



**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, DECEMBER 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, December 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 November 3, 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 allowing lots 1,3 and 5 to place a carport on the north side of the residence going to be built, extending 2 feet from the property line for lots 1-6 and 4 feet in the side setback. In addition, lots 1, 3, and 5 each new residence requests a variance for 1 foot in the 8-foot side setback on the east. Request number two is to allow lots 2, 4 and 6 to place a carport on the north side of the residence going to be built, extending 2 feet from the property line for lots 1-6 and 4 feet in the side setback. In addition, lots 2, 4, and 6 each new residence requests a variance for 1 foot in the 8-foot side setback on the west. The physical address is 1200 to 1210 E Green.

F. REGULAR AGENDA ITEMS

1. Discussion and possible action to approve allowing lots 1,3 and 5 to place a carport on the north side of the residence going to be built, extending 2 feet from the property line for lots 1-6 and 4 feet in the side setback. In addition, lots 1, 3, and 5 each new residence requests a variance for 1 foot in the 8-foot side setback on the east. Request number two is to allow lots 2, 4 and 6 to place a carport on the north side of the residence going to be built, extending 2 feet from the property line for lots 1-6 and 4 feet in the side setback. In addition, lots 2, 4, and 6 each new residence requests a variance for 1 foot in the 8-foot side setback on the west.

Kim Wagner, City Secretary

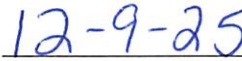
G. ADJOURNMENT to Regular City Council meeting

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, December 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, NOVEMBER 3, 2025**

**Board of Adjustments
Minutes**

**Alderpersons Present: Mayor Laura Almond, Mayor Pro-Tem Kara Gilliland,
Larry Sawyer, Kelli Tudyk, Travis Allen, and Les McDaniel**

Officers Present: Finley deGraffenried, City Manager, Kim Wagner, City Secretary

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 September 15, 2025, Regular Called Meeting.

A motion was made by Alderwoman Gilliland, with a second by Alderman Sawyer 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 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.

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

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

A motion was made by Alderwoman Gilliland, with a second by Alderman Sawyer to approve a carport to be built on the north side of the house right on the property line. All in favor, none opposed. Motion carried.

G. ADJOURNMENT to Regular City Council meeting at 5:33 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 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, CPM, City Secretary

Laura Almond, Mayor

VARIANCE REQUEST FORM

CITY OF LLANO BOARD OF ADJUSTMENT

Name Tim Clarkson Date 11-14-2025

Address 1200 to 1210 E. Green

Phone: 512-567-1106

Email: taclarkson@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)

*Front + side variance for carport. Side variance for house

*All six lots. Carport & home lay outs are done in pairs.

