



**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, SEPTEMBER 15, 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, September 15, 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 May 19, 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 carport to be built 3'6" feet in the 8-foot side yard setbacks. The physical address is 1209 E Luce Street.
2. The Board of Adjustments will hear written and/or oral comments regarding a request for a variance for a 12 X 25 Metal carport to be built 5 feet in the 8-foot side yard setbacks. The physical address is 404 W Haynie Street.

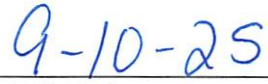
**F. REGULAR AGENDA ITEMS**

1. Discussion and possible action to approve a carport to be built 3'6" feet in the 8-foot side yard setbacks.  
*Kim Wagner, City Secretary*
2. Discussion and possible action to approve a 12 X 25 Metal carport to be built 5 feet in the 8-foot side yard setbacks.  
*Kim Wagner, City Secretary*

**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 Wednesday, September 10, 2025, which is always readily accessible to the public. Said Notice remained posted continuously for at least 3 business days 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, May 19, 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, 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**

**Mayor Almond 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)  
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 April 21, 2025, Regular Called Meeting.

**A motion was made by Alderwoman Tudyk, with a second by Alderwoman Gilliland, to approve the consent agenda item. 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 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

**The public hearing opened at 5:31 p.m. and closed at 5:35 p.m.**

**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.

**A motion was made by Alderman Sawyer, with a second by Alderman Allen, 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. All in favor, none opposed. Motion carried.**

**H. ADJOURNMENT to Regular City Council meeting The meeting was adjourned at 5:36 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, 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.

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Kim Wagner, TRMC, City Secretary

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Laura Almond, Mayor



Board of Adjustments Agenda

Date: 9-15-25

Agenda Item: E1/F1

Item/Subject: The Board of Adjustments will hear written and/or oral comments regarding a request for a variance for the allowance of carport to be built 3'6" feet in the 8-foot side yard setbacks. The physical address is 1209 E Luce Street.

Discussion and possible action to approve a carport to be built 3'6" feet in the 8-foot side yard setbacks.

Initiating Department/Presenter- Amy Galloway, Administrative Assistant

Recommended Motion:

Move to approve a carport to be built 3'6" feet in the 8-foot side yard setbacks.

Background/History: The homeowner would like to put a garage 3' 6' within the side yard setbacks. It is a single family- 2, and the setback requirements are 8 feet.

Findings/Current Activity:

Financial Implications:

Increased tax revenue after the homes are built.

Associated Information:

Application

Maps

Drawing of placement

8/4 Recvd. HK

VARIANCE REQUEST FORM

CITY OF LLANO BOARD OF ADJUSTMENT

Name Mac Dillard Date 8-4-25

Address 410 E. MAIN ST.  
LLANO, TX 78643

Phone: 979-220-9700

Email: \_\_\_\_\_

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)

HOME OWNER REQUESTS A VARIANCE TO ADD A GARAGE TO THE HOUSE TO PROVIDE ENCLOSED PARKING FOR TWO VEHICLES PER ATTACHED PLANS. WE REQUEST PERMISSION TO ENCROACH INTO THE SETBACK AREA BY 3'-6" (TO THE OVERHANG OF ROOF), THE ADJACENT PROPERTY IS AN ALLEY.

Physical Address of Request 1209 E. LUCE ST. LLANO, TX, 78643  
AKA 905 OLIVE ST.

