

Chairman
Dwain Rogers

Board Members
Diana Firestone
John Osborne
Charles Simpson
Julie Ireland

**NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 301 WEST MAIN STREET, OF LLANO, TEXAS
5:30 P.M. THURSDAY, NOVEMBER 16, 2023**

Agenda

This notice is posted pursuant to the Texas Open Meetings Act. All agenda items are subject to action. The Planning and Zoning Meeting of the City of Llano, Texas, reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. PUBLIC COMMENTS

(Visitors shall be limited to no more than (3) three minutes to address the Board 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: (a.) 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 1. A statement of specific information was given in response to the inquiry, and 2. A recitation of existing policy in a response to the inquiry; and (b.) 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.

3. CONSENT AGENDA

- a. Approval of minutes from Regular Called meeting on September 21, 2023.

4. PUBLIC HEARING

- a. The City of Llano Planning and Zoning Commission will conduct a public hearing to receive written or hear oral testimony regarding a specific use permit to allow a bed and breakfast in a single family – 2 (SF-2) District at 207 E Wallace.

5. REGULAR AGENDA

- a. Discussion and possible action regarding a specific use permit to allow a bed and breakfast in a Single Family – 2 (SF-2) at 207 E Wallace.

6. ADJOURNMENT

Although a quorum of the members of Councilmembers and/or 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 Planning and Zoning Commission of the City of Llano, was posted on the bulletin board in front of Llano City Hall, 301 W. Main, Llano, Texas, by 5:30 p.m. on Monday, November 13, 2023, which is always readily accessible to the public. Said Notice remained so posted continuously for at least seventy-two (72) hours proceeding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.



Kim Wagner, TRMC, City Secretary

Date Posted 11-13-23

Chairman
Dwain Rogers

Board Members
Diana Firestone
John Osborne
Charles Simpson
Julie Ireland

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a. Discussion and possible action regarding a specific use permit to allow a bed and breakfast in a Single Family – 2 (SF-2) at 207 E Wallace.

6. ADJOURNMENT

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Kim Wagner, TRMC, City Secretary

Date Posted _____



Minutes

Board Members Present: Dwain Rogers, Diana Firestone, John Osbourn, Charles Simpson, and Julie Ireland

1. CALL TO ORDER Chairman Dwain Rogers called the meeting to order at 5:31 p.m.

2. PUBLIC COMMENTS

(Visitors shall be limited to no more than (3) three minutes to address the Board 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: (a.) 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 1. A statement of specific information was given in response to the inquiry, and 2. A recitation of existing policy in a response to the inquiry; and (b.) 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.

3. CONSENT AGENDA

- a. Approval of minutes from the Regular Called meeting on August 18, 2023.

A motion was made by Diana Firestone, with a second by Julie Ireland to approve the consent agenda items. All in favor, none opposed. Motion carried.

4. PUBLIC HEARING

- a. The City of Llano Planning and Zoning Commission will conduct a public hearing to receive written or hear oral testimony regarding a specific use permit to allow a bed and breakfast in a single family – 2 (SF-2) District at 207 E Wallace.

The public hearing opened at 5:30 p.m. and closed at 5:31 p.m.

5. REGULAR AGENDA

- a. Discussion and possible action regarding a short-term rental ordinance for Llano.

No action was taken.

- b. Discussion and possible action regarding a specific use permit to allow a bed and breakfast in a Single Family – 2 (SF-2) at 207 E Wallace.

A motion was made by Diana Firestone to table the agenda item. Motion failed due to no second. After further discussion, a motion was made by John Osbourn, with a second by Julie Ireland to table the agenda item. All in favor, none opposed. Motion carried.

6. ADJOURNMENT The Planning and Zoning Board adjourned at 7:11 p.m.

Although a quorum of the members of Councilmembers and/or 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 Planning and Zoning Commission of the City of Llano, was posted on the bulletin board in front of Llano City Hall, 301 W. Main, Llano, Texas, by 5:30 p.m. on Monday, September 21, 2023, which is always readily accessible to the public. Said Notice remained so posted continuously for at least seventy-two (72) hours preceding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.

Kim Wagner, TRMC, City Secretary

**SPECIFIC USE PERMIT
REQUEST FORM**

Name: Oscar Salazar Address: _____ Date 08-20-2023

Phone: (432)288-5502 Email: Oscar@Salazarservice.com

Property owner Yes No
(NOTE: You must be the owner of the property relating to the specific use permit)

Request We would like to short-term rent our house when not in use by ourselves and family.

