

Chairman
Dwain Rogers



Board Members
Diana Firestone
John Osbourn
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, March 21, 2024

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 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 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 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 Regularly Called Planning and Zoning meeting on February 15, 2024.

4. PUBLIC HEARINGS

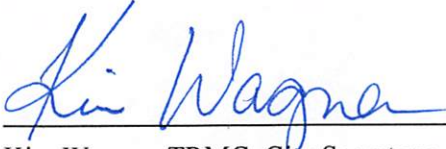
- a. The Planning and Zoning Commission will hold a public hearing to receive written notice and/or oral comments regarding a specific use permit to allow for a short-term rental for a bed and breakfast in a single-family home (SF-1) District at 202 E. Sandstone Street.
- b. The Planning and Zoning Commission will hold a public hearing to receive written notice and/or oral comments regarding a request for the rezone of 1001 Bessemer Ave., HOLDEN BLK 74, 50 feet of LT 9 & 25 feet of lot 10 X IMPROVEMENT 80 ACRES 0.146.
- c. The Planning and Zoning Commission will hold a public hearing to receive written and/or oral comments regarding a request for a replat of LTS 5, 6, 7 & 8, in BLOCK NO 133, Llano Improvement and Furnace Company Addition, Llano County, Texas, to be known as LT 5A, Block 133, Llano Improvement and Furnace Company Addition, Llano County, Texas. Physical address, 408 East Ellis Street.
- d. The Planning and Zoning Commission will hold a public hearing to receive written notice and/or oral comments regarding a specific use permit to allow for the construction of a metal building(24'x40') at 408 East Ellis Street.

5. REGULAR AGENDA ITEMS

- a. Election of Officers.
- b. Discussion and possible action regarding a request for a specific use permit to allow for a temporary short-term rental for a bed and breakfast in a single-family home (SF-1) District at 202 E. Sandstone Street.
- c. Discussion and possible action regarding a request for the rezone of 1001 Bessemer Ave., HOLDEN BLK 74, 50 feet of LT 9 & 25 feet of lot 10 X IMPROVEMENT 80 ACRES 0.146.
- d. Discussion and possible action regarding a request for a replat of LTS 5, 6, 7 & 8, in BLOCK NO 133, Llano Improvement and Furnace Company Addition, Llano County, Texas, to be known as 408 East Ellis Street.
- e. Discussion and possible action regarding a specific use permit to allow for the construction of a metal building(24'x40') at 408 East Ellis Street.
- f. Discussion and possible action to amend the Retail uses on the Land Use Chart.

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, March 18, 2024, 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

Date Posted 3-18-24

**NOTICE OF SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 301 WEST MAIN STREET, OF LLANO, TEXAS
5:30 P.M. THURSDAY, FEBRUARY 15, 2024**

Minutes

Members present: Chairman Dwain Rogers, Vice Chairman Charles, Julie Ireland, John Osbourn, Diana Firestone

1. CALL TO ORDER Chairman Dwain Rogers called the meeting 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 November 16, 2023
- b. Approval of minutes from Regular Called meeting on December 21, 2023

A motion was made by Diane Firestone and seconded 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 an accessory structure for the purpose of a private workshop in single family – 3 (SF-3) District at 1202 Ashton.
- b. 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 an accessory structure in single family – 4 (SF-4) District at 808 W Navarro.

The public hearing opened at 5:34 p.m. and closed at 5:52 p.m.

5. REGULAR AGENDA

- a. Discussion and possible action regarding a special use permit to allow an accessory structure for the purpose of a private workshop in single family – 3 (SF-3) District at 1202 Ashton.

A motion was made by John Osbourn and seconded by Diane Firestone to approve the accessory structure but require a 25' front setback from property line. All in favor, none opposed. Motion carried.

- b. Discussion and possible action regarding a special use permit to allow an accessory structure in single family – 4 (SF-4) District at 808 W Navarro.

A motion was made by Diane Firestone and seconded by Julie Ireland to approve the accessory structure. All in favor, none opposed. Motion carried.

