



**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, May 19, 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, May 19, 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 21, 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 for the allowance of the replacement of an existing manufactured home, set in a lot zoned Single Family 3 (SF-3) at L1 & F BLK 137 LT 16, to be replaced with a newer manufactured home. Physical address is 801 E Tarrant St

F. REGULAR AGENDA ITEMS

- G.** Discussion and possible action to approve a request for a variance a variance request to consider the allowance of the replacement of an existing manufactured home, set in a lot zoned Single Family 3 (SF-3), to be replaced with a newer manufactured home. Physical address is 801 E Tarrant St.

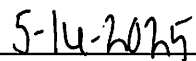
H. ADJOURNMENT to Regular City Council meeting

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, May 16, 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 21, 2025**

**Board of Adjustments
Minutes**

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 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 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)

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.

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 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.

The public hearing opened at 5:32 p.m. and closed at 5:35 p.m.

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.

A motion was made by Alderwoman Almond, with a second by Alderman Sawyer 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 at 5:35 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 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

Marion Bishop, Mayor

VARIANCE REQUEST FORM

CITY OF LLANO BOARD OF ADJUSTMENT

Name Peggy Irvin Date 4/11/2025

Address P.O. Box 813
Llano, Tx 78643
801 E. Tarrant St

Phone: 325-248-1404

Email: peggyirvin4@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 would like to replace the existing mobile home that is currently there with a much better and better looking mobile home. The one for replacement is an older one 1985, but is almost immaculate and nothing wrong

Physical Address of Request 801 E. Tarrant St Llano

inside or out. This would improve the looks of the neighborhood.

Legal description for area of request LI & F BLK 137 LT 16

Zoning District of request _____

Present zoning requirement _____

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 Peggy Irvin

Code Enforcement Official City Secretary

Comments _____
Comments _____

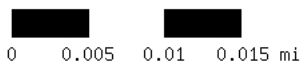


801 E Tarrant

- 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.



**Proposed MH to replace MH on 801 E Tarrant, Requested by Peggy Irvin
May 2025**

Exterior Current Images

Has a New Roof.

Upon placement New Skirting and New Platform with stairs on both sides would be built.



**Proposed MH to replace MH on 801 E Tarrant, Requested by Peggy Irvin
May 2025**

Interior Current Images



Peggy Irvin stated that the bathroom would be updated with a new walk in shower.

Deana Kenner
803 E Tarrant St
Llano, Texas 78643
(325) 423-0288

April 11, 2025

Llano City Council,

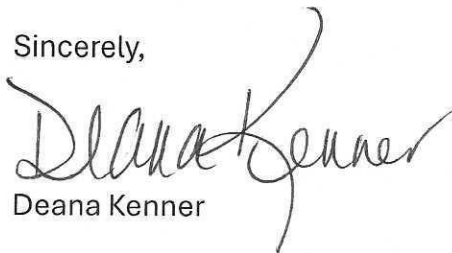
Peggy Irvin has brought to my attention she would like to remove the older mobile home that currently sits beside my home and replace it with a new mobile home that she was gifted.

I am aware the current city ordinance states all mobile homes that are moved in are required to be 5 years or newer. It is my understanding the mobile home she is gifted does not meet this requirement, so she is asking for an exception.

As the next-door neighbor to this property, I have no problem with her replacing the mobile home. The mobile home she has been gifted is in much better condition than the current mobile home that sits on the property now. Therefore, it would be an improvement to the neighborhood from an aesthetic standpoint. It would also be an improvement from a safety standpoint, as the current mobile home is not completely skirted.

If you would like to further discuss, please feel free to contact me at my phone number above.

Sincerely,



Deana Kenner

My name is Peggy Irvin. I am applying for a Variance to replace the mobile home on the property that is not in good shape with an older mobile home that is in great shape. A man I work for has generously gave me the mobile home. And, I have this property. My husband is in liver failure and we live in a camper. I have the property and the mobile home. If they could be together, I would have a home to take better care of my husband. We cannot afford a new home or mobile home that we would have to pay for. Thank you for your consideration.

God bless,

Peggy