Physical Address of Request 207 E. Wallace St.
Llano, TX 78643

Legal description for area of request Please see exhibit "A" attached

Zoning District of request _____

Present zoning requirement _____

REQUEST FEE -- non-refundable \$250.00 plus actual costs (cost includes certified return receipt per letter mailed, depending on the number of property owners notified, and the publication in the newspaper)

Requester Signature 

Code Enforcement Dept. - Approval: Yes No Initial _____
Reasoning / Recommendation: _____

City Secretary - Approval: Yes No Initial _____
Reasoning / Recommendation: _____

City Manager - Approval: Yes No Initial _____
Reasoning / Recommendation: _____

CITY OF LLANO



DEER CAPITAL OF TEXAS

301 W Main St.

Llano, Texas

OFFICE (325) 247-4158 X 3

FAX (325) 247-4150

Bed & Breakfast (Application)

Applicant: Oscar Salazar

Mailing Address of Applicant: 4507 Lennox Dr, Midland Texas 79707

Phone Number of Applicant: 432-288-5502

Name of Establishment: Yellow Rose of Texas, LLC

Address of Establishment: 207 E Wallace St. Llano, Texas 78643

Number of Rooms for Guests: 2 Bedroom

Number of on-Site Parking Spaces: 4 Total: 2 in-lot / 2 off street

Applicant states that property qualify for a Bed and Breakfast Compliance Permit and has met the following requirements for a Bed and Breakfast Initial each statement as evidence of fact and compliance.

My business is registered with Texas Comptroller's Office, and a DBA has been Secured from the Llano County Clerk's Office and have secured liability insurance

I have provided a diagram of the property showing all listed requirements

My property has been inspected by a city official or designee for safety and fire prevention

N/A Food Handlers Certification if applicable (required if serving breakfast)

Signage is in compliance with the City's Sign Ordinance

Fenced in area for pets if applicable

Required parking spaces in compliance with city code

External lighting is shielded from adjacent properties

I will maintain my premises and yard to enhance the neighborhood If a renewal application, proof of Hotel Motel tax payments is required

I understand once approved my utility rates will change from Residential to Commercial rates.

Signature of Applicant: Date: *Oscar Salazar*

Name of City Official insuring Compliance Permit:

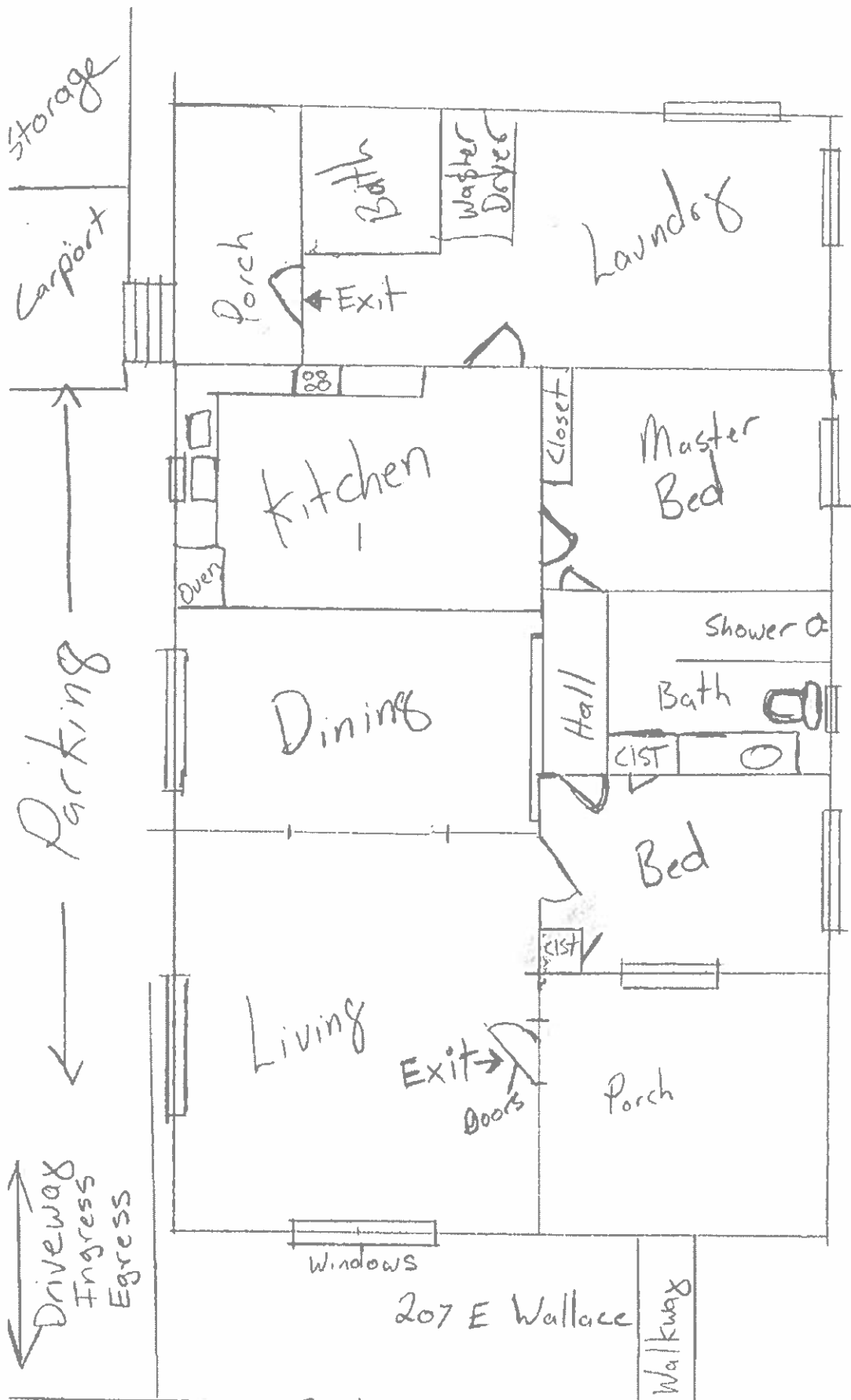
PERMITTEE / AUTHORIZED AGENT

BUILDING OFFICIAL/BUILDING INSPECTOR

FOR OFFICIAL USE ONLY:

Date Permit Issued: _____ Permit Number: _____

Issued By: _____ Expiration Date: _____



Notes

86+ Ceilings

One story

Block 9

1260 Sq Ft

Parking

Driveway
Ingress
Egress

207 E Wallace
Wallace ST

Bayley ST

Exhibit "A"

LLANO SURVEYING & MAPPING, L.L.C.
FRED L. THOMPSON & ASSOCIATES
P. O. BOX 74 LLANO, TEXAS 78643-0074
325-247-4510 info@llanosurvey.com
PITAT Registration #1 190303-00

(PAGE 1 OF 3)

FIELD NOTES DESCRIBING 0.246 OF AN ACRE OF LAND IN THE CITY OF LLANO,
LLANO COUNTY, TEXAS.

BEING 0.246 OF AN ACRE, BEING THE WEST 1/2 OF LOT 76, BLOCK 9, OLD TOWN SOUTH, A SUBDIVISION LOCATED IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME J, PAGE 616, LLANO COUNTY DEED RECORDS (L.C.D.R.), ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO CAROL SHEPPARD AND EDWARD SHEPPARD, RECORDED IN VOLUME 1074, PAGE 349, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), SAID 0.246 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the north right of way of East Wallace, a 60 foot wide right of way of record in Volume J, Page 616, L.C.D.R., and in the south line of said Lot 76, for the southwest corner of that certain tract of land described as the Southeast 1/4 of Lot 76, in a deed to Tom Sheppard, the southeast corner of said Carol and Edward Sheppard tract, the southeast corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found in the west right of way of Bayley Street, a 60 foot wide right of way of record in Volume J, Page 616, L.C.D.R., and in the north line of said East Wallace Street, for the southeast corner of said Block 9, the southeast corner of said Lot 76, and the southeast corner of said Tom Sheppard tract lies N 88°56'13" E 73.04 feet;

THENCE S 88°56'13" W 73.52 feet to a 3/8" iron rod found in the north line of said East Wallace Street for the southeast corner of Lot 77, said Block 9, the southeast corner of that certain tract of land described as 0.230 of an acre in a deed to Brandi Louise Wooten, recorded in Doc. #19-04813, L.C.O.P.R., the southwest corner of said Lot 76, the southwest corner of said Carol and Edward Sheppard tract, and the southwest corner hereof;

