



**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 21, 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 21, 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 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:

- 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 April 7, 2025, Regular Called Meeting.

E. PUBLIC HEARINGS

1. The Board of Adjustments will hear written and/or oral comments regarding a request for a variance to allow for a shed to be placed on the rear property line abutting an alley at MILLER ADDN BLK A3 W 40 FT OF LT 3 AND ALL OF 4. The physical address is 305 West College Street.

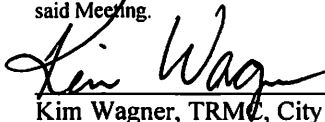
F. REGULAR AGENDA ITEMS

1. Discussion and possible action to approve a request for a variance to allow for a shed to be placed on the rear property line abutting an alley. The address is 305 West College Street.

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 Thursday April 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.



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. MONDAY, APRIL 7, 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

(Visitors shall be limited to no more than (3) three minutes to address the Council or at the discretion of the Mayor)

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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 January 21, 2025, 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 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.

The public hearing opened at 5:30 p.m. and closed at 5:32 p.m.

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.

A motion was made by Alderwoman Almond, with a second by Alderwoman Tudyk to approve a variance to allow for a 3-foot rear setback at L1 & F BLK W LTS 11-16. The address is 505 Sheffield Ave. All in favor, none opposed. Motion carried.

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

Marion Bishop, Mayor



City Council Agenda

Date: 4-21-25

Agenda Item: BOA

Item/Subject: The Board of Adjustments will hear written and/or oral comments regarding a request for a variance to allow for a shed to be placed on the rear property line abutting an alley at MILLER ADDN BLK A3 W 40 FT OF LT 3 AND ALL OF 4. The physical address is 305 West College Street.

Discussion and possible action to approve a request for a variance to allow for a shed to be placed on the rear property line abutting an alley. The address is 305 West College Street.

Initiating Department/Presenter

Recommended Motion:

Motion to approve a request for a variance to allow for a shed to be placed on the rear property line abutting an alley. The address is 305 West College Street.

Background/History:

Findings/Current Activity:

Financial Implications:

None

Associated Information:

Application
Survey
Map
Zoning Map

VARIANCE REQUEST FORM

CITY OF LLANO BOARD OF ADJUSTMENT

Name Robert Hayworth Date 01/29/25

Address 305 W. College St.
Llano, TX 78643

Phone: 325-423-3015

Email: rw-hayworth@yahoo.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)
I want to be able to locate Allowshed to be placed up
to property line abutting alley.

Physical Address of Request 305 W. College St.

Legal description for area of request Miller Addition, Bk A3, W 40ft. of Lot 3 and
all of Lot 4.

Zoning District of request SF-2

Present zoning requirement 10 ft. Set back.

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 Robert Hayworth

Code Enforcement Official City Secretary John Wagner

Comments _____ Comments _____

