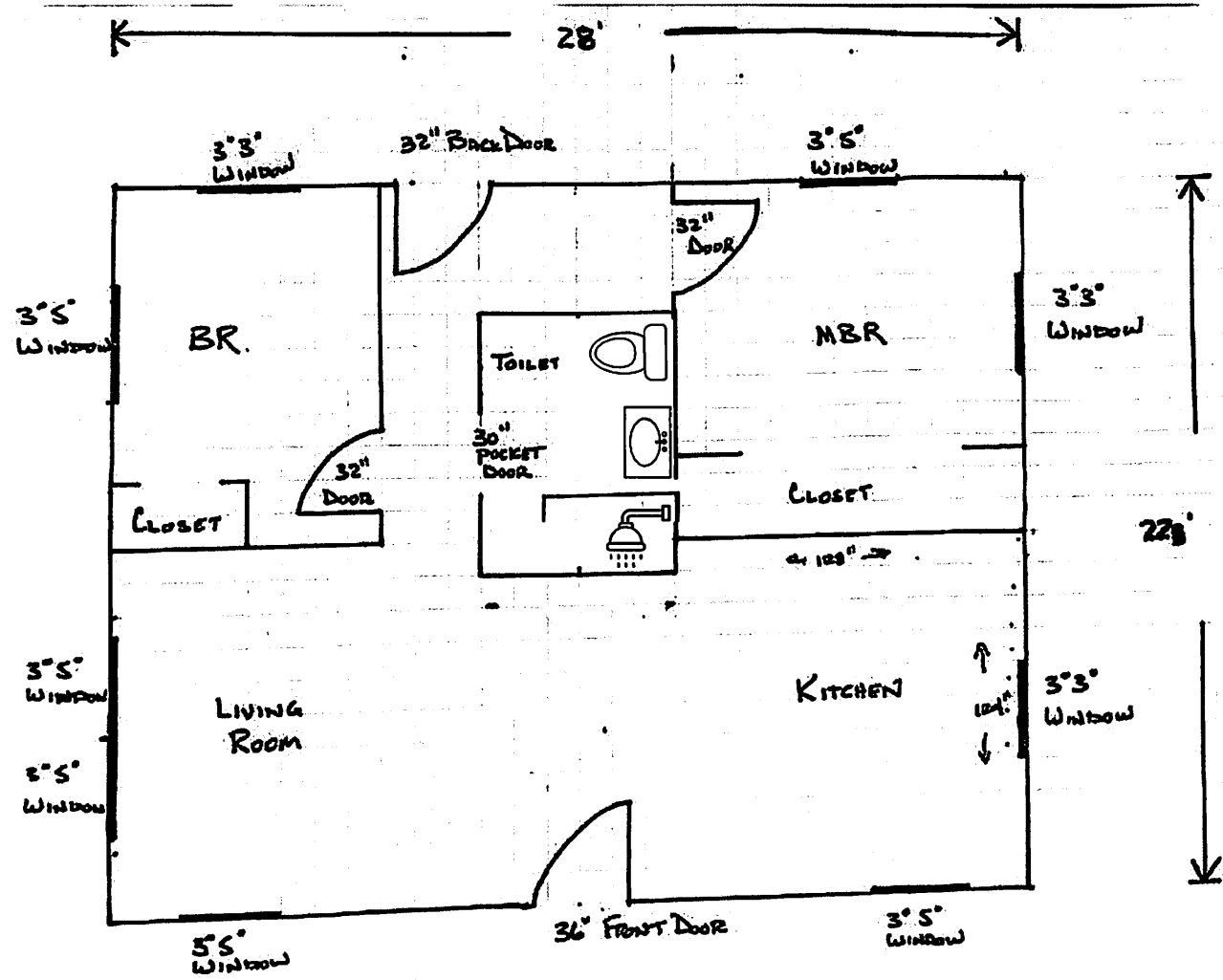
November 2025 · Stayed a few nights
great tiny house, everything you need and close to the Danbs house for the wedding. Peaceful spot, walked to a great mexican restaurant 8 minute walk. 5 minute walk over the ...
[Show more](#)



