



**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, NOVEMBER 3, 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 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 September 15, 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 on the north side of the house right on the property line. The physical address is 1205 Oatman.

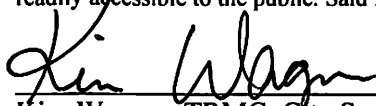
F. REGULAR AGENDA ITEMS

1. Discussion and possible action to approve a carport to be built on the north side of the house right on the property line.

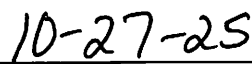
Kim Wagner, City Secretary

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 Monday, October 27, 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



Board of Adjustments Agenda

Date: 11-3-25

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 on the north side of the house right on the property line. The physical address is 1205 Oatman.

Discussion and possible action to approve a carport to be built on the north side of the house right on the property line.

Initiating Department/Presenter- Kim Wagner/City Secretary

Recommended Motion:

Move to approve a carport to be built on the north side of the house right on the property line.

Background/History: The homeowner would like to put a garage on the north side of the house right on the property line. In the letter it was mistakenly said on the south side of the house it is actually on the north side by the street. This street has a drainage ditch on the Ford side.

Findings/Current Activity:

Financial Implications:

Associated Information:

Application

Maps

Drawing of placement

VARIANCE
REQUEST FORM

CITY OF LLANO
BOARD OF ADJUSTMENT

Name MICHAEL BELINSKI

Date 10-1-25

Address 1205 OATMAN

Phone 832-372-5671

Fax _____

Homeowner Yes No

(NOTE: You must be the owner of the property relating to the variance)

Request Place a carport on the property line on the side setback

Physical Address of Request 1205 OATMAN

Legal description for area of request South addn BLK 36 NE PT of LT 144

Zoning District of request SF-2

Present zoning requirement 10 ft side setback

REQUEST FEE - \$250.00 (To be paid at time of request)
(Fee includes letter mailed and the publication in the newspaper)