Legal description for area of request BARLER'S ADDITION BLK 12, LOTS 7 & 8

Zoning District of request SF-2

Present zoning requirement 8' SETBACK (ABUTS TO AN ALLEY)

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 *Mac Dillard*

Code Enforcement Official City Secretary

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

City of Llano  
Llano Board of Adjustments

Ref: P# 5544

8/4/2025

CK# 9247 \$250<sup>00</sup>

**To the Applicant:**

An application to the Llano Board of Adjustments should be accompanied by a site plan drawn to scale. The applicant should make all request is in writing and should address the section of the ordinance relating to the variance. Photographs, drawings, relationship of properties should be noted if possible. Please note, the Llano Board of Adjustments should follow the following criteria to approve a request for a variance:

1. Will the literal enforcement of the zoning regulations create an unnecessary hardship or practical difficulty in the use of the property?
2. The situation causing the hardship or difficulty affecting all or most properties in the same zoning district?
3. The relief sought will no injure the permitted uses of the property?
4. The granting of the variance will be in harmony with the zoning regulations of the City of Llano?

CITY OF LLANO  
325.247.4158

REC#: 00542135 8/05/2025 5:05 PM  
OPER: HR TERM: 009  
REF#: CK#9247

TRAN: 409.0000 VARIANCE REQUESTS  
VARIANCE P#5544 SETBACK GARAGE  
1209 E LUCE [AKA 905 OLIVE]  
10 -4411  
BOARD PETITIONS 250.00CR

TENDERED: 250.00 CHECK  
APPLIED: 250.00-

IF THE BOARD CANNOT ANSWER YES TO ABOVE QUESTIONS YOU WILL NOT RECEIVE A VARIANCE.

The Llano Board of Adjustment requires the concurring vote of 4 members of the board to:

- 1 Reverse an order, requirement, decision, or determination of an administrative official.
- 2 Decide in favor of an applicant on a matter on which the Board is required to pass under a zoning ordinance; or
- 3 Authorize a variation from the terms of a zoning ordinance.

THE LLANO BOARD OF ADJUSTMENTS MAY NOT: GRANT VARIANCES FOR USES NOT PERMITTED IN A ZONING DISTRICT, MAY NOT MODIFY SPECIFIC USE PERMITS, MAY NOT GRANT A ZONING AMENDMENT MAY NOT GRANT A VARIANCE ON ANY PARCEL OF PROPERTY NOT FINALLY ACTED UPON BY THE ZONING COMMISSION AND/OR THE CITY COUNCIL.

