



**NOTICE OF MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF
LLANO, TEXAS**

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Planning and Zoning Meeting** of the City of Llano, Texas, will be held on **Thursday, April 19, 2018 at 5:30 PM.** In the City Hall Council Chambers at 301 W. Main Street, Llano, Texas 78643, at which time the following subjects will be discussed:

A. CALL TO ORDER

B. PUBLIC COMMENTS-Non-Agenda Items

C. CONSENT AGENDA

1. Approval of the Planning and Zoning Minutes from the December 15, 2017 meeting as presented.
2. Approval of the Planning and Zoning Minutes from the January 22, 2018 meeting as presented.
3. Approval of the Planning and Zoning Minutes from the February 15, 2018 meeting as presented.

Toni Milam, City Secretary

D. REGULAR AGENDA


1. Discuss and consider action, if needed, on the proposed SF-1, SF-2, SF-3, SF-4, and GR (General Residential), AG (Agriculture), and Industrial land uses prior to the public hearing scheduled for April 24, 2018.
2. Discuss and consider action, if needed, on the proposed Commercial, Office Medical, Retail, Northern Business District, and the Central Business District land uses prior to the public hearing scheduled for April 26, 2018.

Toni Milam, City Secretary

E. ADJOURNMENT

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 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 Friday, April 13, 2018, which is readily accessible to the public at all times. 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.


Toni Milam, City Secretary, TRMC


Date



City of Llano
Regular Planning/Zoning Meeting Minutes
December 15, 2017 – 1:30 p.m.

A. CALL TO ORDER Chair Diana Firestone called the meeting to order at 1:33 p.m. Those in attendance were Drucilla Banner, Virginia Walker, Emily Hudkins and Judy Schuessler.

B. PUBLIC COMMENTS-Non-Agenda Items
No public comments

C. CONSENT AGENDA ITEMS All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Approval of the Planning and Zoning minutes as presented dated October 12, 2017.
Toni Milam, City Secretary
Motion by Drucilla Banner, with a second by Emily Hudkins to approve the minutes from the October 12, 2017 meeting as presented. Motion approved.
2. Approval of the Planning and Zoning minutes as presented dated October 19, 2017.
Toni Milam, City Secretary
Motion by Drucilla Banner, with a second by Judy Schuessler to approve the minutes from The October 19, 2017 meeting as presented. Motion approved.

D. REGULAR AGENDA ITEMS

1. Discuss and a final review of land use changes to be made in the Zoning Ordinance.
Toni Milam, City Secretary
After a brief discussion and a final review of land use changes as being recommended by the PZ. A final land use with updates will be sent out by the Chair, Diana Firestone to City Secretary, Toni Milam. No formal action was taken.
2. Discussion and update on notification letters to be sent out to property owners prior to setting dates for holding public hearings on the changes to be made to the Zoning Ordinance.
Toni Milam, City Secretary
Discussion was held regarding notification letters being sent out to property owners for holding public hearings and presentations on the changes that are being recommended was decided. No formal action.
3. Discussion with an update on terms of Planning and Zoning Commissioner members.
Toni Milam, City Secretary
Discussion was held regarding who's terms were up the end of December, 2017. Terms expiring are Drucilla Banner, Virginia Walker, and Emily Hudkins. Applications for reappointments will be sent out.

E. ADJOURNMENT 2:47 p.m.

Diana Firestone, Chair



City of Llano
Regular Planning/Zoning Meeting Minutes
January 18, 2018 - 5:30 p.m.

A. CALL TO ORDER Chair Diana Firestone called the meeting to order at 5:33 p.m. Those in attendance were Drucilla Banner, Virginia Walker, Emily Hudkins and Judy Schuessler.

B. PUBLIC COMMENTS-Non-Agenda Items
No public comments

C. CONSENT AGENDA ITEMS All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Approval of the Planning and Zoning minutes as presented dated December 15, 2017.
Toni Milam, City Secretary
Motion by Judy Schuessler, with a second by Virginia Walker to approve the minutes from the December 15, 2017 meeting. Motion approved.

D. REGULAR AGENDA ITEMS

1. Discuss and consider action on the appointment of a Chair and Vice-Chair.
Toni Milam, City Secretary
No formal action taken.
2. Discuss and a final review of land use changes to be made in the Zoning Ordinance.
Toni Milam, City Secretary
Discussion was held regarding the recommended land use changes to be made in the Zoning Ordinance. No formal action needed.
3. Discussion and update on notification letters to be sent out to property owners prior to setting dates for holding public hearings on the changes to be made to the Zoning Ordinance.
Toni Milam, City Secretary
Discussion was held regarding the number of notification letters that will be send out announcing the public hearings to be held on the zoning and land use changes.
3. Discussion with an update on terms of Planning and Zoning Commissioner members.
Toni Milam, City Secretary
Discussion on which Planning and Zoning Commission members terms are due to expire and encouraged others to apply to serve on the Board.

E. ADJOURNMENT 6:15 p.m.

Diana Firestone, Chairman



City of Llano
Regular Planning/Zoning Meeting Minutes
February 15, 2018 - 5:30 p.m.