Requester Signature Michael Belinski

Code Enforcement Official _____

City Secretary _____

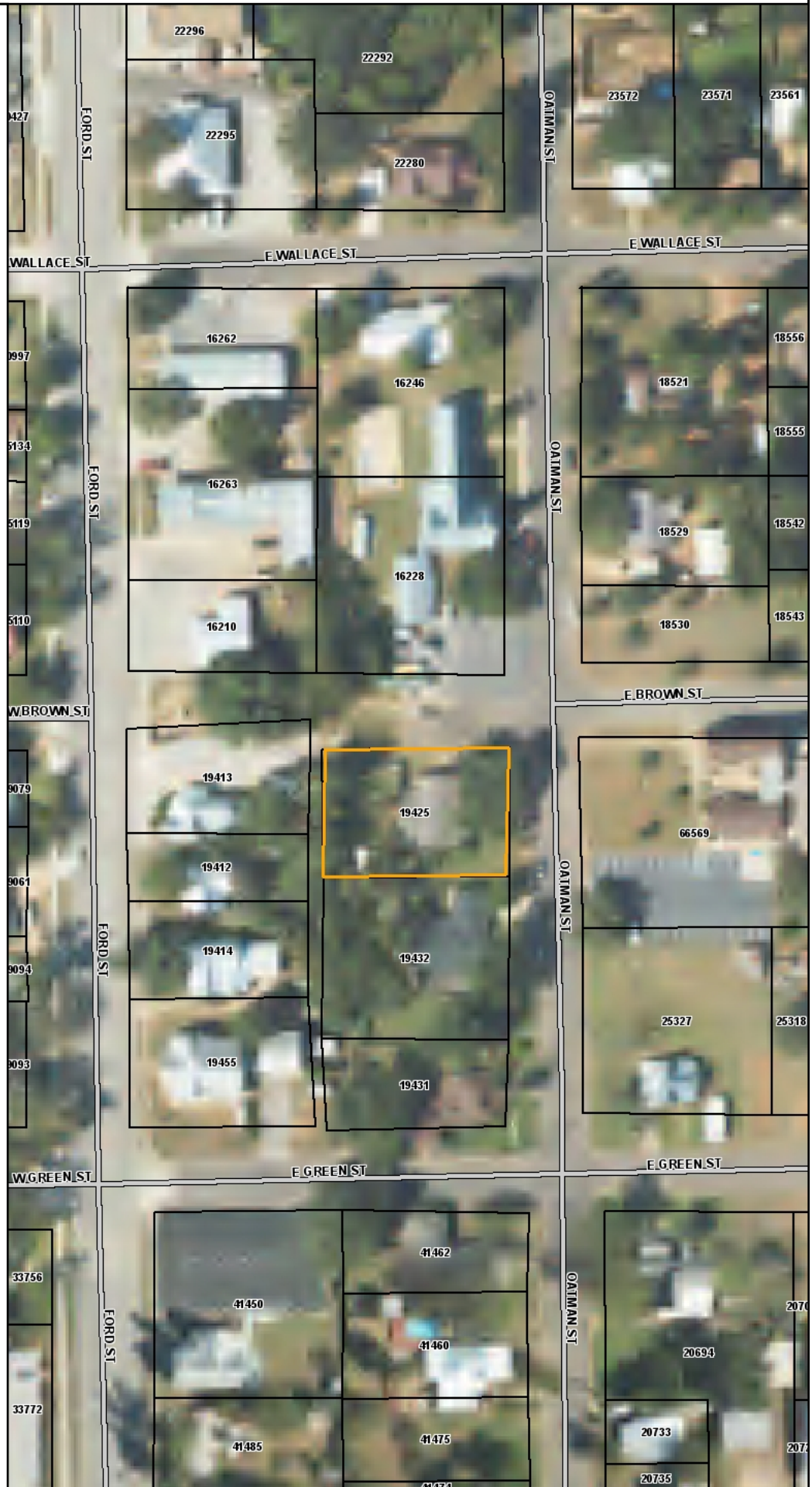
Comments _____

Comments _____



Map of 1205 Oatman

- 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



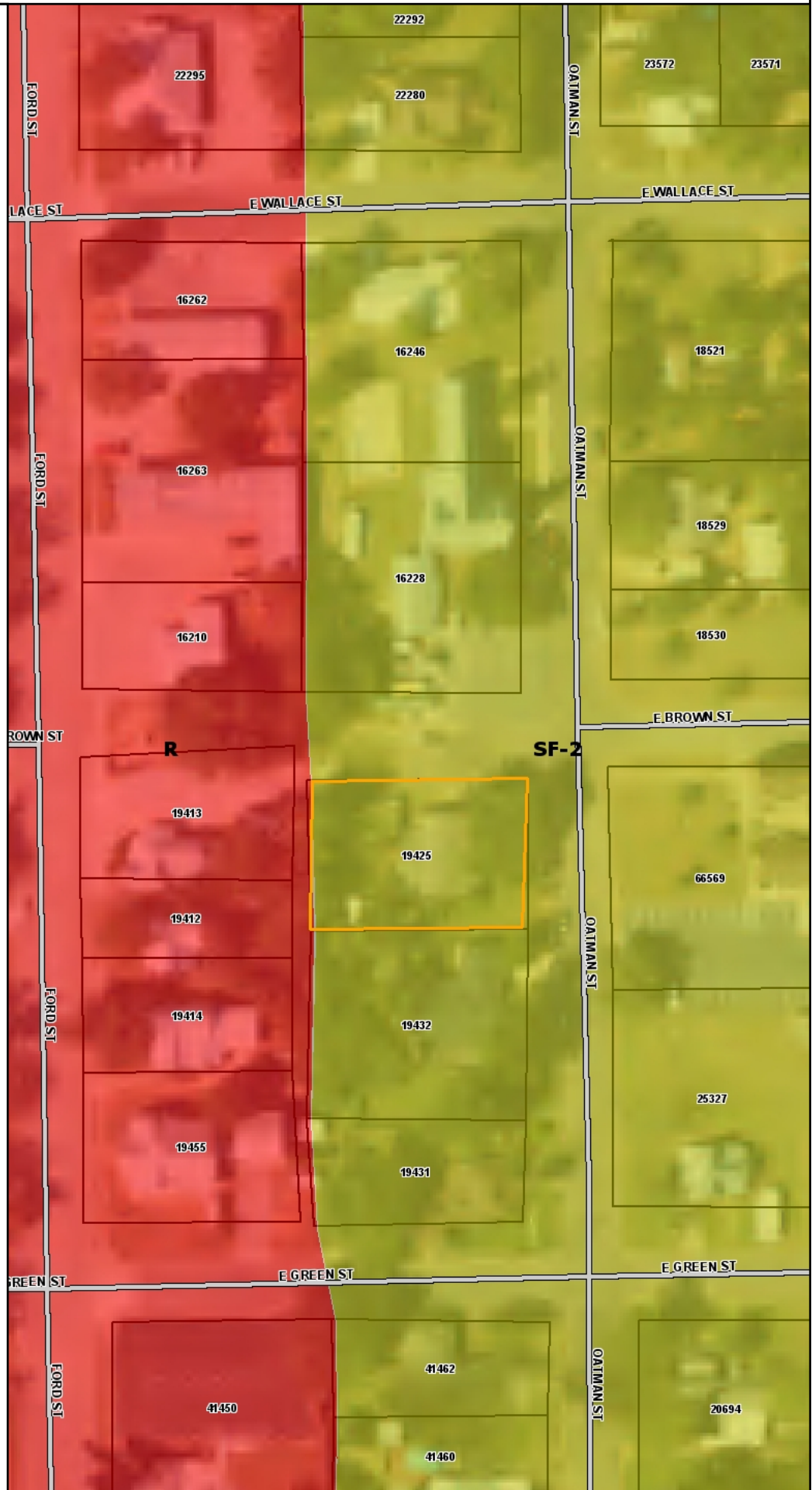
Data displayed were gathered by the City of Llano for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.





Zoning Map of 1205 Oatman

- 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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