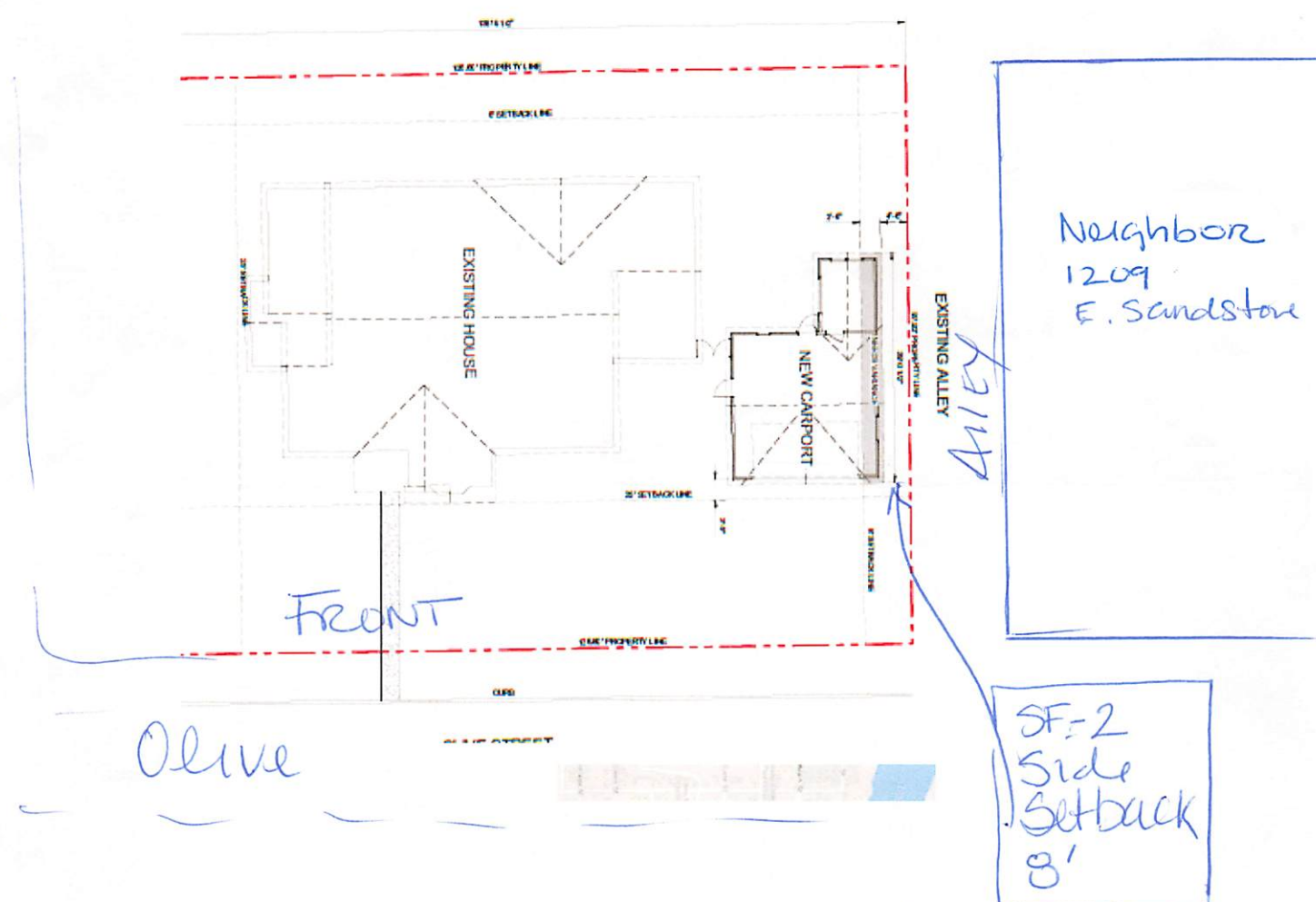
Prop ID: 34925

905 Olive

OR AKA.

1209 E. Olive St.

E. Olive



Neighbor  
1209  
E. Sandstone

SF=2  
Side  
Setback  
8'

Requesting  