6. ADJOURNMENT The planning and Zoning meeting adjourned at 5:52 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 Tuesday, February 20, 2024, 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

Date Posted _____

SPECIFIC USE PERMIT
REQUEST FORM

Name: ANDREW CUNNINGHAM Address: 2014 HARDY CIR
AUSTIN, TX 78757 Date 1/10/24

Phone: (512) 521-9494 Email: ANDCUNNING@GMAIL.COM

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

Request SHORT TERM RENTAL

Physical Address of Request 202 E SANDSTONE ST
LLANO, TX 78643

Legal description for area of request SOUTH ADDN BLK 8 W 1/2
OF ~~BLK~~ LT 71

Zoning District of request SF-1

Present zoning requirement 20% of ^{square} BLOCK CAN BE ALLOWED
TO APPLY FOR STR

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 A. Cunningham

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

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

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

feet (200') of the property in which the change in classification is proposed. The notice shall be served by its deposit in the municipality, properly addressed with certified postage paid, return receipt requested in the United States mail. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality. Before the 20th day before the date of the hearing, property subject to zoning action will be posted with notice of the time and place of the Planning/Zoning hearing and the time and place of the City Council hearing. Sign shall be a minimum of 18" x 18" and posted to be visible from frontage street. Sign shall state in a minimum of 2" letters, **CITY OF LLANO NOTICE OF PUBLIC HEARING.**

Specifics regarding time, place and content of the public hearing shall be in at least 16-point type below. Notice shall include City staff contact and phone number if additional information is required. Changes in the ordinance text which do not change zoning regulations and/or zoning district boundaries do not require written notification to individual property owners. Notices for the public hearing for changes to the ordinance text before the City Council will also be published at the same time notice of the Planning and Zoning Commission meeting is published but before the 15th day before the date of the hearing, notice of the time and place of the hearing must be published in an official newspaper or a newspaper of general circulation in the municipality.

Commission Consideration and Report is as follows: The Planning and Zoning Commission, after the public hearing is closed, shall prepare its report and recommendations on the proposed change stating its findings, its evaluation of the request and of the relationship of the request to the Comprehensive Plan. In the event a motion cannot be passed, either recommending approval or denial, due to a tie vote, the Planning Commission may by motion defer the matter to the next scheduled Planning Commission meeting for consideration or may pass a motion to refer the matter to City Council for consideration. In the event of referral to City Council, Council may approve the change or amendment with a 2/3 vote. The Planning and Zoning Commission may defer its report for not more than ninety (90) days from the time it is posed on the agenda until it has had opportunity to consider other proposed changes which may have a direct bearing thereon. In making its determination, the Planning and Zoning Commission shall consider the following factors:

A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.

B. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.

C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may made a substantial part of such vacant land, unavailable for development.