A. CALL TO ORDER Chair Diana Firestone called the meeting to order at 5:33 p.m. Those in attendance were Diana Wunningham, and Virginia Walker. Members Emily Hudkins and Judy Schuessler were absent. Staff personnel present was Mara Dudley, while City Secretary, Toni Milam was absent.

B. PUBLIC COMMENTS-Non-Agenda Items

- No comments.

C. PUBLIC HEARING

The City of Llano Planning and Zoning Board will hold a public hearing at 5:30 p.m. on Thursday, February 15, 2018 at Llano City Hall, 301 W. Main St., Llano, Texas to receive written and/or oral comments regarding a specific use permit and rezoning a portion of 700 E. Young St Block 122 Lots 13, 14, 15, 16 from commercial to single family-3 (SF-3). In addition, block 122 lots 13, 14, 15, 16, the property owner is requesting a specific use permit on said designated lots which are contiguous to single family -3 (SF-3) residential lots. The specific use permit will be to place a manufactured home on lots 13, 14, 15, 16.

- **Brian Minter, Bible Baptist Church, spoke in favor.**
 - 2017 new manufactured home to be used as parsonage, to include circular drive, landscaping and fencing.
 - Donny Carpenter underscored no vinyl underpinning
 - Diana Firestone respectfully requested rock skirting for underpinning.
- **Mrs. Karren Phillips, neighbor to property spoke in opposition.**
 - Mrs. Phillips gave Diana Firestone an email from her husband.
 - Views the manufactured home as a glorified trailer house.
 - Stated trailer home will reduce her property value.
 - Stated this will increase problems on Vernon Street with added traffic and water run-off.
 - Eugene Long added Vernon Street will be paved this summer.
 - Diana Firestone added that there are other trailer homes in this area.

D. REGULAR AGENDA

1. Discuss and consider action on the appointment of a Chair and Vice-Chair.
Toni Milam, City Secretary
 - Motion was made by Diana Wunningham and seconded by Virginia Walker to nominate Diana Firestone as Chair.
 - Motion passed unanimously.
 - Motion was made by Diana Firestone and seconded by Virginia Walker to nominate Diana Wunningham as Vice-Chair.
 - Motion passed unanimously.

2. Discuss and consider action on making a recommendation to City Council regarding rezoning a portion of 700 E. Young Street, Block 122, Lots 13, 14, 15, 16 from commercial to single family-3 (SF-3).

Toni Milam, City Secretary

- Motion was made by Diana Firestone and seconded by Virginia Walker to make a recommendation to City Council to rezone a portion of 700 E. Young St., Block 122 Lots 13, 14, 15, 16, from commercial to single family-3 (SF-3).
- Motion passed unanimously.

3. Discuss and consider action on making a recommendation to City Council regarding a request for a specific use permit to place a manufactured home at 700 E. Young, Block 122, Lots 13, 14, 15, 16.

- Motion was made by Virginia Walker and seconded by Diana Winningham to make a recommendation to City Council to approve a specific use permit to place a manufactured home at 700 E. Young St., Block 122 Lots 13, 14, 15, 16.
- Motion was approved unanimously.
- Diana Firestone and Scott Edmonson invited Brian Minter to attend the City Council meeting 2/20/18 @ 5:30 PM.

4. **ADJOURNMENT**

- With no further business, the meeting was adjourned at 5:46 PM.

Diana Firestone, Chair

SF-1 Permitted Uses....Lot 10,000 sq ft minimum

Single Family Dwelling

Amateur Radio or CB Antenna

Church and Related Uses

Community Home

Detached Private Garage

Farm, Ranch, Garden, Orchard

Garage Apartment

Government Uses

Home Occupations

Library

Local Utilities

Metal Accessory Building More than 200 sq ft

Municipal Uses

Park/Playground

Private Park

Private School

Private Utilities

Public School

Trade/Business School

SF-1 Specific Use Permit

Accessory Building
Accessory Dwelling Unit
Athletic Field/Stadium
Bed and Breakfast
Cemetery/ Mausoleum
Child/Day Care Center
Duplex
Efficiency Home
Electric Sub Station
Florist
Gas Regulating Station
Golf Course/Country Club
Home Occupations
Industrial Housing
Office General/Professional
Private Community Center
Private Stable
Radio, Tv Communication Facility
Religious/Philanthropic Institutions

SF-2 Permitted Uses

8,000 sq ft lot min

Single Family Dwelling

Amateur Radio/CB Antenna

Church

City, County, Government Offices

Community Home

Detached Private Garage

Duplex

Efficiency Home

Farm, Ranch, Garden, Orchard

Garage Apartment

Home Occupations

Local Utilities

Metal Accessory Building exceeding 200 sq ft

Municipal Uses

Private Park

Private School

Private Utilities

Public Library

Public Park/Playground

Public School

Trade or Business School

SF-2 SUP

Accessory Building
Athletic Field/Stadium
Barber/Beauty Shop
Bed and Breakfast
Cemetery
Child Care Center
Electrical Transmission Sub Station
Florist
Gas Regulating Station
Golf Course/Country Club
Industrialized Housing
Office General/Professional
Private Community Center
Private Stable
Radio/TV Communication Facility
Religious/Philanthropic Facility not listed
Retail Nursery
Retirement Home/ Nursing Home/ Assisted Living