3'6" variance  
leaving  
4'6" setback  
Abutting Alley

ADJACENT PROPERTY

EXISTING ALLEY

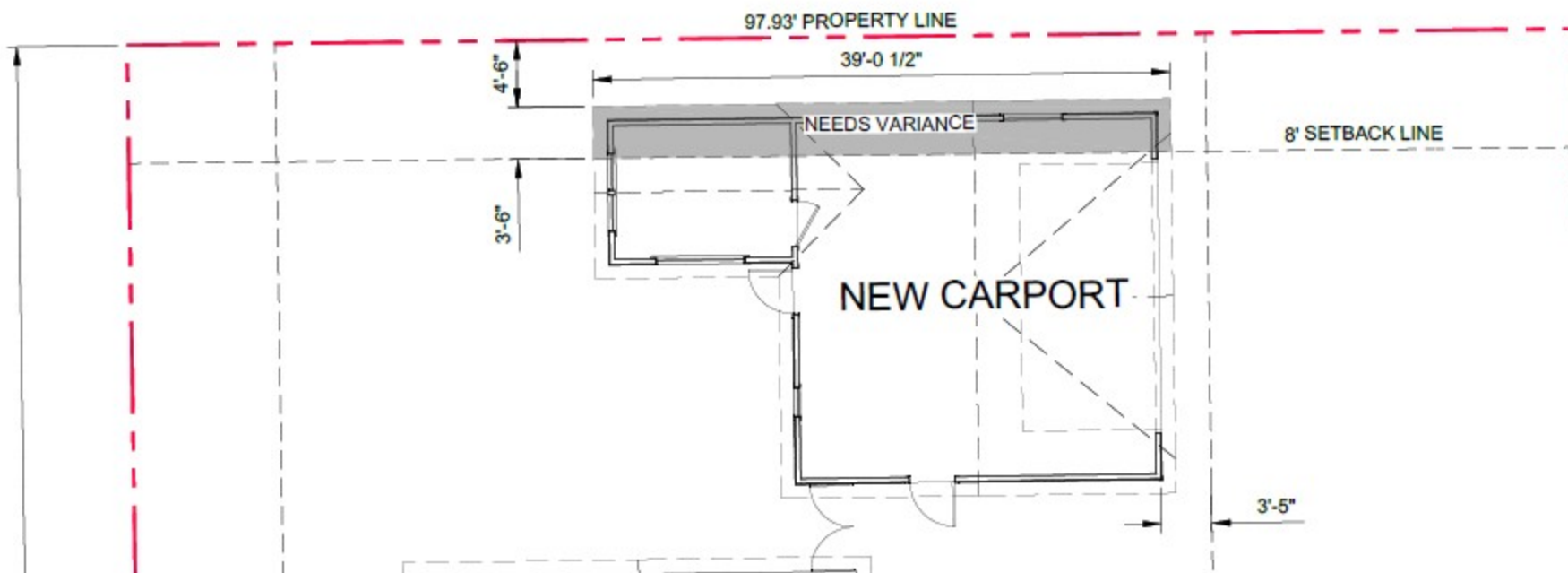
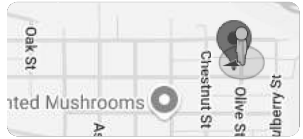