D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

E. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

F. Any other factors which will substantially affect the health, safety, morals, or general welfare.

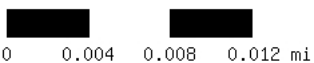


202 East Sandstone

- 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



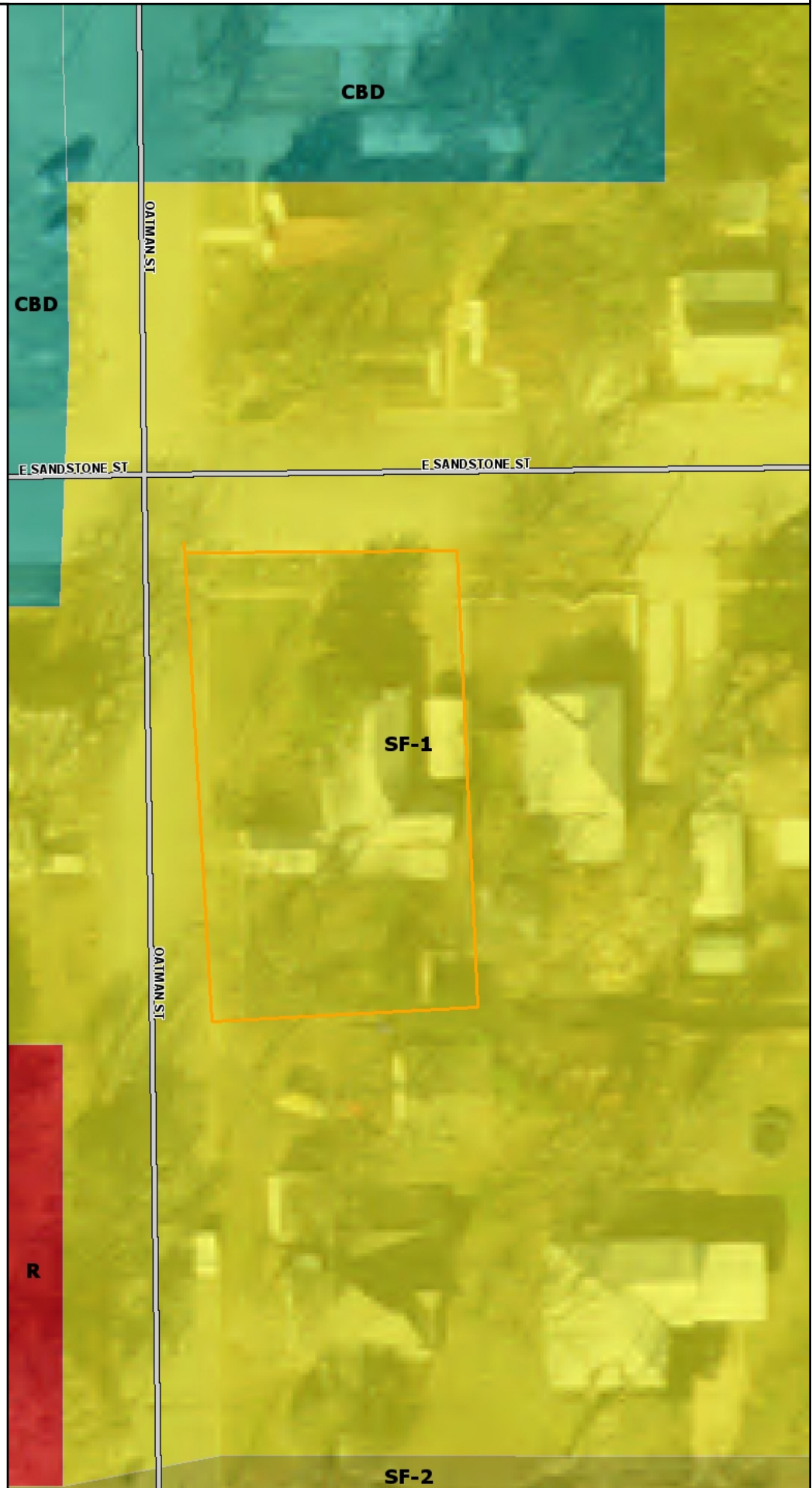
Data displayed were gathered by the City of Llano for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.





202 East Sandstone: Zoning

- 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



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Due JAN 22nd

APPLICATION FOR ZONING CHANGE, ADMENDMENT OR SUPPLEMENTAL REQUEST

PLANNING AND ZONING COMMISSION

CITY OF LLANO

DATE: 01-10-2024

NAME: Donis Condell

ADDRESS: 1001 Bessemer Ave

PHONE: 325-423-2652 EMAIL:

NOTE: You must be the owner of the property to make a request. Are you the owner? YES [checked] NO

NATURE OF REQUEST: its not a business its home From COMMERCIAL TO Residential SF4

PHYSICAL ADDRESS OF REQUEST: 1001 Bessemer Ave

LEGAL DESCRIPTION FOR AREA OF REQUEST: HOLDEN BLK 74 50ft of LT 9 & 25ft of LOT 10 x improvement 80 ACRES 0.146

NON REFUNDABLE REQUEST FEE - \$250.00 (to be paid at time of request) (Plus actual cost of processing request, includes legal notice of notification letters to surrounding property owners for each notification letter, to be paid prior to council meeting)

APPLICANT AGREEMENT AND UNDERSTANDING (Please initial each statement)

[Signature] I, being the undersigned have read and understand the information provided on this application and understand that all of the information depicted on the Plat and/or Site Plan shall be adhered to as amended and approved by the Planning and Zoning Commission, and the City Council.

[Signature] I, being the undersigned, understand that the property owner, a designated representative, or I need to be present at the scheduled meeting. If there is not a representative at the scheduled meeting, the agenda item will be tabled until the next regularly scheduled meeting.