SF-3 Permitted Uses

6000 sq ft lot

Single Family Dwelling

AM radio, TV, or CB antenna

Business/Trade School

Church/ Church Activity

City, County Government Offices

Community Home

Detached Private Garage

Duplex

Efficiency Home

Farm, Ranch, Garden, Orchard

Garage Apartment

Home Occupations

Industrialized Housing

Local Utilities/Municipal or Franchise

Metal Accessory Building > 200sq ft

Municipal Uses operated by the City

Private School

Private Park

Private Utilities

Public Library

Public Park/Playground

Public Park

SF-3 SUP

Child Care/Day Care

Barber/Beauty Shop

B&B

Electrical Sub Station

Florist

Office General/Professional

Private Community Center

Radio, TV, Commercial Facility

Religious or Philanthropic not listed

Retail Nursery

Retirement/Nursing Home/Assisted Living

SF-4 Permitted Uses

Single Family Dwelling

AM Radio, TV, CB antenna

Business/ Trade School

Church/Church Related

City, County, Government Offices

Community Home

Detached Private Garage

Duplex

Efficiency Home

Farm, Ranch, Garden, Orchard

Garage Apartment

Home Occupations

Industrialized Housing

Local Utilities

Manufactured Home 5 years old or less

Manufactured Home OR Industrialized Housing Park

Metal Accessory Building > 200 sq ft

Municipal Uses/City

Private Park

Private School

Private Utilities

Public Library

Public Park/Playground

Public School

SF-4 SUP

B&B

Barber/Beauty Shop

Child Care/Day Care

Electrical Transmission Sub Station

Florist

Gas Regulating Station

Manufactured Home greater than 5 years old but less than 10 years old

Office General/ Professional

Private Community Center

Radio, TV Communication Facility

Religious/ Philanthropic uses not listed

Retail Nursery

Changes in Residential Zoning Districts

SF-1 Permitted Uses

Strike Industrialized Housing

SF-1 SUP

Add: Duplex, Efficiency Homes, Industrialized Housing

Strike: Private Kindergarten (covered in permitted uses under school), Retail Nursery, and Soil Testing Lab

SF-2 Permitted Uses

Add: Duplex, Efficiency Homes, Trade/Business School, and Home Occupations

Strike: Industrialized Housing

SF-2 SUP

Add: Industrialized Housing, Office General/Professional, and Retirement, Nursing Home and Assisted Living

Strike: Private Kindergarten (covered in permitted uses under school) Home Occupations (moved to permitted)

SF-3 Permitted Uses

Add: Duplex, Efficiency Homes, Industrialized Housing, Home Occupations

SF-3 SUP

Add: Office General/Professional

Strike: Accessory Dwelling Unit, Cemetery/Mausoleum, Gas Regulating Station, Golf Course/Country Club, and Manufactured Housing less than 5 years old

SF-4 Permitted Uses

Add: Duplex, Efficiency Homes, and Manufactured Home less than 5 years old, Industrialized (modular) Home PARK OR Manufactured Home PARK

SF-4 SUP

Add: Manufactured Home more than 5 years old, but less than 10 years old

Strike: Accessory Dwelling Unit, Golf Course/Country Club, Private Stable, Private Kindergarten, Manufactured Housing >5 years old, Nursing Home

***Skirting*...Material used to enclose the space created by building a structure on a foundation of pier and beam or footings (perimeter foundation). Said space is to be fully enclosed to prevent creating a habitat for animals. Said skirting shall be in accordance with Code of Federal Regulations (CFR) Title 24, subtitle B, Chapter XX**

Modular Home and Industrial Housing mean a “structure” or “building” as such terms are defined in this section, under the jurisdiction and control of the state department of labor and standards, and which is installed and used as a residence by a consumer, transportable in one or more sections on a temporary chassis or other conveyance device, and designed to be used on a permanent foundation system. Said permanent foundations are to be a slab, footings, (perimeter foundation) or an engineered pier and beam. In the case of pier and beam, or perimeter foundations the structure shall be fully skirted, in accordance with Code of Federal Regulations, Title 24, 3285.504 and fully enclosed to prevent creating a habitat for animals.

Such term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. Such term does not include a mobile home as defined in the Texas Manufactured Housing Standards Act (Vernon’s Ann. Civ. St. art.5221f), nor does it include building modules incorporating concrete or masonry as the primary structural component.

Efficiency Homes Definition

An Efficiency Home is a single family dwelling between 300 and 899 square feet of living space. It shall be a permanent structure, built on site, on a permanent foundation. Said foundation shall be a slab, footings (perimeter foundation), or an engineered pier and beam. In the case of footings or a pier and beam foundation, the home shall be skirted in accordance with Code of Federal Regulations (CFR), Title 24, 3285.504 and shall be fully enclosed to prevent creating a habitat for animals.

Occupancy shall not exceed standards of local fire codes. Efficiency Homes shall adhere to all requirements as set forth in the International Residential Code adopted by the City at the time of construction.