Image capture: Apr 2024 © 2025 Google





Board of Adjustments Agenda

Date: 9-15-25

Agenda Item: E2/F2

Item/Subject: The Board of Adjustments will hear written and/or oral comments regarding a request for a variance for a 12 X 25 Metal carport to be built 5 feet in the 8-foot side yard setbacks. The physical address is 404 W Haynie Street.

Discussion and possible action to approve a 12 X 25 Metal carport to be built 5 feet in the 8-foot side yard setbacks

Initiating Department/Presenter- Kim Wagner, City Secretary

Recommended Motion:

Move to approve a carport to be a 12 X 25 Metal carport to be built 5 feet in the 8-foot side yard setbacks.

Background/History: The homeowner would like to put a 12 X 25 Metal carport to be built 5 feet in the 8-foot side yard setbacks.

Findings/Current Activity:

Financial Implications:

Increased tax revenue after the homes are built.

Associated Information:

Application

Maps

Drawing of placement

Recvd 8/14  
- HR

VARIANCE REQUEST FORM

CITY OF LLANO BOARD OF ADJUSTMENT

Name Keith Fain Date 8-12-25

Address 965 Lochaven Dr.  
Kerrville, TX 78028

Phone: 325-423-0736  
Email: lloyd.fain@gmail.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).  
Request to install a 12x25 metal carport  
on East side of house

Request to set East side of carport 3' from East fence.  
Carport will be drive thru to back yard.  
Physical Address of Request 404 W. Hagpie Street

Legal description for area of request Being a 0.1623 of an acre Lot 121  
(SOUTH ADDN BLK 28, PART OF LT 121, 70x102 FT.)

Zoning District of request SF-2

Present zoning requirement Setback is 8 ft side yard, 25' front.

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 Keith Fain

Code Enforcement Official City Secretary

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

# City of Llano

**CITY OF LLANO**  
325.247.4158

REC#: 00542524 8/14/2025 5:25 PM  
OPER: HR TERM: 009  
REF#: CK#1227

TRAN: 409.0000 VARIANCE REQUESTS  
VARIANCE - SETBACK  
404 W HAYNIE  
10 -4411  
BOARD PETITIONS 250.00CR

TENDERED: 250.00 CHECK  
APPLIED: 250.00-

Adjustments should be accompanied by a statement that the applicant should make certain the full request is in compliance with the ordinance pertaining to the variance. The relationship of all adjoining properties should be considered. The Board of Adjustments will consider the request for a variance:

The zoning regulations of the City of Llano create an unusual and exceptional difficulty in the development of the affected

property if the hardship or difficulty is neither self-imposed nor generally

\_\_\_\_\_ affecting all or most properties in the same zoning district?