THENCE N 01°10'11" W 146.91 feet to a 1/2" iron rod found in the south line of that certain tract of land described as 0.218 of an acre out of Lots 74 and 75, in a deed to Amanda Grenvelge, recorded in Volume 1573, Page 1919, L.C.O.P.R., for the southwest corner of said Lot 75, the southeast corner of said Lot 74, the northeast corner of said Lot 77, the northeast corner of said Wooten tract, the northwest corner of said Lot 76, the northwest corner of said Carol and Edward Sheppard tract, and the northwest corner hereof;

THENCE N 88°45'31" E 71.89 feet to a 3/8" iron rod found in the south line of said Lot 75 and in the north line of said Lot 76, for the southeast corner of said Grenvelge tract, the southwest corner of that certain tract of land described as 0.273 of an acre in a deed to Josie Najor, recorded in Volume 1525, Page 2936, L.C.O.P.R., the northwest corner of that certain tract of land described as the Northeast 1/4 of Lot 76 in a deed to Christine M. Loss, recorded in Volume 1526, Page 1490, L.C.O.P.R., the northeast corner of said Carol and Edward Sheppard tract, and the northeast corner hereof;

THENCE, over and across said Lot 76, S 01°55'50" E 73.54 feet to a 1/2" iron rod found for the southwest corner of said Loss tract, and the northwest corner of said Tom Sheppard tract, and continuing across said Lot 76, S 01°40'25" E 73.61 feet to the POINT OF BEGINNING hereof, and containing 0.246 of an acre of land, more or less, as surveyed by Llano Surveying & Mapping, L.L.C., under the supervision of John A. Ables R.P.L.S. No. 6102.

Basis of Bearing for this tract is State Plane Coordinate System, Texas Central Zone 4203. Distances are Grid. CSF=0.9998445475.

This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof.

I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision on the 3rd day of March, 2021. Witness my hand and seal this the 23rd day of March, 2021.



John A. Ables R.P.L.S. #6102
P. O. Box 74, Llano, TX 78643

Exhibit "A"

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOC.
111 W. Main St.
P.O. Box 74
Lone, TX 78643
(512) 340-8110
www.thompson-surveying.com



- LEGEND**
- 1/2" ROW ROAD FOUND
 - UTILITY POLE
 - WATER PETER
 - WOOD FENCE
 - CHAIN LINK FENCE
 - DIRT LANE
 - () RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING

GENERAL ADDRESS 207 E WALLACE STREET LLANO, TX 78643

LEGAL DESCRIPTION:
1) BLK 9 OF AN ACRES BEING THE WEST 1/2 OF LOT 76, BLOCK 9, OLD TOWN SOUTH, A SUBDIVISION LOCATED IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT HERETOBY RECORDED IN VOLUME 4, PAGE 211, L.C.D.R. ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO LAND SURVEYOR AND ENGINEER SHEPPARD, RECORDED IN VOLUME 1024, PAGE 1024, L.C.D.R.
2) 0.128 AC. OF AN ACRES, BEING THE SOUTHWEST 1/4, LOT 76, BLOCK 9, OLD TOWN SOUTH, A SUBDIVISION LOCATED IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT OF THE CITY OF RECORDED IN VOLUME 4, PAGE 211, L.C.D.R. ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TOM SHEPPARD, RECORDED IN VOLUME 1582, PAGE 1757, L.C.D.R.
BY: REV. 10/6/12; 21022201 PAGE 1 OF 3

TITLE SURVEY
77% LOT-1978
77% LOT-1979
OTHER AS TO 0.246 AC. TOM SHEPPARD
ACCORDING TO THE PLAT SHEPPARD, RENEWALLY AND
RECORDED IN VOLUME 1024, PAGE 1024, L.C.D.R.
RECORDED IN VOLUME 1582, PAGE 1757, L.C.D.R.
BY: REV. 10/6/12; 21022201

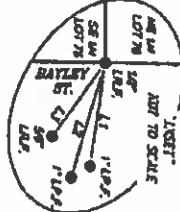
SUBJECT TO:
RECORDED PLAT: 4/18/16 L.C.D.R.
ZONING REGULATIONS, RULES &
ORDINANCES OF THE CITY OF LLANO,
LLANO COUNTY, TEXAS

1. JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 8102, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED FROM A POINT ON THE GROUND THE 21 DAY OF MARCH, 2021. I AM SUPERVISOR ON AND SHALL BE THE 21 DAY OF MARCH, 2021.

