



**REGULAR CALLED MEETING  
OF THE BOARD OF ADJUSTMENTS  
OF THE LLANO CITY COUNCIL  
CITY HALL, 301 WEST MAIN, LLANO, TEXAS  
5:30 P.M. MONDAY, APRIL 7, 2025**

**Board of Adjustments**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a Regular Called Board of Adjustments Meeting of the City of Llano, will be held at 5:30 PM Monday, April 7, 2025, in the City Council Chambers of City Hall at 301 W Main St., Llano, TX 78643, at which time the following subjects will be discussed:

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE TO THE U.S. and TEXAS FLAG and INVOCATION**

**C. PUBLIC COMMENTS CONCERNING MATTERS NOT ON THE AGENDA**

(Visitors shall be limited to no more than (3) three minutes to address the Council 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:

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:

- a) A statement of specific information given in response to the inquiry.
- b) A recitation of existing policy in a response to the inquiry.

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.

**D. CONSENT AGENDA ITEMS**

1. Approval of the minutes from January 21, 2025, Regular Called Meeting.

**E. PUBLIC HEARINGS**

1. The City of Llano Board of Adjustments will hold a public hearing to receive written and/or oral comments concerning an application for a variance to allow for a 3-foot rear setback at L1 & F BLK W LTS 11-16. The address is 505 Sheffield Ave.

**F. REGULAR AGENDA ITEMS**

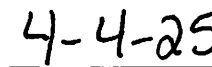
1. Discussion and possible action concerning an application for a variance to allow for a 3-foot rear setback at L1 & F BLK W LTS 11-16. The address is 505 Sheffield Ave.

**G. ADJOURNMENT to Regular City Council meeting**

*EXECUTIVE SESSION: Under Chapter 551 of the Texas Government Code, the Council may recess into a closed meeting (an executive session) to deliberate any item on this agenda if the Mayor announces the item will be deliberated in executive session and identifies the section or sections of Chapter 551 that authorize meeting in executive session. A final action, decision, or vote on a matter deliberated in executive session will be made only after the Council reconvenes in an open meeting.*

Although a quorum of the members of 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 City Council of the City of Llano was posted on the bulletin board in front of Llano City Hall, 301 W Main St., Llano, Texas by 5:30 pm on Friday April 4, 2025, which is always readily accessible to the public. Said Notice remained posted continuously for at least seventy-two (72) hours preceding the scheduled time of said Meeting

  
\_\_\_\_\_  
Kim Wagner, TRMC, City Secretary

  
\_\_\_\_\_  
Date Posted



**REGULAR CALLED MEETING  
OF THE BOARD OF ADJUSTMENTS  
OF THE LLANO CITY COUNCIL  
CITY HALL, 301 WEST MAIN, LLANO, TEXAS  
5:30 P.M. TUESDAY, JANUARY 21, 2025**

**Board of Adjustments  
Minutes**

**Alders Present: Mayor Marion Bishop, Mayor Pro-Tem Kara Gilliland, Les McDaniel, Laura Almond, Larry Sawyer, Kelli Tudyk**

**Officers Present: Marty Mangum, City Manager, Kim Wagner, City Secretary**

**A. CALL TO ORDER Mayor Bishop called the meeting to order at 5:30 p.m.**

**B. PLEDGE OF ALLEGIANCE TO THE U.S. and TEXAS FLAG and INVOCATION**

**Reverend Ralph Reitmeyer gave the invocation.**

**C. PUBLIC COMMENTS CONCERNING MATTERS NOT ON THE AGENDA**

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In accordance with Section 551.042 of the Texas Government Code, an inquiry made at a meeting shall be conducted as follows:

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- a) A statement of specific information given in response to the inquiry.
- b) A recitation of existing policy in a response to the inquiry.

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.

**D. CONSENT AGENDA ITEMS**

1. Approval of the minutes from November 18, 2024, Regular Called Meeting.

**A motion was made by Alderwoman Almond, with a second by Alderwoman Gilliland to approve the consent agenda items. All in favor, none opposed. Motion carried.**

**E. PUBLIC HEARINGS**

1. The City of Llano Board of Adjustment will hold a public hearing to receive written and/or oral comments regarding a request for a variance to allow for an 8-foot setback for a carport to be built 17 feet from the property line in the front yard setbacks. The physical address is 103 W Ollie St.
2. The City of Llano Board of Adjustment will hold a public hearing to receive written and/or oral comments regarding a request for a variance to allow for rear setback of 8.5 feet. The physical address is 1908 Moore St.