3. The relief sought will no injure the permitted use of adjacent conforming property.
4. The granting of the variance will be in harmony with the spirit and purpose of the zoning regulations of the City of Llano?

**IF THE BOARD CANNOT ANSWER YES TO ABOVE QUESTIONS YOU WILL NOT RECEIVE A VARIANCE.**

The Llano Board of Adjustment requires the concurring vote of 4 members of the board to:

- 1 Reverse an order, requirement, decision, or determination of an administrative official.
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**LLANO SURVEYING  
& MAPPING, L.L.C.**

FRED L. THOMPSON & ASSOC.  
111 W. Main St.  
P.O. Box 74  
Llano, TX 78643  
(328) 247-4510  
llanosurveying.com  
FIRM Registration #: 100002-00



LEGEND	
•	1/2" IRON ROD FOUND
⊙	WATER METER
⊙	SEWER
X	WIRE FENCE
—	WOOD FENCE
—o—o—	CHAIN LINK FENCE
( )	RECORD INFORMATION
—	B.S.L. BUILDING SETBACK LINE
⊙	P.O.B. POINT OF BEGINNING

PHYSICAL ADDRESS: 404 W HAYNIE STREET LLANO, TX 78643  
LEGAL DESCRIPTION:  
BEING A 0.1623 OF AN ACRE TRACT OF LAND, SITUATED IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, COMPRISED OF 0.1450 OF AN ACRE OUT OF LOT 121, BLOCK 28, OLD TOWN SOUTH, A SUBDIVISION OF RECORD IN VOLUME "J", PAGE 617, LLANO COUNTY DEED RECORDS (L.C.D.R.), AND 0.0175 OF AN ACRE OUT OF THE J.C. RAGSDALE LEAGUE AND LABOR, SURVEY NO. 219, ABSTRACT NO. 614, SAID 0.1623 OF AN ACRE BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED TO ALEJANDRO CASTELAN AND LAURA CASTELAN OF RECORD IN VOLUME 841, PAGE 4, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), SAID 0.1623 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO, AND MADE A PART HEREOF.  
FILED: 2/17/22 CREW: YC & DH DRAFTED: 10/25/22  
BY: JAA JOB#: 22011401 PAGE 1 OF 3