Although these structures possess a whimsical factor that is to be encouraged, Efficiency Homes by square footage shall be constructed using at least 50% customarily and commonly accepted conventional construction techniques so as not to be unconventional in the extreme.

GR Final

AM radio, TV, CB antenna
Business/ Trade School
Church Related Activities
City, County, State Gov Offices
Community Home
Detached Private Garage
Duplex
Farm, Garden, Orchard
Home Occupations
Local Utilities
Metal Accessory Building > 200 sq ft
Multi Family Dwelling
Municipal Uses
Private Park
Private School
Private Utilities
Public Library
Public School
Public Playground
Retirement/Nursing Home/ Assisted Living facility

GR- General Residential....established for a two family or greater, housing structure. Such District has a minimum lot area of 7,000 sq ft for a two family dwelling structure and an additional 2,200 sq ft for each additional unit placed on the platted lot

GR SUP

Athletic Field/Stadium

B&B

Day Care

Electric Sub Station

Office General

Private Communication Center

Radio, TV, Communication Center

Retail Nursery

Religious/Philanthropic not listed

AG-Final

Permitted Uses

Airport

AM radio, TV, CB radio antenna

Business, Trade School

Caretaker/Guard House

Church and related

City, County, State Gov offices

City Municipal Uses

College, University, Private Boarding School

Community Home

Detached Garage

Farm, Ranch, Garden, Orchard

Garage Apartment

Home Occupations

Industrialized Housing (Modular)

Library

Local Utilities

Metal Accessory Building >200 sq ft

Miniature Golf/ Putting

Outside Unscreened Storage

Private Park

Private School

Private Utilities

Private Stable

Public Athl Field/Stad

Public Park/Playgrnd

Public School

Radio, TV Comm Facility

Nursery w/ outside storage

Single Family Dwelling

Vet Office w/ outside pens

AG SUP Final

Accessory Dwelling Unit

B&B

Cemetery/Maus

Child Day Care

Commercial Antenna over 40 feet

Commercial Kennel

Drive through Liquor Sales

Electrical Transmission Substation

Gas Regulating Station

Golf Course/Country Club

Horseracing/Dog Race Track

Industrialized Housing OR Manufactured Home PARK

Prison

Private Athletic Field/Stadium

Private Community Center

Private Landing Field

Religious or Philanthropic not listed

Self Serve Mini Storage

Industrial Permitted Uses Final

**Assembly Heavy Elect Devices
Assembly Light Elect Devices
Auto Body
Auto Glass
Auto Leasing
Auto Repair
Auto Sales
Book Bindery
Bottling Works
Brick Company
Building Material/Lumber
Candy Manufacturing
Cabinet/ Upholstery Shop
Caretaker/Guard Residence
Child Care
City, County, St Gov Offices
Commercial Bakery
Commercial Dry Cleaning
Commercial Engraving
Concrete/Asphalt Batch Plant
Contractor Storage/Shop
Cosmetic Manufacturing
Dairy Products
Drapery Manufacturing
Drug/Pharmaceutical Manufacturing
Express Hauling
Food Products Manufacturing
Foundry/Enclosed
Fur Goods Manufacturing
Furniture Manufacturing
Furniture Restoration
Glass Products from Recycle
Heat Processing
Heavy Machinery Sales/Service
Heavy Machinery Storage
Heavy Vehicle Storage
Housing/Pre Fabrication
HVAC
Ice/Wholesale
Instrument and Meter Manufacturing
Jewelry Manufacturing**

**Leather Goods Fabrication/ Assembly
Light Fabrication and Assembly
Light Manufacturing
Light Sheet Metal
Long Distance Communication
Machine Shop
Manufactured Housing Sales
Medical Lab
Metal Building >200 sq ft
Metal Build Primary
Metal Fabrication
Mini Warehouse
Monument/Headstone Company
Moving Company
Municipal Uses/ City
Newspaper Printing
Official Goods Manufacturing
Overnight Delivery
Paper/Chemical Supply
Paper Prod Manufacturing
Plastic Goods Manufacturing
Portable Building Sales
Radio Broadcasting wo/Tower
Recycle Center
Restaurant Supply
Roofing/Siding
RV Sales New/Used
Shoe Manufacturing
Sign Shop
Soil Testing Lab
Sporting Goods Manufacturing
Tire Retreading
Toilet Perfume/Soap Enclosed
Tool Manufacturing
Truck Terminal
Used Car Auction
Welding Shop
Wholesale Beauty Supply
Wholesale Distribution Center
Wholesale Food Distribution
Wholesale Sales**

Industrial SUP

Commercial Landfill

Electric sub station

Gas regulating station

High Risk/ Hazardous Industrial Manufacturing not completely enclosed

High Risk/Hazardous Industrial Manufacturing completely enclosed within building

Low risk Industrial Manufacturing not completely enclosed in building

Low Risk Industrial Manufacturing completely enclosed in building

Wrecking Yard

Changes in Zoning Districts

Agricultural Permitted Uses:

Add:

Miniature Golf/Putting
Radio or TV Commercial Facility
Nursery with Outside Storage
Single Family Dwelling
Vet Office with Outside Pens