[Signature] I, being the undersigned, understand this request will not be scheduled until all payments, Site Plans, and information is provided. The Application fee is due at the time the Application for Zoning Change is filed and is NOT Refundable regardless of the outcome of your request.

[Signature] I, being the undersigned, understand no construction work shall begin until a building permit is obtained.

PROPERTY

OWNER'S SIGNATURE [Signature: Davis Cordell]

CODE ENFORCEMENT OFFICIAL [Signature: Cray]

CITY SECRETARY [Signature: Ki Wagner]

TO THE APPLICANT:

CHANGES IN ANY DISTRICT BOUNDARY LINE OR SPECIAL ZONING REGULATION MAY ONLY BE INITIATED WITH THE WRITTEN REQUEST OF THE PROPERTY OWNER.

PLANNING AND ZONING COMMISSION WILL NOTIFY EACH PROPERTY OWNER WITHIN 200 FEET OF THE PROPERTY WHICH HAS REQUESTED THE PROPOSED ZONING CHANGE TEN DAYS PRIOR TO A REQUIRED PUBLIC HEARING ON THE CASE.

THE APPLICANT SHOULD ACCOMPANY THE PROPOSED ZONING REQUEST WITH A SITE PLAN DRAWN TO SCALE, DRAWINGS OR PHOTOGRAPHS ALONG WITH A DETAILED WRITTEN EXPLANATION OF THE ZONING REQUEST. PLANNING AND ZONING WILL CONSIDER THE FOLLOWING FACTORS:

1. Will the proposed change be appropriate in the immediate area? How will a change affect the relationship of the general area and the City as a whole?
2. Is the proposed change in accord with any existing or proposed plans for public schools or providing public utilities to the area?
3. Any vacant land in the City similarly classified and is that land available?
4. Recent rate land in the same area is being developed with the same Zoning classification?

CITY OF LLANO

5. **How similar areas designated for similar development will be affected if the proposed change is approved?**
6. **Are there factors to the request, which would affect the health, safety, morals or general welfare?**

UPON RECOMMENDATION FOR APPROVAL, PLANNING AND ZONING WILL FORWARD THE REQUEST TO THE CITY COUNCIL.

UPON DENIAL BY THE PLANNING AND ZONING COMMISSION THE APPLICANT MAY APPEAL TO THE CITY COUNCIL. A THREE-FOURTHS MAJORITY VOTE IS REQUIRED BY THE CITY COUNCIL FOR APPROVAL OF ANY DENIAL BY PLANNING AND ZONING.