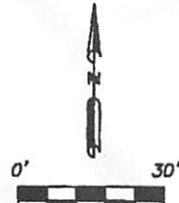
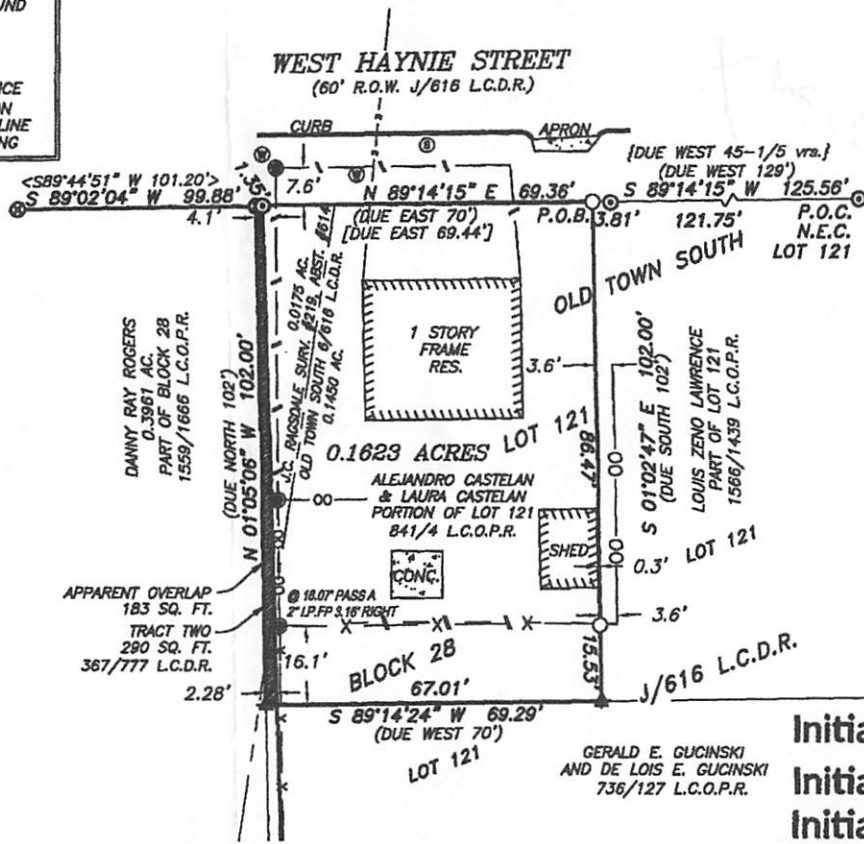
**BOUNDARY SURVEY**  
SURVEYED FOR: ALEJANDRO CASTELAN & LAURA CASTELAN

SUBJECT TO:  
RECORDED PLAT: J/616 L.C.D.R.  
ZONING, REGULATIONS, RULES, &  
ORDINANCES OF THE CITY OF LLANO,  
LLANO COUNTY, TEXAS



I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 17th DAY OF FEBRUARY, 2022. WITNESS MY HAND AND SEAL THIS THE 25th DAY OF OCTOBER, 2022.

JOHN A. ABLES R.L.S. #6102



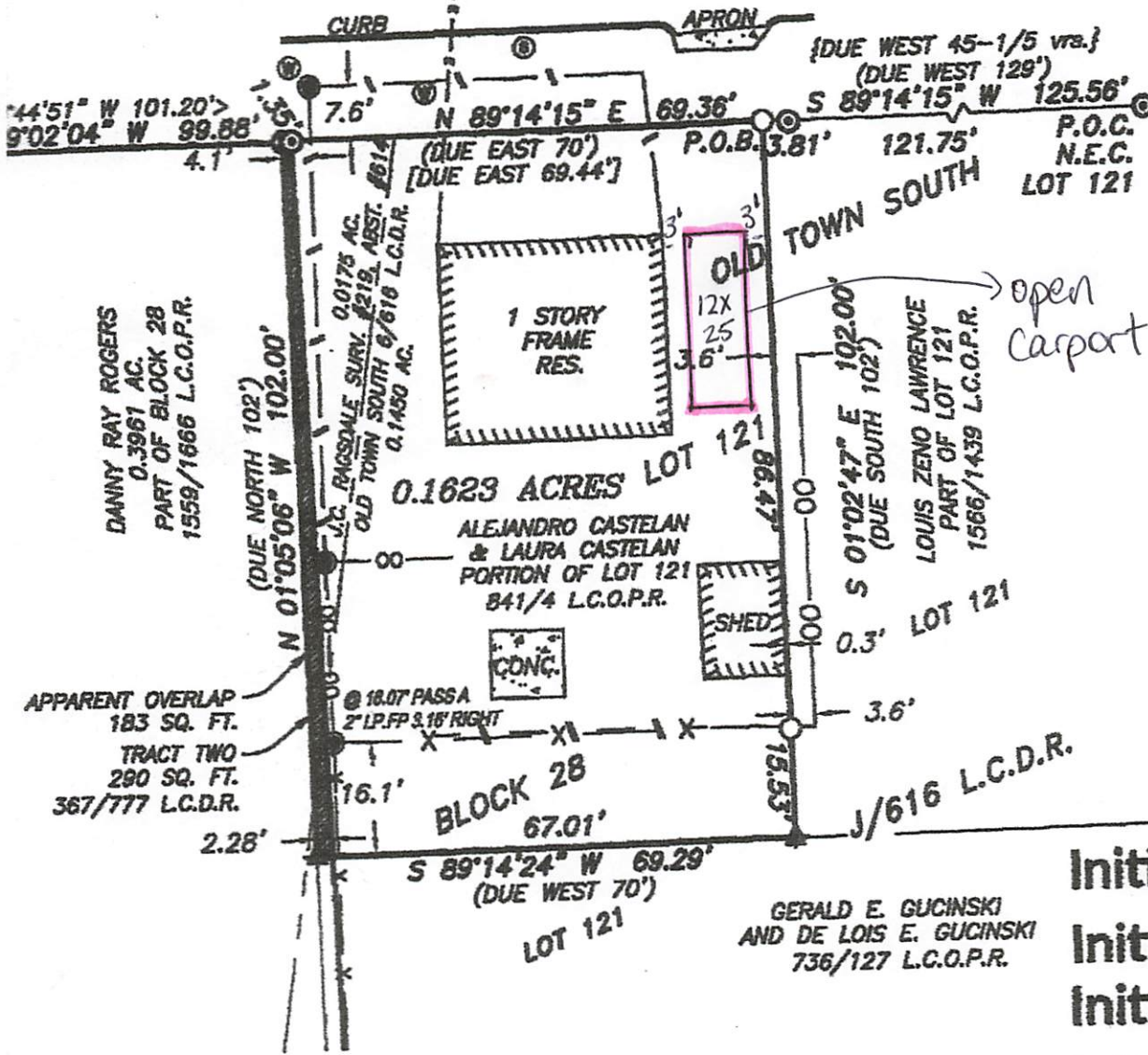
SCALE: 1"=30'  
BEARING BASIS IS STATE PLANE  
COORDINATE SYSTEM, TEXAS  
CENTRAL ZONE (4203) NAD83.  
DISTANCES ARE GRID.  
CSF=0.9998445475