Strike:

Hospital
Heliport

Agricultural SUP uses:

Add:

Commercial Kennel
Drive through Liquor Sales
Manufactured Home/Industrialized Housing/RV Park
Prison
Self Serve Mini Storage

GR Permitted Uses:

No Changes

GR SUP Uses:

Strike:

Accessory Dwelling Unit

Private Kindergarten

Private Stable

Cemetery/Mausoleum

Industrial Uses:

Add:

Auto Sales
Manufactured Housing Sales

Strike:

Accountant/Bookkeeper, Athletic Stadium, AM radio, TV, CB Antenna, Alcohol Sales, Amusement Arcade, Antique Shop, Appliance Rental, Architect, Arts and Crafts, Assembly of radios/phonographs, Banking, Barber/Beauty Shop, B&B, Bike/Lawnmower Service, Boat Sales, Boarding House, Bookstore, Business School, Bus Terminal, Car Wash, Chamber of Commerce, Check Cashing, Commercial Amusement I/O, Commercial TV, Radio Facility, Commercial Antenna>40 ft, Commercial Nursery/Greenhouse, Commercial Stable, Community Home, Convenience Store w/ and wo Gas Pumps, Department Store/Dry Goods, Donuts, Driving School, Drug Store, Engineering, Fabric Sales, Farm, Ranch, Garden, Orchard, Fitness Center, Frozen Food Locker, Grocery, Gunsmith, Halfway House, Hobby/Toy Store, Hospital, Hotel/Motel, Hospital for Insane or Drug Addicted, Ice Cream, Interior décor, Jewelry, Key/Locksmith, Laundromat, Landscaping, Library, Local Utilities, Massage, Miniature Golf, Minor Emergency Clinic, Motorcycle Sales/New, Motor Raceway, Private Museum/Art Gallery, Musical Instrument Sales, Nursery, Office General/Professional, Office Showroom, Optical Store, Outside Display, Outside Storage/No Screen or Screen, Paint Store, Pet Shop, Pawnshop, Photography, Plumbing Shop, Printing Company, Print Shop, Private Club w/ Alcohol, Private Community Center, Private School, Private Park, Private Stable, Private Utilities, Private Utility Yard, Public Park/Playground, Radio Sales, Real Estate, Recruiting Center, Research Lab, Retail Service Incidental, Restaurant, Restaurant Incidental to Main Use, Roller Skating, School, Security Systems Sales, Service Station, Single Family Dwelling, Sporting Goods w/ Firearms Sales, Stained Glass, Surveyor, Taxidermist, Temporary Sales, Theatre, Tires/New Sales, Trailer Rental, Trophy Sales, Truck Leasing, Truck Repairs, Truck Sales, TV Sales/Repair, Vacuum Sales/Service, Veterinarian, Video Rental, Wallpaper/Flooring Sales

Industrial SUP

Strike:

Private Athletic Field/Stadium, Cemetery/Mausoleum, Golf Course/Country Club, Horseracing Track, Private Kindergarten, Palm Reading, Tattoo Parlor, Feedlot, Quarry

Commercial Permitted Uses:

Add:

Feed store
Gift Shop
Home Occupations
Locksmith
Media Rental
Medical Lab
Pet Shop
Private Community Center
Shoe Repair
Shopping Center
Truck Rental/Lease

Strike:

Athletic Field, Farm, Ranch, Garden, Orchard, Specialty Hospital (for the criminally insane), Manufactured Home Sales, Truck Terminal, Heavy Machinery Sales, RV Sales, Used Auto Auction, Private Kindergarten, Assembly of Light and Heavy Electronics, Commercial Bakery, Book Bindery, Shoe Manufacturing, Bottling Works, Candy Manufacturing, Express hauling, Cosmetic Manufacturing Wholesale Distribution, Wholesale Food Distribution, Pharmaceutical Manufacturing, Fur Goods Manufacturing, Furniture Manufacturing, Glass Products from Recycle, Heat Process, Ice Manufacturing, Housing Pre Fab, Meter Manufacturing, Light Manufacturing, Lt Sheet Metal Production, Metal Fabrication, Official Goods Manufacturing, Overnight Delivery Distribution Center, Toilet Perfume Manufacturing, Sporting Goods Manufacturing, Tool Manufacturing

Commercial SUP

Add:

Heliport
Heavy Vehicle Storage

Strike:

Private Athletic Stadium, Foundry, Low Risk Manufacturing, Detached Private Garage

Central Business District Permitted Uses:

Add:

Attorney
Title Company

Strike:

Acct/Bookkeeper, AM, Radio, TV, CB antenna, Appliance Rental, Arcade, Architect, Armed Services Recruiter, Auto Leasing, Auto Sales, Beauty/Barber Shop, Boat Sales, Book Bindery, Business/Trade School, Cabinet/Upholstery Shop, Chamber of Commerce, Check Cashing, Commercial Amusement indoor or outdoor, Commercial Bakery, Commercial Engraving, Drapery Manufacturing, Driving School, Dry Cleaner, Engineering Office, Farm, Ranch, Garden, Orchard, Feed Store, Fitness Center, Funeral Parlor, Grocery Store, HVAC, Insurance Sales, Interior Decorator, Jewelry Manufacturing, Laundromat, Leather Fabrication, Liquor Store, Local Utilities, Long Distance Communication, Locksmith, Meat Market, Medical Aids, Medical Lab, Medical Office, Minor Emergency Clinic, Moving Company, Museum, Art Gallery, Newspaper printing, General Office/Professional, Office Showroom, Optical Shop, Outside Display, Overnight Delivery Service, Paint Store, Paper /Chemical Supply, Pawnshop, Print Shop, Private Community Center, Private School, Private Park, Private Utilities, Radio/Phonograph Assembly, Radio w/o Tower, Real Estate, Research Lab, Drive-Through Restaurant, Retail Service, Incidental, Roller Skating, School, Security System Company, Self Service Warehouse, Sporting Goods, Surveyor, Tire Sales, Tool/Machinery Rental, Trophy Sales, TV Sales, repair, Vacuum Sales, Veterinarian, Video Rental, Wallpaper/Carpet Sales, Wholesale Beauty Supply, Wholesale Distributor, Wholesale Sales

Central Business District SUP Uses:

Add:

Beauty/Barber Shop
Other Retail Uses Not Listed

Strike:

Accessory Dwelling Unit, Commercial Outdoor Amusement, Dancehall, Electrical Substation, Flea Market, Furniture Restoration, Nursery, Private Kindergarten

Commercial Permitted Use FINAL

Alcohol Sales
AM, radio, TV, CB antenna
Antique/Used Furniture
Appliance Rental
Arcade
Armed Forces Recruiter
Arts and Crafts
Athletic Field/Stadium
Auto Body Repair
Auto Glass
Auto Parts/Sales
Auto Repair/Major
Auto Repair/Minor
Auto Rent/Lease
Auto Sales
Automobile Service Station
Bank /S&L/Credit Union
Banking/Automated
Bakery/Bake Shop
Barber/Beauty Shop
B&B
Bike, Lawn Mower Sales/Repair
Boat Sales
Boardinghouse
Bookstore
Building Materials/Hardware I/O
Building Material/Lumber
Bus Terminal
Business School
Cabinet/Upholstery Shop
Car Wash
Caretaker/ Guard Residence
Ceramics
Chamber of Commerce
Check Cashing Service
Child/Day Care
Church/Related Activities
City, County, St Gov Offices
Clothing
College, Univ, Priv Boarding School
Commercial Amusement/indoor
Commercial Antenna 40 ft+
Commercial Dry Cleaning

Commercial Engraving
Commercial Nursery/Greenhouse
Commercial Printing
Community Home
Computer Sales/Repair
Contractor Storage
Convenience Store w/ Gas pumps
Convenience Store wo/ Gas pumps
Dairy Products
Dancehall
Dance Studio
Dept Store/Dry Goods
Donuts
Drapery Manufacturing/Sales
Driving School
Drug Store
Dry Cleaner
Fabric Sales
Feed store
Fitness Center
Firing Range Indoor/Outdoor
Florist
Fraternal Club
Frozen Food Locker
Funeral Parlor
Furnishings
Furniture Restoration
General Office/Professional
Gift Shop
Grocery
Gunsmith
Halfway House
Headstone Sales
Hobby/Toy
Home Occupations
Hospital
Hotel/Motel
HVAC Sales/Service
Ice Cream
Insurance
Interior Decorator
Jewelry/Novelty
Jewelry Manufacturing

Kennel
Key/Locksmith
Kiosk
Landscaping Service
Laundromat
Leather Goods
Library
Local Utilities
Locksmith
Long Distance Commercial Services
Massage
Meat Market
Media Rental
Medical Clinic/Office
Medical Lab
Medical Aids/Equipment
Metal Building>200 sq ft
Metal Building/Primary
Miniature Golf
Minor Emergency Clinic
Motorcycle Sales
Municipal Uses/City
Museum/Art Gallery
Musical Instruments
Nursery
Office General/Professional
Office Showroom
Optical Store
Outside Display
Paint Store
Paper/Chemical Supply
Pawn Shop
Pet Shop
Photography
Plaster Shop
Plumbing Shop
Print Shop
Private Club/w/alcohol
Private Community Center
Private Park
Private School
Private Athletic Stadium
Public Park
Public School
Public Utilities
Radio Broadcast w/o tower

Radio Sales/Installation
Real Estate
Recycle Center
Religious/Philanthropic Institutions
Restaurant
Restaurant/Incidental to Main Use
Research Lab
Retirement/Nursing Home/Assisted Living
Roller Skating
Roofing/Siding Supply
Single Family Dwelling
Security Systems Sales/Install
Shoe Sales
Shoe Repair
Shopping Center
Sign Shop
Single Family Dwelling
Soil Testing Lab
Sporting Goods w/Firearms
Stained Glass
Surveyor
Taxidermy
Temp Sales
Theatre
Tire Dealer/Ne
Tool/Machinery Rental
Trailer Rental
Trophy Sales
Truck Rental/Lease
Truck Repair
Truck Sales/New, Used
TV Sales/Service
Vacuum Sales
Veterinarian Clinic
Wallpaper/Flooring
Welding Shop
Wholesale Beauty Supplies
Wholesale Sales