1001 Bessemer

- 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



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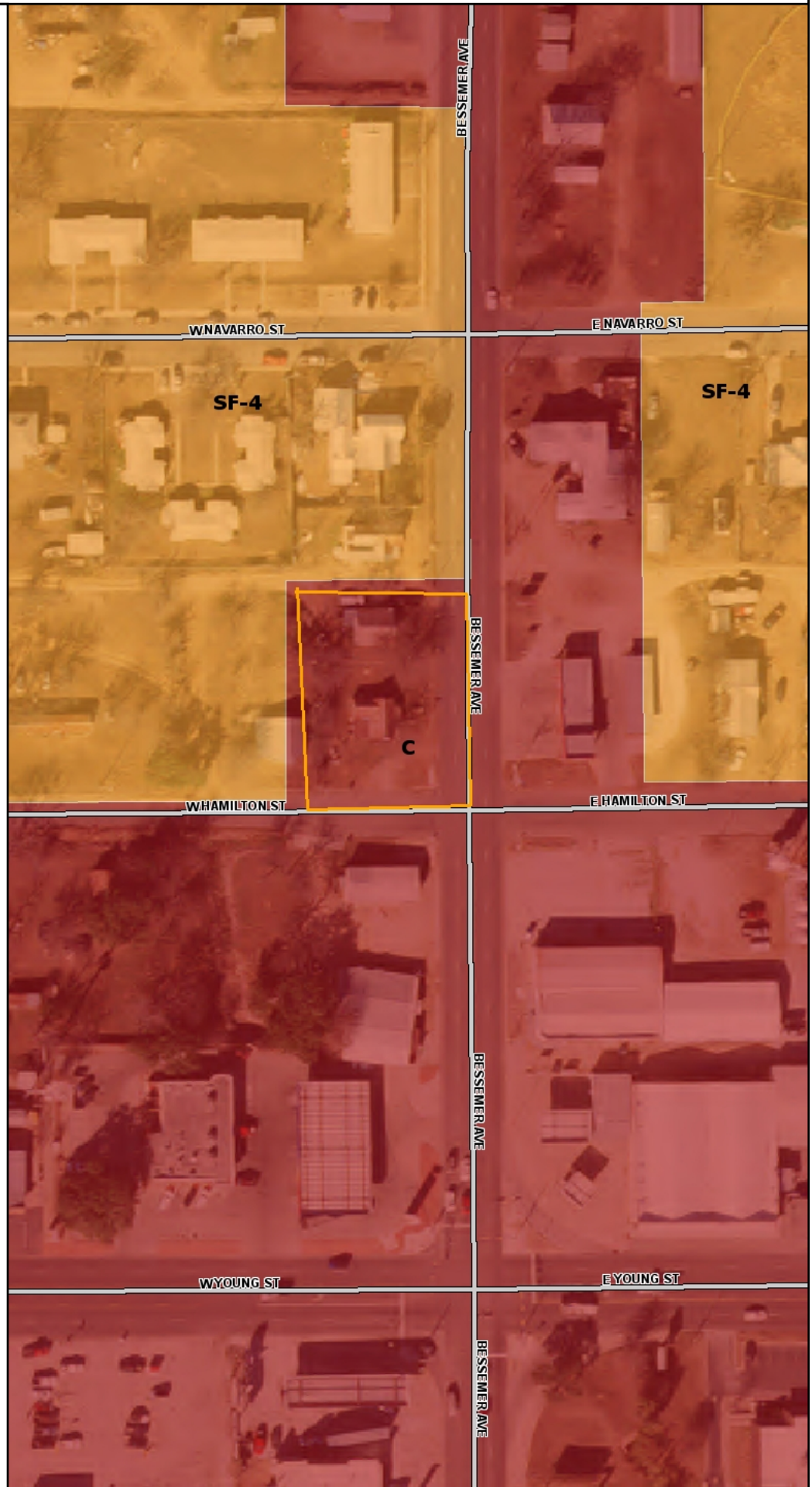


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1001 Bessemer Zoning Map

- City Street Labels
- City Streets
- Private Drives
- Local Road Labels
- State Hwy
- FM or RR Road
- County Roads or Other City Streets
- Private Drives
- A 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



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VACATION OF PLAT
REQUEST FORM

Name: DON + SUMMER HENDERSON Address: _____ Date 2-16-24

Phone: 512-788-4550 Email donhen2222@yahoo.com

Nature of Request

REFLOT 4 LOTS TO SINGLE LOT SURVEY PROVIDED

Plat Name: LOT 5A, BLOCK 133, LLAND IMPROVEMENT AND
Vol. R Pg. 644 FURNACE COMPANY ADDITION

Legal description for area of request LOT NO'S 5, 6, 7 & 8, IN
BLOCK NO. 133, LLAND IMPROVEMENT AND
FURNACE COMPANY ADDITION

Zoning District of request SF-2

Present zoning requirement SINGLE FAMILY DWELLING, Setbacks
FRONT 25 ft
SIDE YARD 8 ft, REAR YARD 10 ft, MIN sqft 8000

REQUEST FEE – non refundable-\$250.00 plus \$10.00 per lot plus \$75.00 GIS plus
Engineer Review fees plus actual USPS costs (cost includes letter mailed, depending on the
number of property owners notified)

Owner(s) Signature [Signature]