**The public hearing opened at 5:31 p.m. and closed at 5:33 p.m.**

**F. REGULAR AGENDA ITEMS**

1. Discussion and possible action to approve a variance to allow for an 8-foot setback for a carport to be built 17 feet from the property line. The physical address is 103 W Ollie St.

**A motion was made by Alderman Sawyer, with a second by Alderman McDaniel to approve an 8-foot setback for a carport to be built 17 feet from the property line. The physical address is 103 W Ollie St. All in favor, none opposed. Motion carried.**

2. Discussion and possible action to approve a variance to allow for rear setback of 8.5 feet. The physical address is 1908 Moore St.

**A motion was made by Alderwoman Almond, with a second by Alderman Sawyer to approve a variance to allow for rear setback of 8.5 feet. The physical address is 1908 Moore St. All in favor, none opposed. Motion carried.**

**3. ADJOURNMENT to Regular City Council meeting at 5:34 p.m.**

*EXECUTIVE SESSION: Under Chapter 551 of the Texas Government Code, the Council may recess into a closed meeting (an executive session) to deliberate any item on this agenda if the Mayor announces the item will be deliberated in executive session and identifies the section or sections of Chapter 551 that authorize meeting in executive session. A final action, decision, or vote on a matter deliberated in executive session will be made only after the Council reconvenes in an open meeting.* Although a quorum of the members of 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 City Council of the City of Llano was posted on the bulletin board in front of Llano City Hall, 301 W Main St., Llano, Texas by 5:30 pm on Friday January 17, 2025, which is always readily accessible to the public. Said Notice remained posted continuously for at least seventy-two (72) hours preceding the scheduled time of said Meeting.

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Kim Wagner, TRMC, City Secretary

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Marion Bishop, Mayor



City Council Agenda

Date: 4-7-2025

Agenda Item: BOA

Item/Subject:

The City of Llano Board of Adjustments will hold a public hearing to receive written and/or oral comments concerning an application for a variance to allow for a 3-foot rear setback at L1 & F BLK W LTS 11-16. The property address is 505 Sheffield Ave.

Discussion and possible action concerning an application for a variance to allow for a 3-foot rear setback at L1 & F BLK W LTS 11-16. The property address is 505 Sheffield Ave.

Initiating Department/Presenter Heather Rehmeier- Permit Tech

Recommended Motion:

Move to approve a variance to allow for a 3-foot rear setback at 505 Sheffield Ave.

Background/History:

Findings/Current Activity:

Financial Implications:

None

Associated Information:

Property Map

Zoning Map

Site Plan

Application

VARIANCE REQUEST FORM

CITY OF LLANO BOARD OF ADJUSTMENT

Name David Sawtelle Date 3/10/2025

Latigo Building and Restoration

Address 505 Sheffield

Phone: 830-459-5443

Email: david@latigo.com

Homeowner  Yes  No (NOTE: You must be the owner of the property relating to the variance)

Request (Be very specific regarding the variance you are requesting)

3 foot rear setback from property line

Physical Address of Request 505 Sheffield

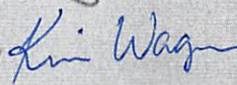
Legal description for area of request L1 & F BLK WLTS 11-16

Zoning District of request NBD

Present zoning requirement 10' rear setback

REQUEST FEE - \$250.00 (Non-refundable application fee) plus actual fee costs (fee includes letter mailed, depending on the number of property owners notified, and the publication in the newspaper)(Fee is due at the time of applying for the variance, all other charges will be due prior to the notifications are sent to adjacent property owners and newspaper publication)

Requester Signature 

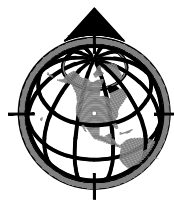
Code Enforcement Official City Secretary 