Debbi
Brownfield, Texas

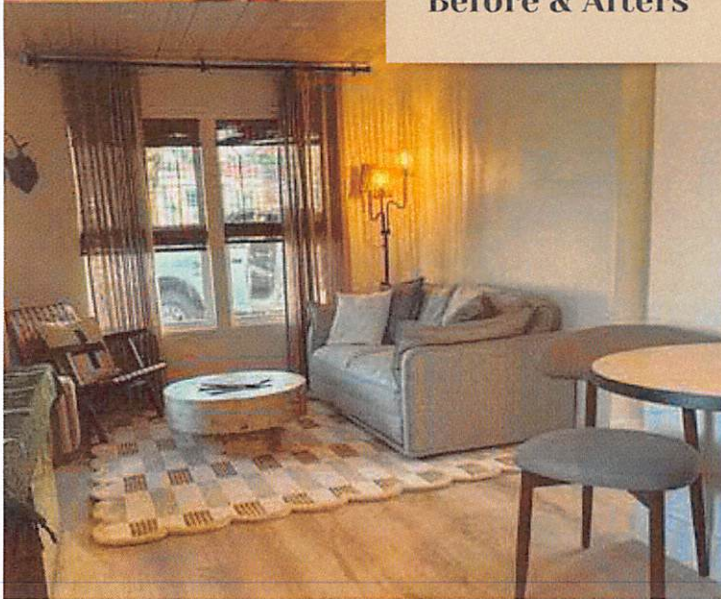
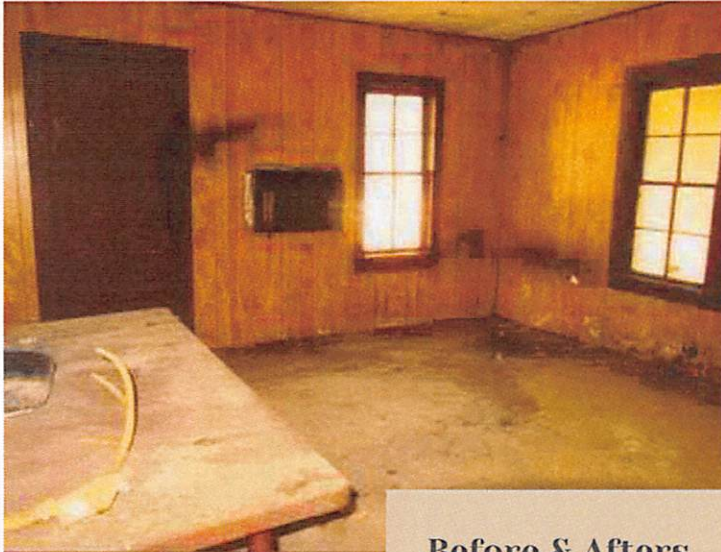
2 weeks ago · Stayed with a pet
This place is Magical
My grandfather worked for Santa Fe Railroad so this was so wonderful to stay here and have the museum so close. GrB ...
[Show more](#)