**Single, 2, or Multi Family Dwelling
above 1st floor sales/service**

Commercial SUP Final

Brick Company

Cemetery/Maus

Commercial Amusement/Outdoor

Commercial TV, Radio, Communication Facility

Commercial Stable

Detached Private Garage

Electric Transmission Sub Station

Flea Market

Gas Regulating Station

Heavy Vehicle Storage

Heliport

Motor Raceway

Outside Storage/Screened/ not Screened

Private Utility Service Yard

Single Family Dwelling/Retail Use

Self Storage / mini warehouse

RV Park

Central Business District Final

Antiques
Arts and Crafts
Attorney Office
Bakery
Bank/Automated
Bank/S&L
B&B
Bookstore
Building Material/Hardware
Bus Terminal
Ceramics
City, County, St Govt Offices
Church/Related Activities
Clothing/New/Used
Computer Sales/Service
Department Store
Donuts
Drug Store
Electrical Sub Station
Fabric Store
Florist
Furnishings
Gift Shop
Gunsmith
Hobby/ Toys
Hotel/Motel
Ice Cream
Jewelry
Kiosk
Leather Goods
Library
Lodge/Fraternal
Massage Studio
Municipal Uses
Musical Instruments

Pet Shop
Photographer
Private Club w Alcohol
Public Park
Religious/Philanthropic Inst
Restaurant
Restaurant incidental to main use

Single Family Dwelling w/ Retail Use...dwelling upstairs

Single, Two or Multiple Family Use Above First Floor

Shoe Store
Stained Glass Studio/Sales
Theatre
Title Company

Central Business District SUP

**Beauty / Barber Shop
Single Family Dwelling w Retail use
Gas Regulating Station
Other Retail uses not listed**

Northern Business District Final

All Uses as in Central Business District...with the following additions

Acct/Bkkpr
Amateur Radio, CB, TV Antenna
Appliance Rental
Architect
Armed Forces Recruiter
Auto Parts
Beauty/Barber Shop
Chamber of Commerce
Drive In
Drive Through
Dry Cleaner
Engineer
Fitness Center
Interior Decorator
Insurance
Liquor Sales
Local Utilities
Locksmith
Meat Market
Media Rental
Medical Aids/Equip
Office Gen/Prof
Optical
Paint Store
Private Art Gallery/Museum
Private Community Center
Private Utilities
Radio Sales/Installation
Real Estate
Restaurant
Retail, Incidental
School

School/Business or Trade
Sign Shop
Sporting Goods
Temp Sales/St Vendor
Trophy Sales
TV Sales
Vacuum Sales
Wallpaper/Carpet

Northern Business District SUP

Dancehall

Detached Private Garage

Electrical Transmission Substation

Flea Market

Garage Apartment

Gas Regulating Station

Nursery

Other retail uses not listed

Radio, TV, Communication Facility/Commercial

Single Family w/ retail

April 10, 2018

To All Property Owners Within the City of Llano:

Notification of Public Hearings Regarding Amendments to the Zoning Ordinance

Since 1998, the City of Llano has had a zoning ordinance. This City's Zoning Ordinance has not been updated since 1998. The City of Llano Planning and Zoning Commission has met monthly for the past three years, has been working diligently to make recommended changes to the current Zoning Ordinance, specifically, the land uses. With the changing and growth of the City, the Planning and Zoning Commission will be making a recommendation in the future to the Llano City Council for their approval to the proposed amendments.

In efforts to keep the public informed, the Planning and Zoning Commission will conduct a series of town hall type public hearings to outline changes and to answer questions of the public. The first public hearing will be held on Tuesday, April 24, 2018, at 5:30 p.m. in the Lantex Theatre, located at 113 W. Main Street, Llano, TX 78643. This public hearing will be held to have discussions, give updates, and answer questions regarding the amendments to the zoning ordinance and its land uses, regarding properties in the **Residential (SF-1, SF-1 Overlay, SF-2, SF-3, and SF-4), general residential, agriculture, and industrial zoned areas.**

The second Planning and Zoning Commission public hearing will be held on Thursday, April 26, 2018 at 5:30 p.m. at the Lantex Theatre, located at 113 W. Main Street, Llano, TX 78643. This public hearing will be held to have discussions, give updates, and answer questions regarding the amendments to the zoning ordinance and its land uses on properties in the **Commercial, Office Medical, Retail, Northern Business District, and the Central Business District zoned areas.**

Finally, a public hearing and a recommendation will be made to the Llano City Council on May 7, 2018 at 5:30 p.m. at City Hall, located at 301 W. Main Street, beginning at 5:30 p.m. These public hearings are to receive written and/or hear oral testimony regarding amending the Zoning Ordinance and its land uses. These hearings will provide a clear understanding that no zoning boundaries, as currently stated in the Zoning Ordinance will change, but rather, only land uses will be considered for change.