Physical Address of Request 1200, 02, 04, 06, 08, 10 E. Green

Legal description for area of request Lot 1 to 6, Block 32, Barber's Addition

Zoning District of request R-2

Present zoning requirement 25' front and 8' side setbacks

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 Tim Clark

Code Enforcement Official City Secretary

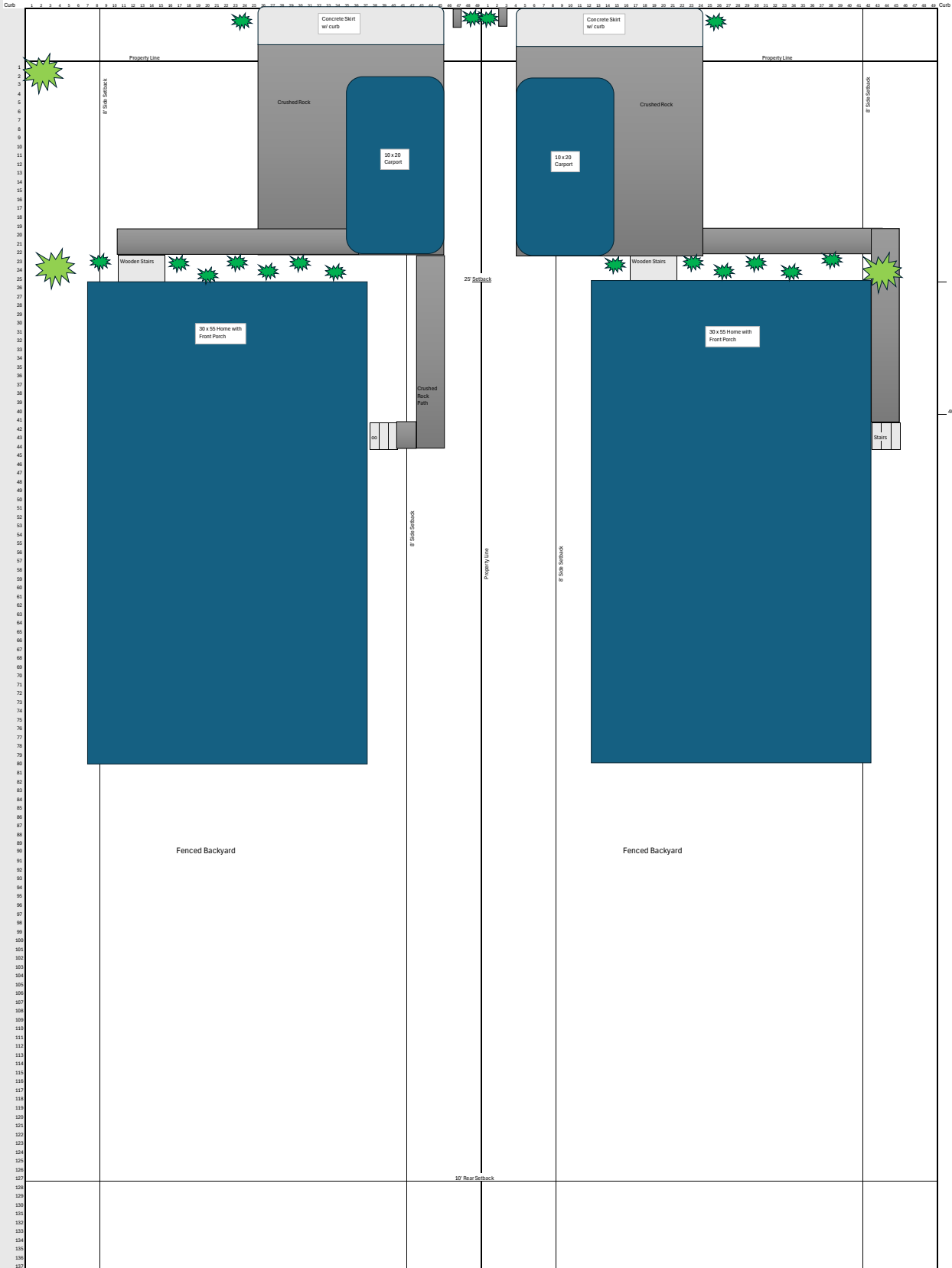
Comments _____ Comments _____

GREEN STREET

GREEN STREET

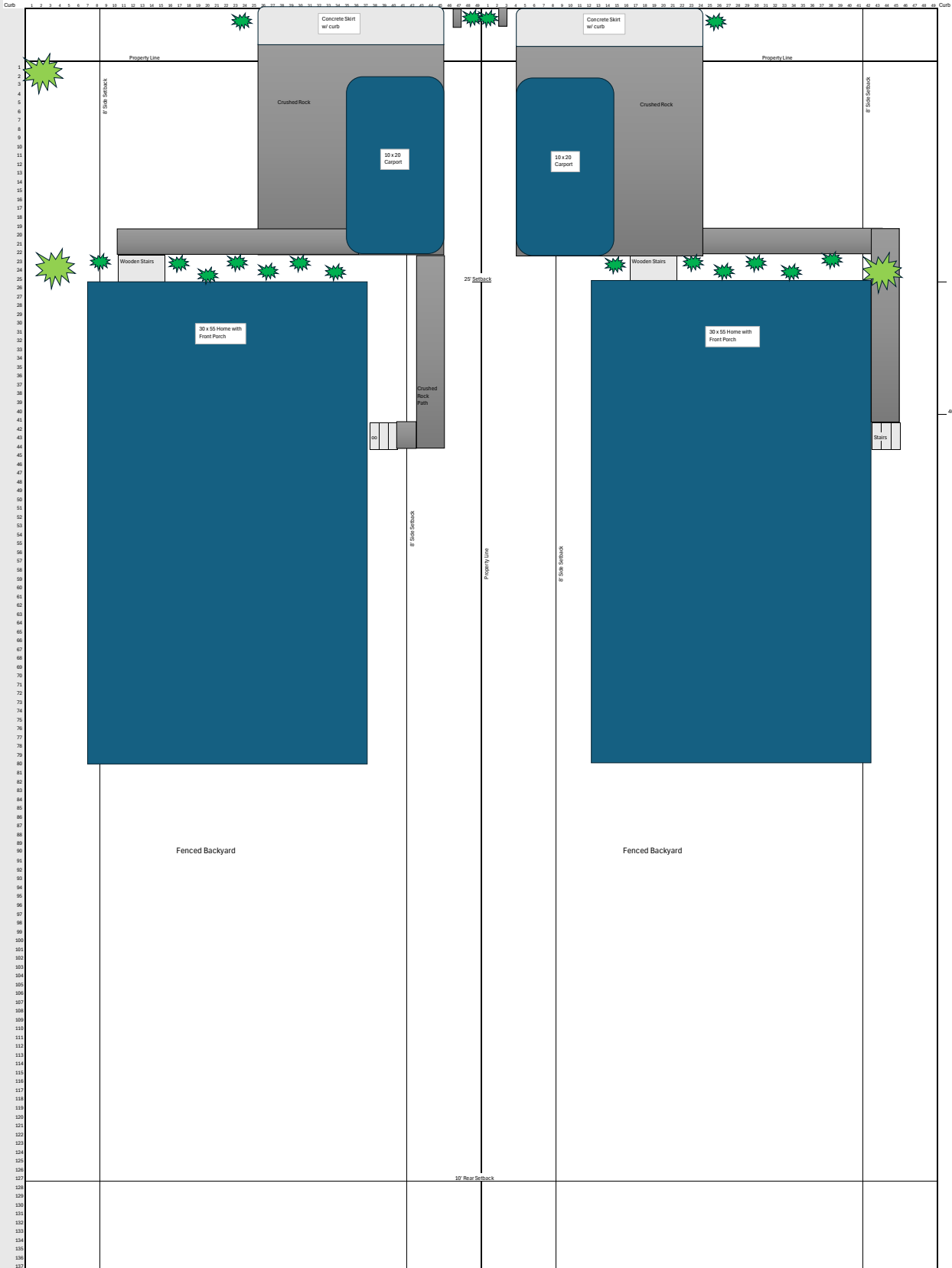
1200 East Green

1202 East Green



Variances	
1200, 1204, 1208	Carport: Front and side House: Side by 1'
1200, 1206, 1210	Carport: Front and side House: Side by 1'

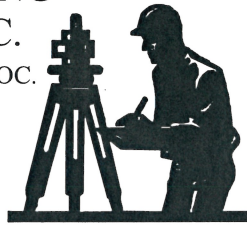
CHESTNUT



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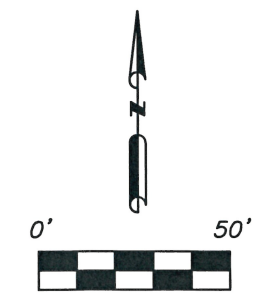
**LLANO SURVEYING
& MAPPING, L.L.C.**

FRED L. THOMPSON & ASSOC.
111 W. Main St.
P.O. Box 74
Llano, TX 78643
(325) 247-4510
llanosurvey.com
FIRM Registration #: 100502-00



BARLER'S ADDITION

LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ ALUM. CAP "LLANO SURVEYING"
▲	CALCULATED POINT
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING

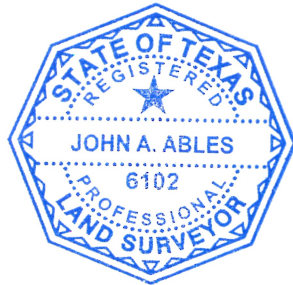
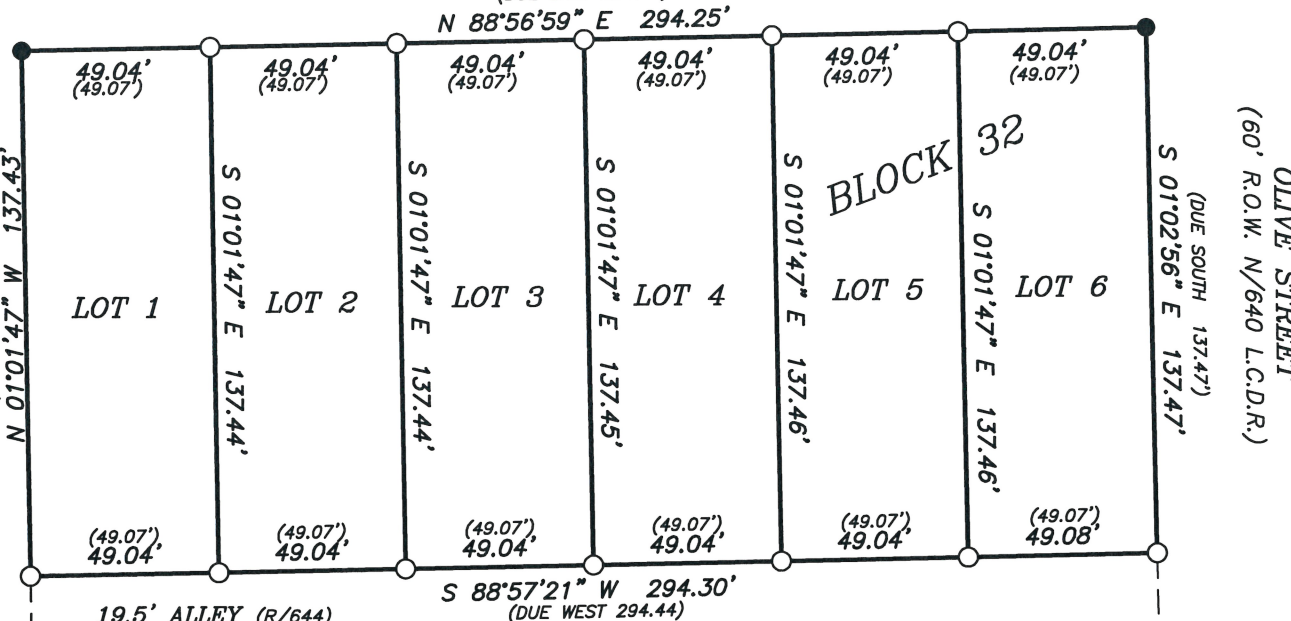


SCALE: 1"=50'
BASIS OF BEARING IS STATE
PLANE COORDINATE SYSTEM
TEXAS CENTRAL ZONE
(4203) NAD83
DISTANCE ARE GRID
C.S.F.=0.9998445475

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.
48299C0310D
EFFECTIVE DATE: JAN. 29, 2021

CHESTNUT STREET
(60' R.O.W. N/640 L.C.D.R.)

(DUE NORTH 137.47')
N 01°01'47" W 137.43'



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 30th DAY OF JUNE, 2025, WITNESS MY HAND AND SEAL THIS THE 25th DAY OF JULY, 2025.

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

VOL. "N", PG. 640, L.C.D.R.

LUCAS SQUARED, LLC
DOC. #21-07725

PHYSICAL ADDRESS: CHESTNUT STREET & GREEN STREET, LLANO, TEXAS, 78643.
LEGAL DESCRIPTION: LOTS 1-6, BLOCK 32, BARLER'S ADDITION TO THE TOWN OF LLANO, ACCORDING TO THE PLAT OF RECORD IN VOLUME N, PAGE 640. LLANO COUNTY DEED RECORDS (L.C.D.R.), LLANO COUNTY, TEXAS.
FILED: 06/30/2025 CREW: YC DRAFTED: 07/23/2025
BY: VCD JOB#: 25061701 PAGE: 1 OF 1