Floor Plan

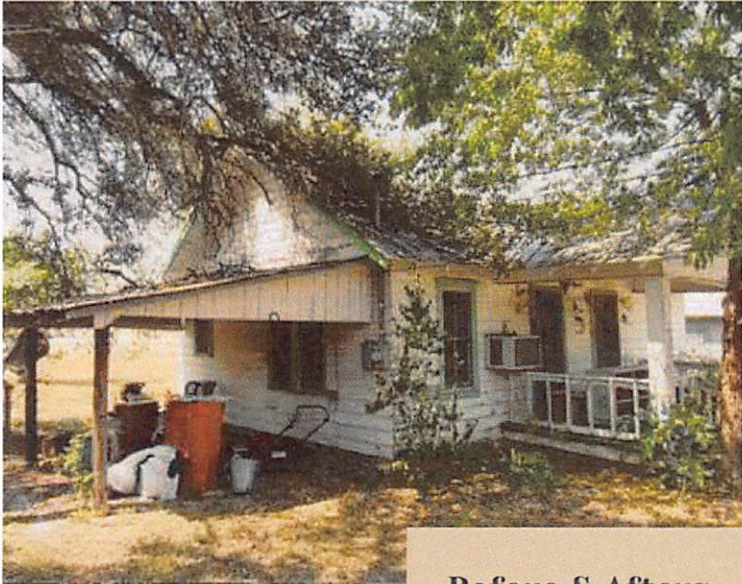


106 W. GREEN
LLANO, TX 78643
P. 1

17: ONE SQ FT



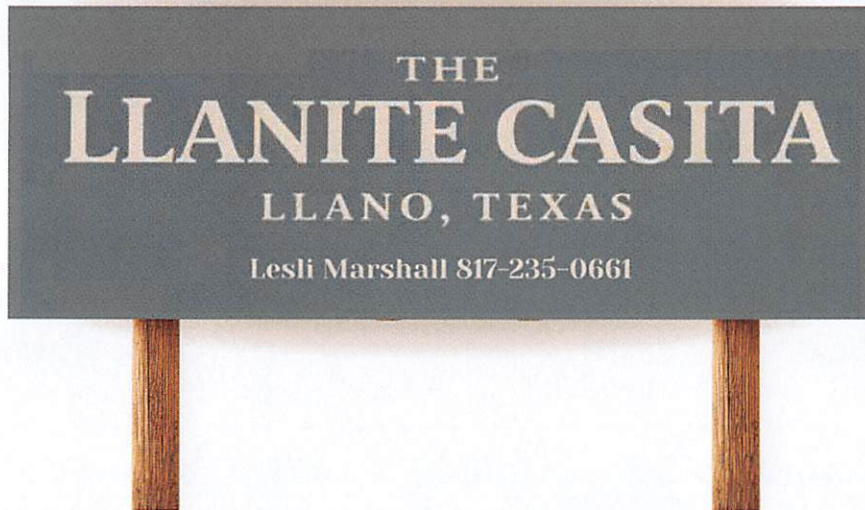
Before & Afters



Before & Afters



MGMT
Signage



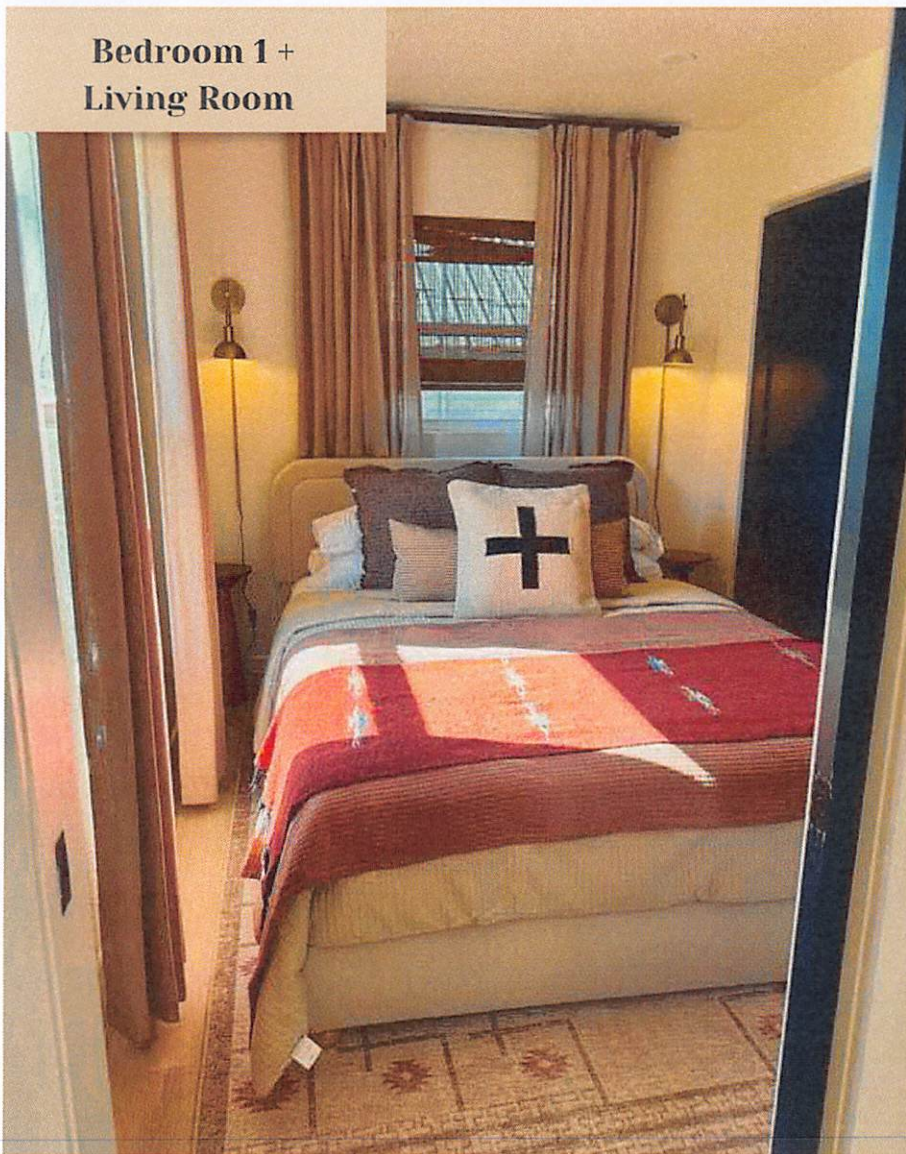


The Llanite Casita is conveniently located just off Ford Street and within easy walking distance to all the best parts of Llano.

Guests can stroll to downtown shops, local restaurants, parks, and the Llano River, making it the perfect home base for exploring town on foot.

Whether you're visiting for a weekend getaway, local events, or river days, everything Llano has to offer is right outside your door.