Comments \_\_\_\_\_ Comments \_\_\_\_\_

Based on the surrounding NBD area, this request is acceptable



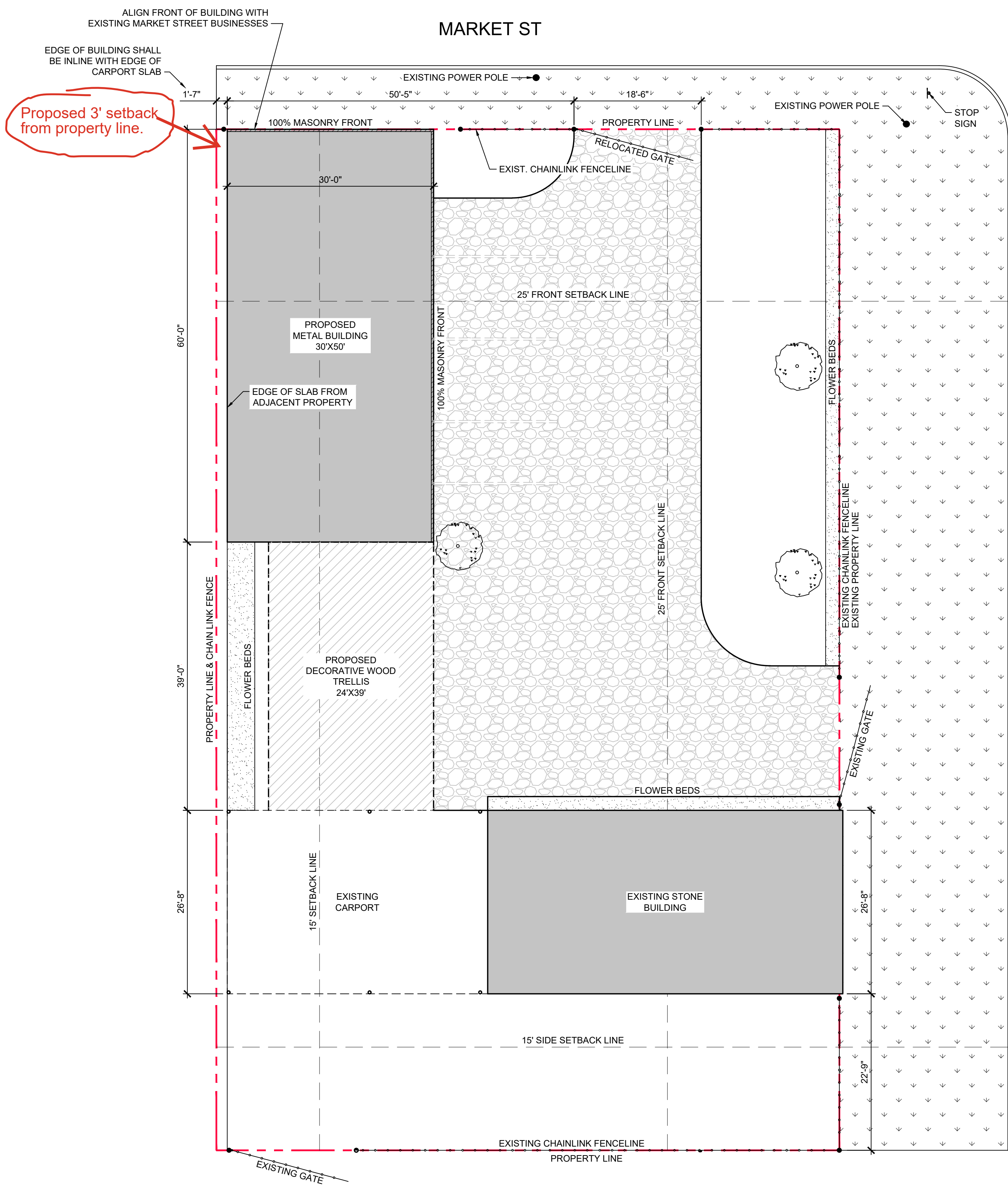
NORTH



MARKET STREET BUILDING ALIGNMENT PHOTO



EXISTING CARPORT ALIGNMENT PHOTO



PROPOSED SITE PLAN  
1"=10'

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

PROPOSED SITE PLAN

DAVID SANTELLE  
505 SHEFFIELD STREET  
LLANO, TX 78643



DATE:

09/2024

SCALE:

1/4"=1'-0"

SHEET:

A-1

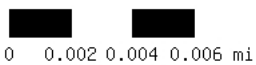


# 505 Sheffield

- 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



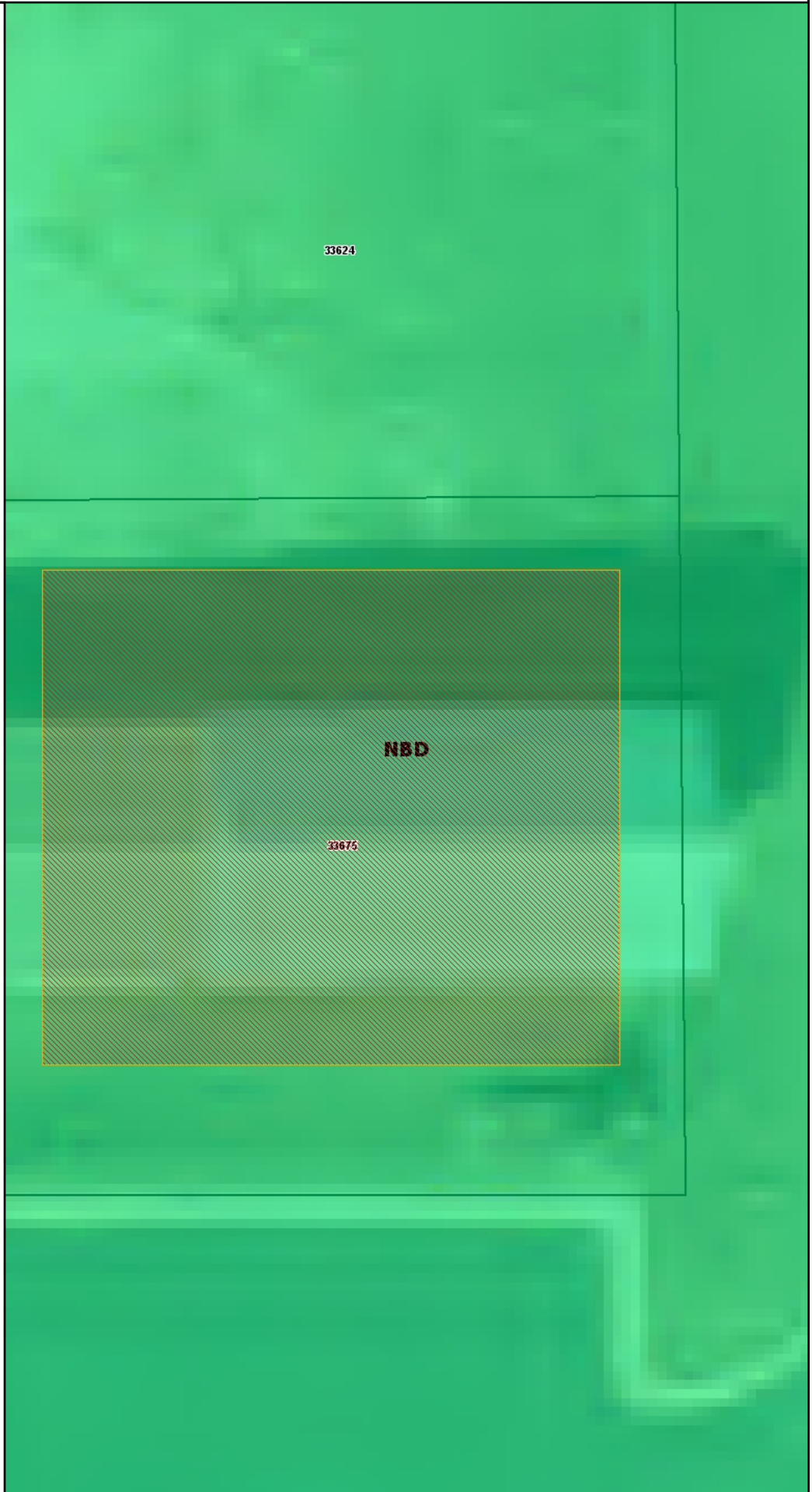
Data displayed were gathered by the City of Llano for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.





# 505 Sheffield 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



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