JOHN A. ABLES, RAELS, 8102



LINE	BEARING	DISTANCE
1	N 00°25'44" W	107.20'
2	N 01°10'11" W	101.89'
3	E 87°41'15" W	0.246 AC.
4	S 87°41'15" W	0.246 AC.
5	S 87°41'15" W	0.246 AC.



FLOOD INFORMATION:
THE SUBJECT PROPERTY DETICATED HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP NO. 42202001100 DATED 1/20/71

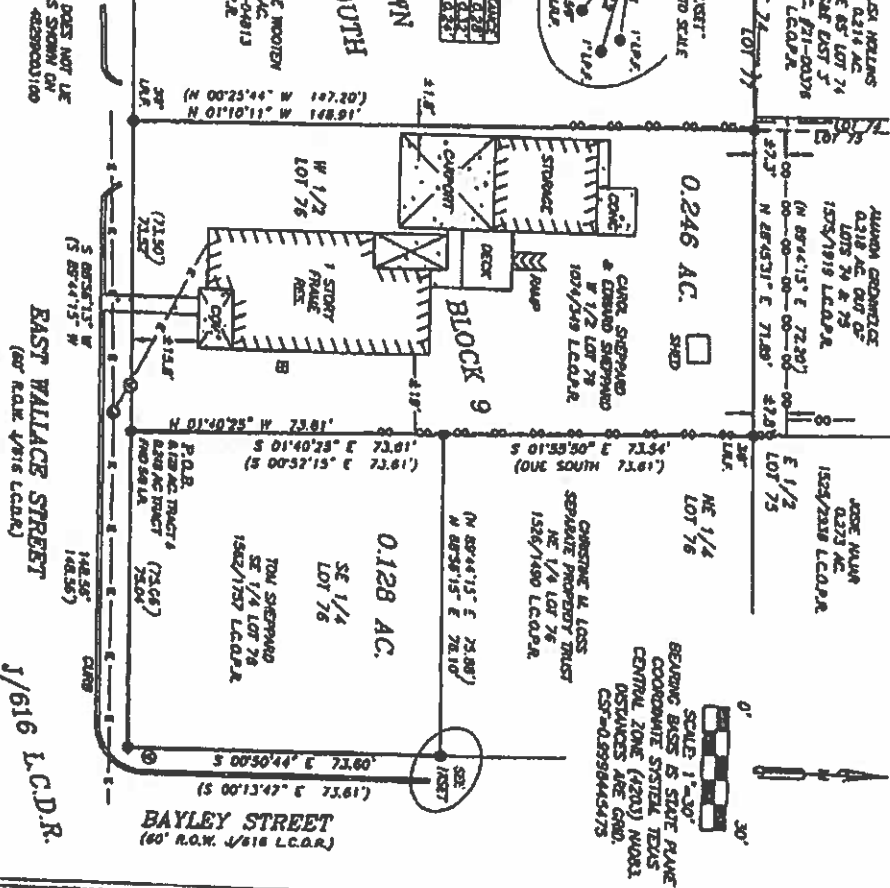


EXHIBIT "B"

LLANO SURVEYING & MAPPING, L.L.C.
FRED L. THOMPSON & ASSOCIATES
P. O. BOX 74 LLANO, TEXAS 78643-0074
325-247-4516 info@llanosurvey.com
P.L.S. Registration #: 180503-00

(PAGE 3 OF 3)

FIELD NOTES DESCRIBING 0.128 OF AN ACRE OF LAND IN THE CITY OF LLANO,
LLANO COUNTY, TEXAS.