Bedroom 1 +
Living Room



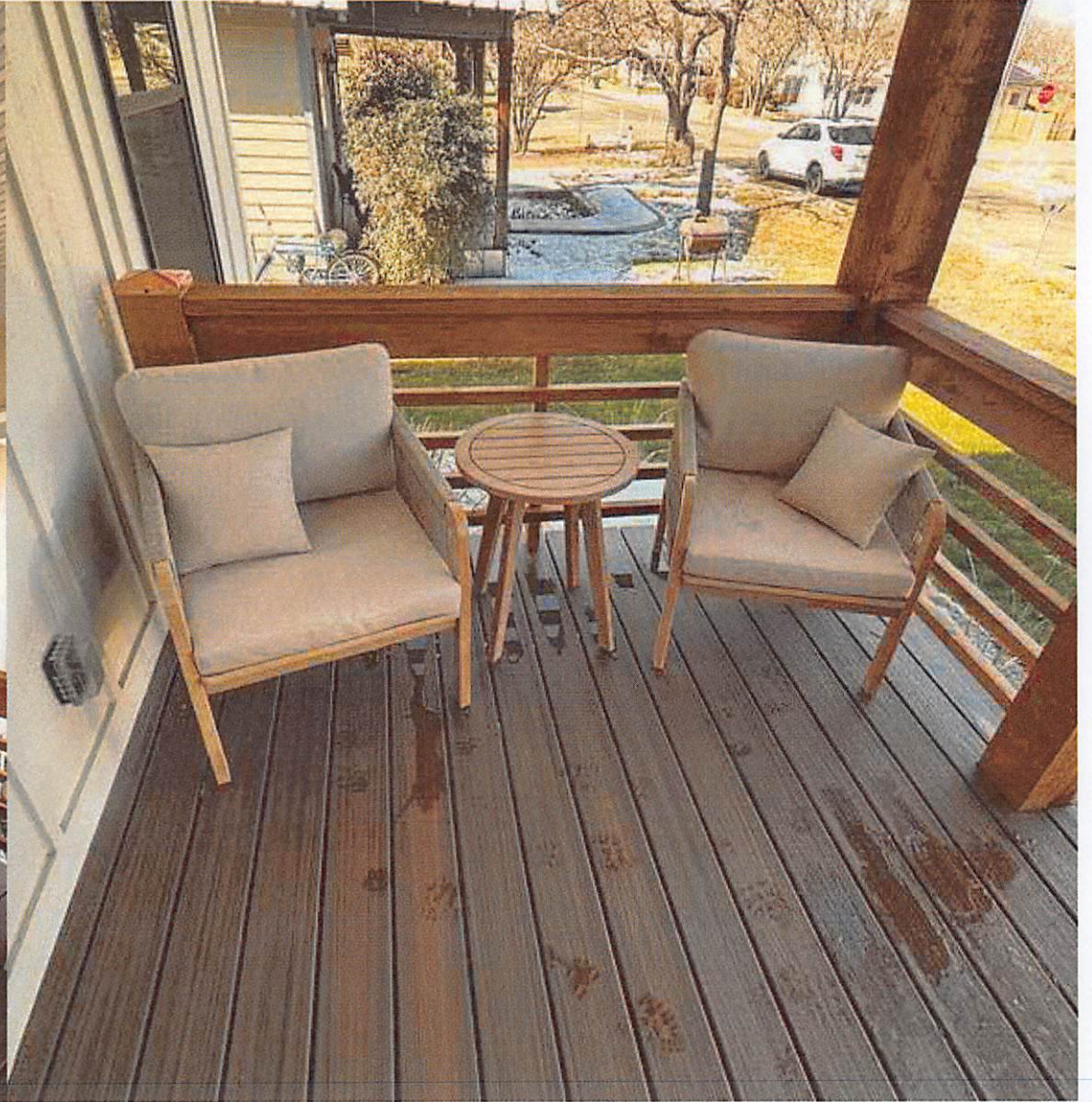