You are encouraged to attend the Planning and Zoning Public Hearings on Tuesday, April 24, 2018 at 5:30 p.m. and on Thursday, April 26, 2018 at 5:30 p.m. in the Lantex Theatre, at 113 W. Main Street, Llano and by attending the City Council Public Hearing on Monday, May 7, 2018 at 5:30 p.m. You may also provide written testimony addressed to City Secretary, Toni Milam, 301 W. Main St., Llano, TX 78643. According to the zoning ordinance, all property owners within the city limits of Llano and on record have been notified.

PLEASE RUN ON THE DATES OF 04-11-18; 04-18-18; AND ON 05-02-18

CITY OF LLANO

301 W. Main

Llano, Texas 78643

Office (325)247-4158 / Fax (325)247-4150

CITY MANAGER
Scott Edmonson

MAYOR
Gail Lang

MAYOR PRO-TEM
Sammy Leverett

CITY SECRETARY
Toni Milam



ALDERWOMAN
Kelli Tudyk
Kathryn Stephenson

ALDERMAN
Bryan Miller
Craig Bauman

April 10, 2018

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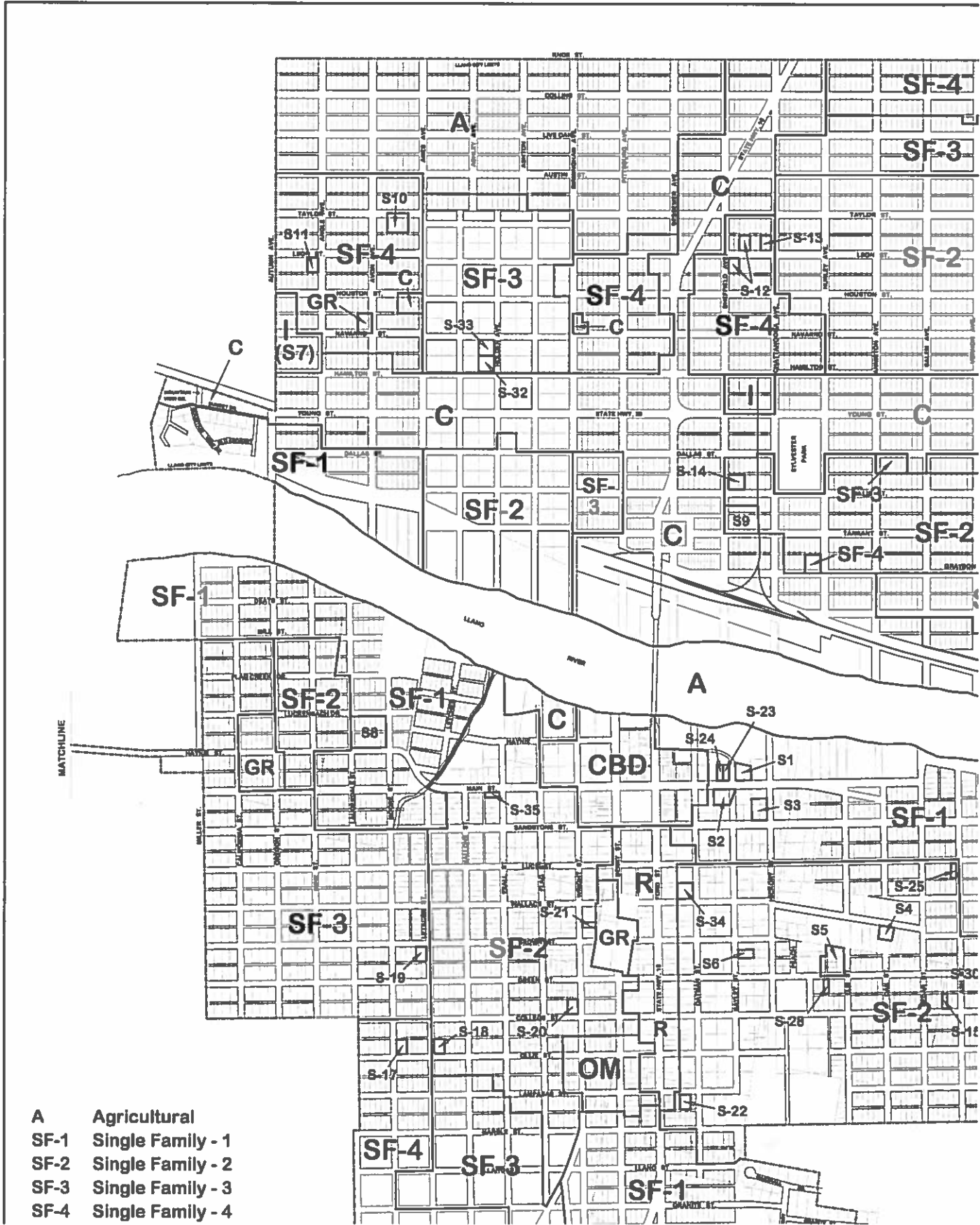
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Sincerely,

Toni Milam
City Secretary, TRMC



- A Agricultural
- SF-1 Single Family - 1
- SF-2 Single Family - 2
- SF-3 Single Family - 3
- SF-4 Single Family - 4