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AND IS DESIGNATED ZONE "X"  
AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP NO. 48299C0195D, EFFECTIVE DATE: JANUARY 29, 2021

Initial Here [Signature]  
Initial Here [Signature]  
Initial Here [Signature]  
Initial Here [Signature]

GERALD E. GUCINSKI  
AND DE LOIS E. GUCINSKI  
736/127 L.C.O.P.R.

**WEST HAYNIE STREET**  
(60' R.O.W. J/616 L.C.D.R.)



SCALE: 1"=30'  
 BEARING BASIS IS STATE COORDINATE SYSTEM. 7  
 CENTRAL ZONE (4203)  
 DISTANCES ARE GRI  
 CSF=0.999844547

DANNY RAY ROGERS  
 0.3961 AC.  
 PART OF BLOCK 28  
 1559/1666 L.C.O.P.R.

APPARENT OVERLAP  
 183 SQ. FT.  
 TRACT TWO  
 290 SQ. FT.  
 367/777 L.C.D.R.

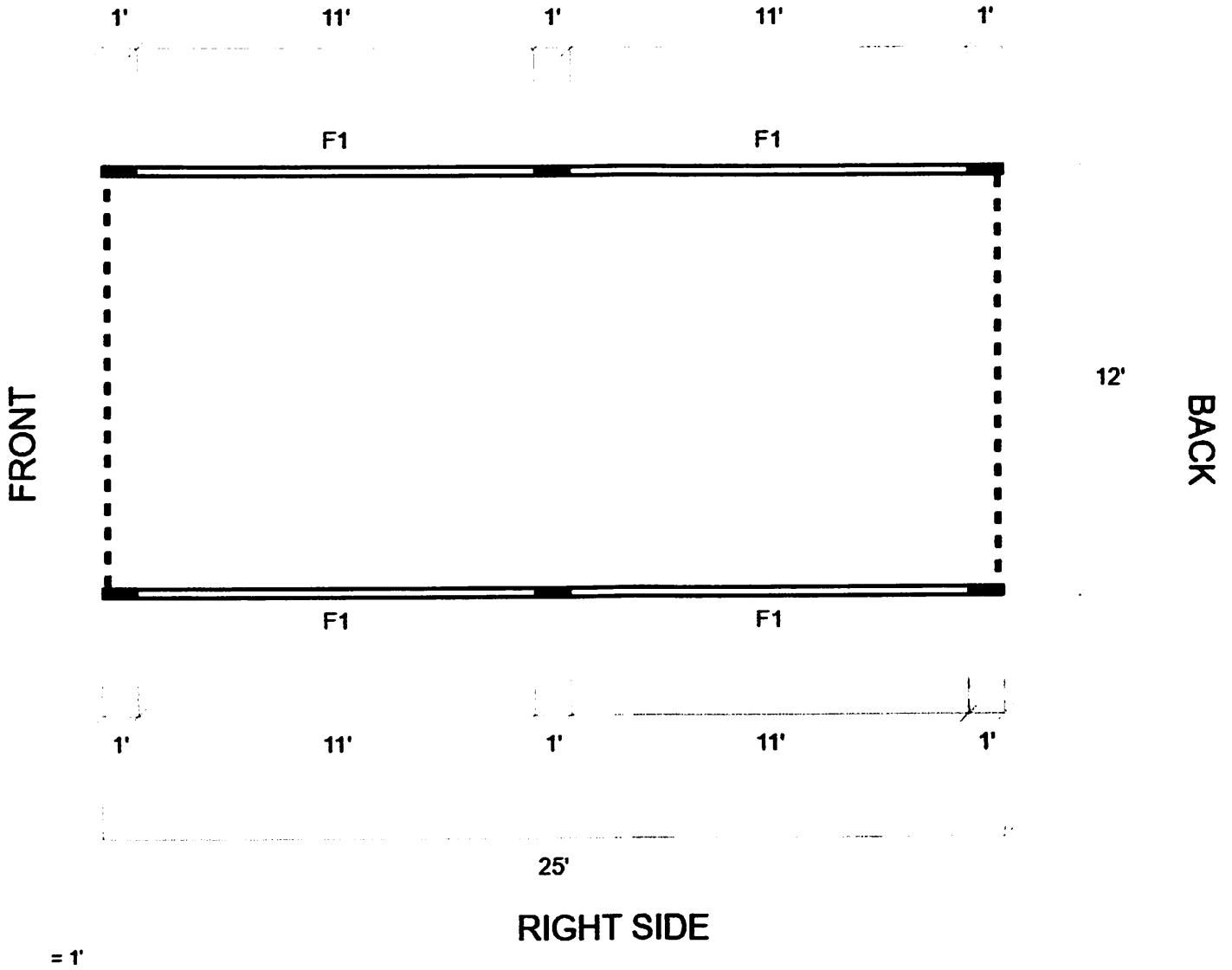
ALEJANDRO CASTELAN  
 & LAURA CASTELAN  
 PORTION OF LOT 121  
 841/4 L.C.O.P.R.



GERALD E. GUCINSKI  
 AND DE LOIS E. GUCINSKI  
 736/127 L.C.O.P.R.

Initial Here [Signature]  
 Initial Here [Signature]  
 Initial Here [Signature]  
 Initial Here [Signature]

**FLOOD INFORMATION:**  
 SUBJECT PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN  
 SPECIAL FLOOD HAZARD AREA, AND IS DESIGNATED  
 ZONE "X"  
 SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP NO.  
 18299C0195D, EFFECTIVE DATE: JANUARY 29, 2021

LEFT SIDE



SYMBOL LEGEND	
<b>F1</b>	Custom Size up to 14' Wide
	Closed Wall
	Open Wall