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

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

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

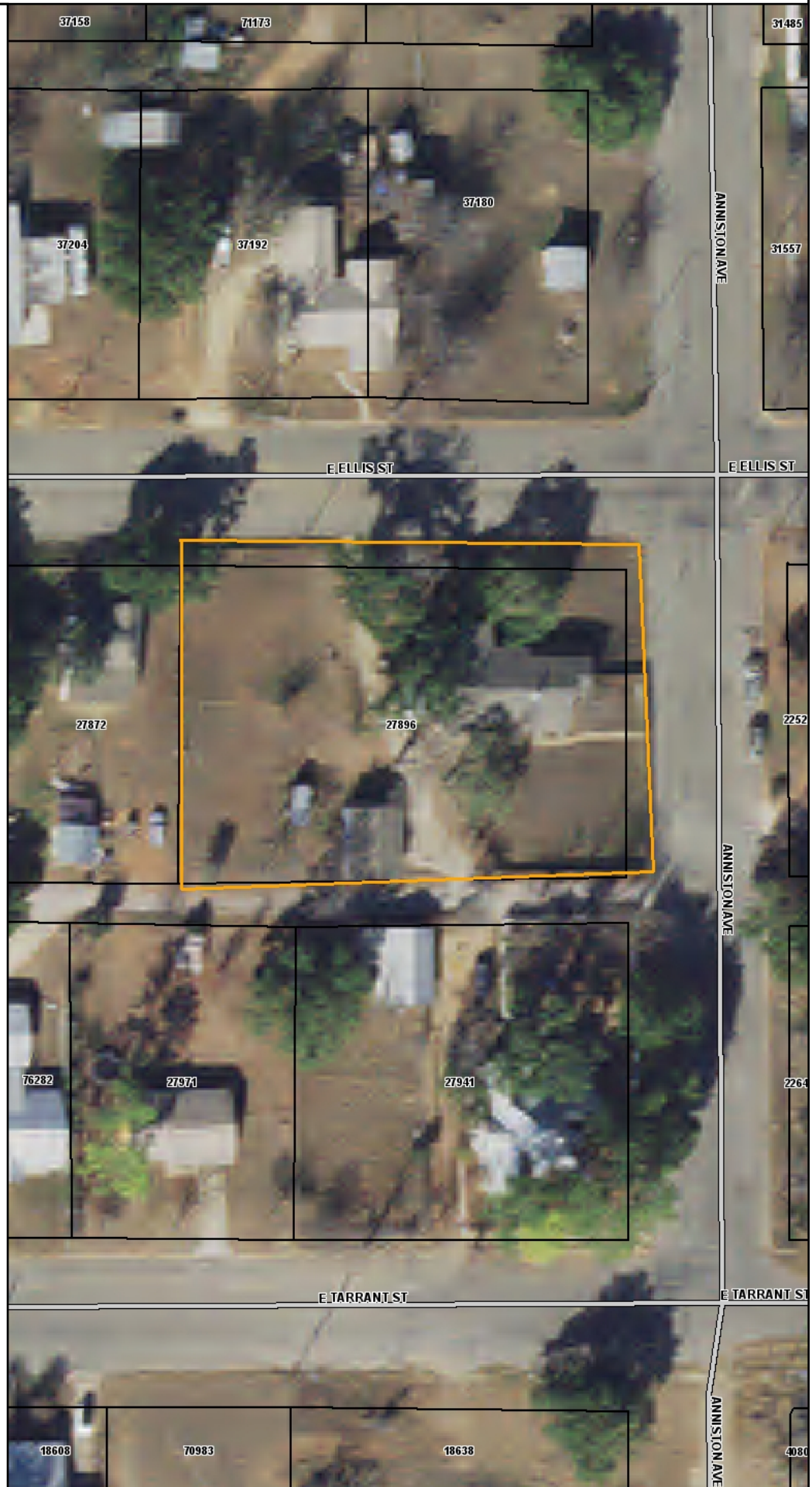
Electric Department- **Have utilities** ____ **Need utilities** ____ **Initial** ____
Reasoning/Recommendation: _____

Water Department- **Have utilities** ____ **Need utilities** ____ **Initial** ____
Reasoning/Recommendation: _____



408 East Ellis

- 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



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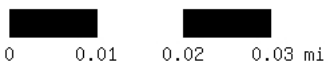


408 East Ellis Zoning

- City Street Labels
- City Streets
- Private Drives
- Local Road Labels
- State Hwy
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- A Agricultural
- C Commercial District
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**SPECIFIC USE PERMIT
REQUEST FORM**

Name: DON HENDERSON Address: Date 01-22-24
408 EAST ELLIS STREET
CLARK, TX 78643

Phone: 512-755-4550 Email: donhend2002@yahoo.com

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

Request Build METAL Building 24' x 40'