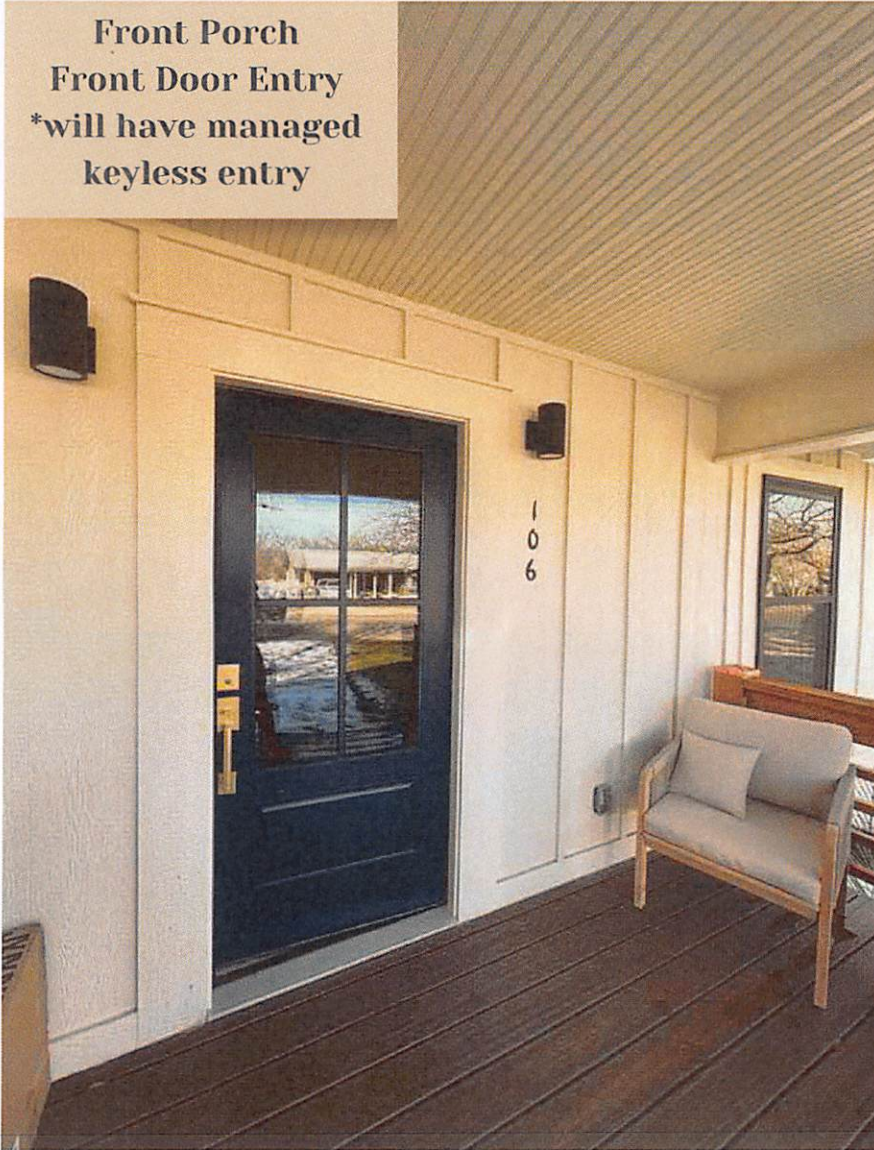
**Kitchen +
Full Bathroom**



