

**ORDINANCE NO. 1584**

**AN ORDINANCE OF THE CITY OF LLANO, TEXAS AMENDING THE CODE OF ORDINANCES, CHAPTER 90, SUBDIVISIONS, ARTICLE II, ADMINISTRATION, BY ADDING § 90-46, ADMINISTRATIVE APPROVAL; REPEALER; SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; PROPER NOTICE AND MEETING.**

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City of Llano ("City") has general authority to adopt ordinances and regulations that are for the good government, peace or order of the City and are necessary or proper for carrying out a police power granted by law to the City; and

**WHEREAS**, pursuant to Texas Local Government Code Section 212.0065 the City Council may delegate to one or more officers or employees of the City the ability to approve, approve with conditions, or disapprove a plat; and

**WHEREAS**, the City Council of the City finds that the delegation of authority to approve, approve with conditions, or disapprove certain plats is necessary and appropriate in order to protect the health, safety and welfare of the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LLANO, TEXAS, THAT:**

**I. AMENDMENTS**

Chapter 90, Subdivisions, Article II, Administration, is hereby amended by adding § 90-46, Administrative Approval, to read as follows:

**§ 90-46. Administrative Approval**

(a) Minor Plats/Replats:

- (1) The City Manager may approve, approve with conditions, or disapprove a minor plat or replat which: (1) involves four or fewer lots; (2) fronts onto an existing street; and (3) does not require the creation of any new street or the extension of municipal facilities.
- (2) The classification of a subdivision as a minor plat or replat shall not be construed as a waiver of any other requirement of Chapter 90 of the City's Code of Ordinances or any other regulations pertaining to the property, with the exception that a preliminary plat is not required.
- (3) The City Manager may for any reason, elect to present the minor plat to the Planning and Zoning Commission for approval.

(b) **Amending Plat:** The City Manager may approve and issue an amending plat, which may be recorded and is controlling over the preceding plat without vacation of that plat, if the amending plat is signed by the applicants only and is solely for one or more of the following purposes:

- (1) to correct an error in a course or distance shown on the preceding plat;
- (2) to add a course or distance that was omitted on the preceding plat;
- (3) to correct an error in a real property description shown on the preceding plat;
- (4) to indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments;
- (5) to show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat;
- (6) to correct any other type of scrivener or clerical error or omission previously approved by the municipal authority responsible for approving plats, including lot numbers, acreage, street names, and identification of adjacent recorded plats;
- (7) to correct an error in courses and distances of lot lines between two adjacent lots if:
  - i. both lot owners join in the application for amending the plat;
  - ii. neither lot is abolished;
  - iii. the amendment does not attempt to remove recorded covenants or restrictions; and
  - iv. the amendment does not have a material adverse effect on the property rights of the other owners in the plat;
- (8) to relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;
- (9) to relocate one or more lot lines between one or more adjacent lots if:
  - i. the owners of all those lots join in the application for amending the plat;
  - ii. the amendment does not attempt to remove recorded covenants or restrictions; and
  - iii. the amendment does not increase the number of lots;
- (10) to make necessary changes to the preceding plat to create six or fewer lots in the subdivision or a part of the subdivision covered by the preceding plat if:
  - i. the changes do not affect applicable zoning and other regulations of the municipality;
  - ii. the changes do not attempt to amend or remove any covenants or restrictions; and
  - iii. the area covered by the changes is located in an area that the municipal planning commission or other appropriate governing body of the municipality has approved, after a public hearing, as a residential improvement area; or
- (11) to replat one or more lots fronting on an existing street if:
  - i. the owners of all those lots join in the application for amending the plat;
  - ii. the amendment does not attempt to remove recorded covenants or restrictions;
  - iii. the amendment does not increase the number of lots; and
  - iv. the amendment does not create or require the creation of a new street or make necessary the extension of municipal facilities.

## II. REPEALER

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent.

## III. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Llano hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

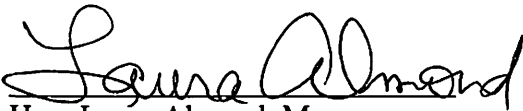
## IV. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

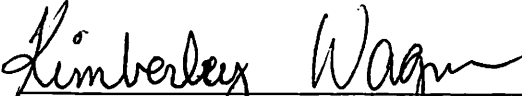
## V. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED** this the 1st day of December, 2025.

  
Hon. Laura Almond, Mayor  
City of Llano, Texas

ATTEST:

  
Kimberley Wagner, TRMC, City Secretary  
City of Llano, Texas