Physical Address of Request 408 EAST ELLIS STREET
CLARK, TX 78643

Legal description for area of request _____

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 CL
Reasoning / Recommendation: _____

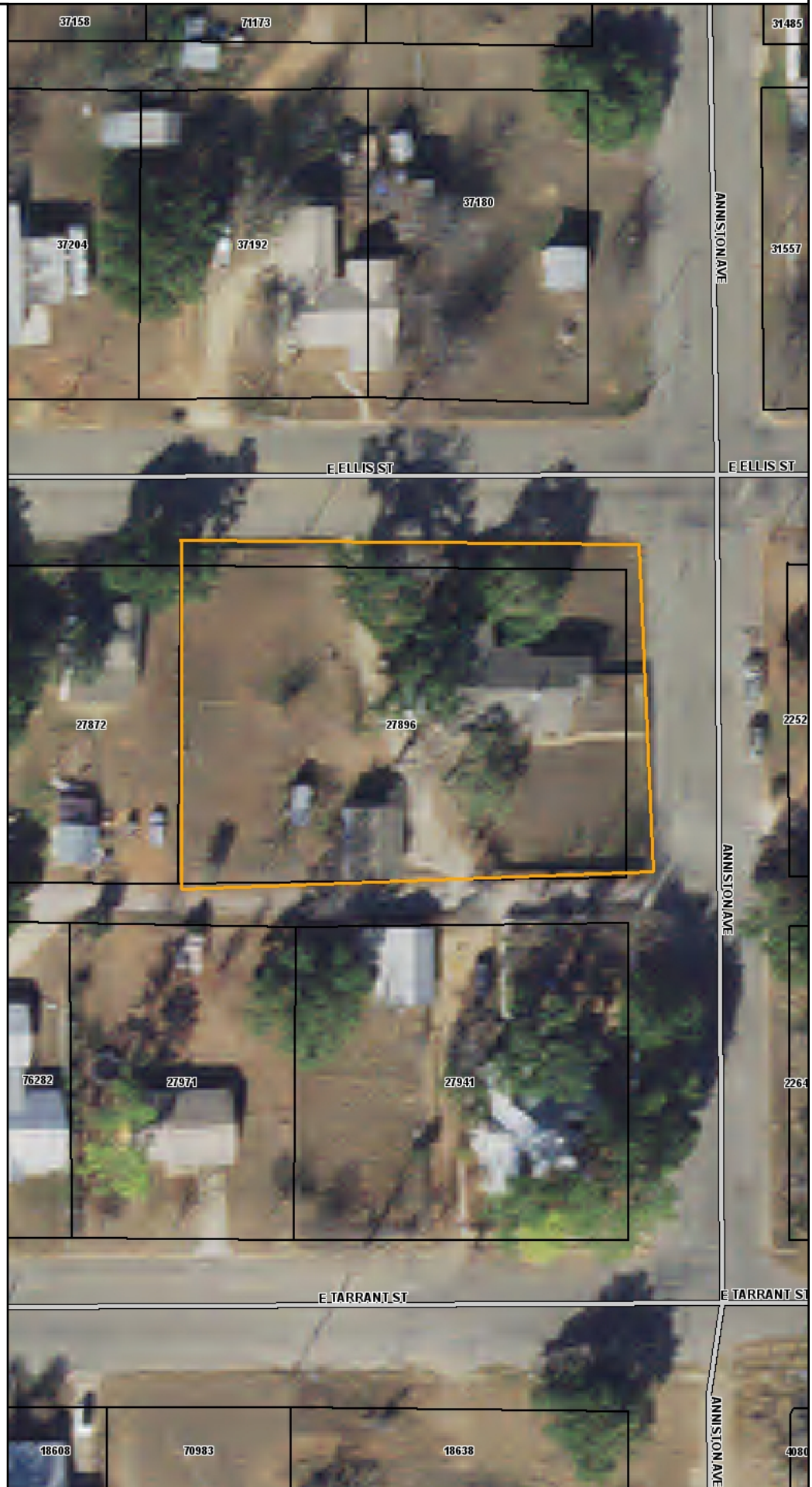
City Secretary - Approval: Yes No Initial KS
Reasoning / Recommendation: _____

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



408 East Ellis

- City Street Labels
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408 East Ellis Zoning

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