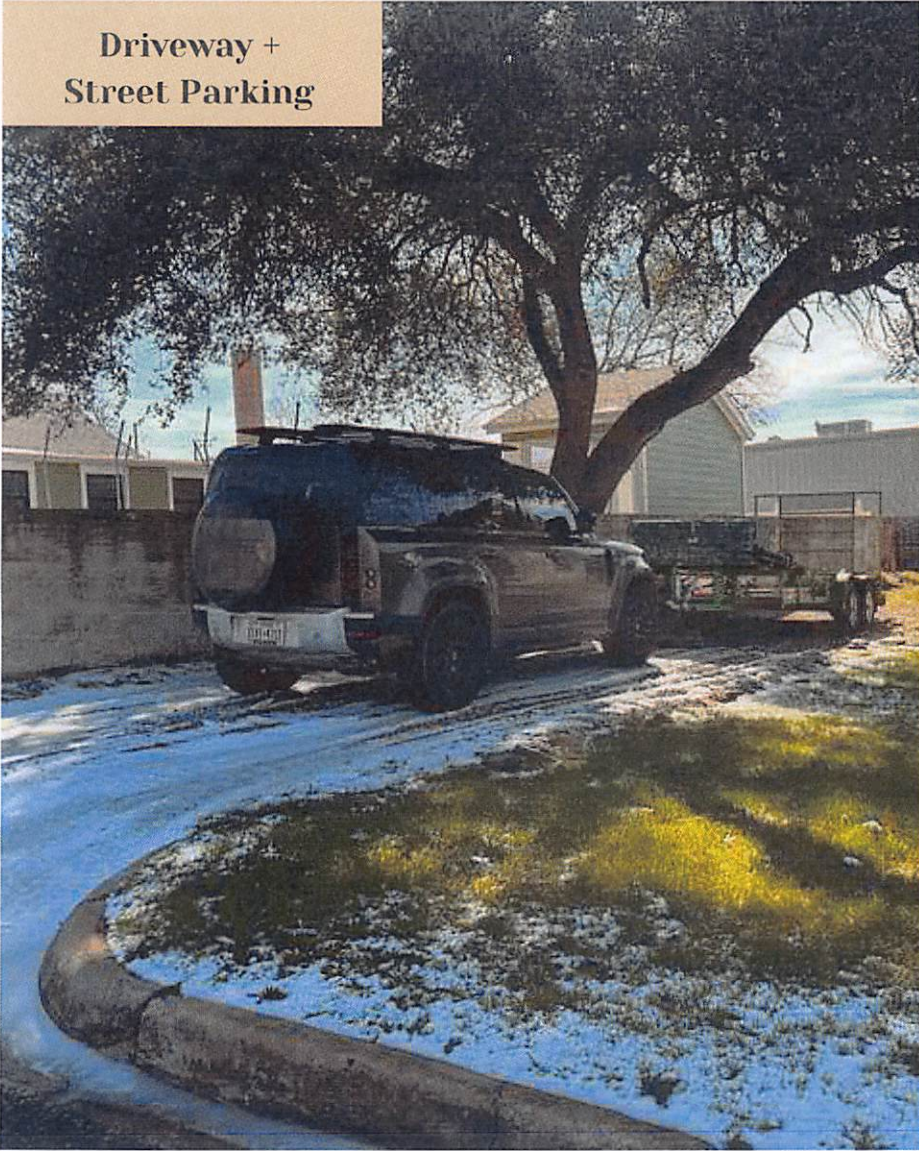
**Small Dining +
Open Kitchen and
Living + Small
Hallways**



Front Porch
Front Door Entry
***will have managed**
keyless entry



Driveway +
Street Parking



Private
Backyard