BEING 0.128 OF AN ACRE, BEING THE SOUTHEAST 1/4 OF LOT 76, BLOCK 9, OLD TOWN SOUTH, A SUBDIVISION LOCATED IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME J, PAGE 616, LLANO COUNTY DEED RECORDS (L.C.D.R.), ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TOM SHEPPARD, RECORDED IN VOLUME 1562, PAGE 1757, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), SAID 0.128 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the north right of way of East Wallace, a 60 foot-wide right of way of record in Volume J, Page 616, L.C.D.R., and in the south line of said Lot 76, for the southeast corner of that certain tract of land described as the West 1/2 of Lot 76 in a deed to Carol Sheppard and Edward Sheppard, recorded in Volume 1074, Page 349, L.C.O.P.R., the southwest corner of said Tom Sheppard tract, the southwest corner and POINT OF BEGINNING hereof, from which a 3/8" iron rod found in the north line of said East Wallace Street for the southeast corner of Lot 77, said Block 9, the southeast corner of that certain tract of land described as 0.230 of an acre in a deed to Brandi Louise Wooten, recorded in Doc. #19-04813, L.C.O.P.R., the southwest corner of said Lot 76, and the southwest corner of said Carol and Edward Sheppard tract lies S 88°56'13" W 73.52 feet;

THENCE, over and across said Lot 76, N 01°40'23" W 73.61 feet to a 1/2" iron rod found in the east line of said Carol and Eddis Sheppard tract for the southwest corner of that certain tract of land described as the Northeast 1/4 of Lot 76 in a deed to Christine M. Lass, recorded in Volume 1526, Page 1490, L.C.O.P.R., the northwest corner of said Tom Sheppard tract, and the northwest corner hereof;

THENCE, continuing over and across said Lot 76, N 88°56'15" E 76.10 feet to a 1/2" iron rod found in the west right of way of Bayley Street, a 60 foot wide right of way of record in Volume J, Page 616, L.C.D.R., for the southeast corner of said Lass tract, the northeast corner of said Tom Sheppard tract, and the northeast corner hereof, from which the following 3 witnesses lie:

- A 1" iron pipe found lies S 82°43'14" E 0.28' (L1).
- A second 1" iron pipe found lies S 74°25'39" E 0.32 feet (L2). and
- A 3/8" iron rod found lies S 55°15'36" E 0.24 feet (L3).

THENCE S 00°50'44" E 73.60 feet to a 1/2" iron rod found in the west line of said Bayley Street and in the north line of said East College Street, for the southeast corner of said Lot 76, the southeast corner of said Tom Sheppard tract, and the southeast corner hereof;

THENCE S 88°56'13" W 75.04 feet to the POINT OF BEGINNING hereof, and containing 0.128 of an acre of land, more or less, as surveyed by Llano Surveying & Mapping, L.L.C., under the supervision of John A. Ables R.P.L.S. No. 6102.

Basis of Bearing for this tract is State Plane Coordinate System, Texas Central Zone 4203. Distances are Grid. CSF=0.9998445475.

This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof.

I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision on the 23rd day of March, 2021. Witness my hand and seal this the 23rd day of March, 2021.




John A. Ables R.P.L.S. #6102
P. O. Box 74, Llano, TX 78643

207 E Wallace - Yellow Rose - SUP - 08/25/2023

23561	SALAZAR OSCAR & BRISCOE KATHERINE A	207 E Wallace	Applicant
52251	SALAZAR OSCAR & BRISCOE KATHERINE A	No address	Applicant
23567	LOSS CHRISTINE M SEPARATE PROPERTY TRUST	1005 Bayley	Llano
23551	NAJAR JOSIE	208 E LUCE ST	Llano
23540	GRENWELGE AMANDA	206 E LUCE	Llano
23539	BURRESCIA CARY RYAN & KATHERINE M	204 E LUCE ST	Llano
23552	VALENTINE DANIEL C AND DIANE	202 E LUCE ST	Llano
23572	VALDEZ DAVID & HEIKE BRIGITTE	1010 Oatman St.	Llano
23571	WOOTEN BRANDI LOUISE	205 E Wallace	Llano
22280	HARLOW SYLVIA DAWN	103 E Wallace	Llano
18521	LANING BELLE	1102 Oatman	Llano
18556	FOS SANDRA J TRUST AGREEMENT	206 E Wallace	Llano
19741	MORRIS WAYNE A	304 E Wallace	Llano
24574	MC WILLIAMS TOBY H AND VICKY	1006 Bayley	Llano



About Legend Layers Refresh Exit



Draw Line

The line graphic was drawn on the map.

207 E Wallace St,
Llano, Tx 78643



Active Tool: Identify
 Active Layer: LCAD Tax Parcels
 Map Scale: 1 : 1,174 (Change scale)