

1. 11-19-18 AMENDED Board Of Adjustment Meeting Agenda

Documents:

[11-19-18 AMENDED BOA MEETING AGENDA.PDF](#)

2. 11-19-18 Board Of Adjustment Meeting Agenda

Documents:

[11-19-18 BOA MEETING AGENDA.PDF](#)

3. There Is No Agenda For This Meeting. Please View The Minutes.

3.I. 11-19-18 Board Of Adjustment Packet

Documents:

[11-19-18 BOA PACKET.PDF](#)



NOTICE OF MEETING
OF THE
CITY COUNCIL OF
LLANO, TEXAS

AMENDED AGENDA

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular Called Board of Adjustment Meeting** of the City of Llano, Texas, will be held on **Monday, November 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. PLEDGE OF ALLEGIANCE/PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

C. INVOCATION

D. 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:
(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 a specific factual information given in response to the inquiry;
2. A recitation of existing policy in a response to the inquiry.
(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.

E. 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 regular called Board of Adjustment meeting minutes as written, dated June 18, 2018.

Toni Milam, City Secretary

F. PUBLIC HEARING

1. The City of Llano Board of Adjustment will hold a hearing commencing at 5:30 p.m. Monday, November 19, 2018, in the City Council Chambers, located at 301 W. Main Street, Llano, Texas to receive written and/or oral comments regarding a variance request for the construction of a 20 X 20 carport outside of the required setbacks. The property is located at 509 E. College Street.

G. REGULAR AGENDA ITEMS

1. Discuss and consider action on the approval or denial of a request considering the construction of a 20 X 20 carport outside of the required setbacks. The location of the property is located at 509 E. College Street, Llano, TX.

H. ADJOURNMENT

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sanctions and purposes: Texas Government Code Section §551.071 – Private consultation with the attorney for the City of Llano; §551.072 – Discussing purchase, exchange, lease or value of real property; §551.073 – Discussing gifts and donations; §551.074 – Discussing personnel; §551.087 – Discussing economic development negotiations.

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, Llano, Texas, by 5:30 p.m. on Friday, November 16, 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.


Toni Milam, City Secretary, TRMC



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OF THE
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A. CALL TO ORDER

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1. Approval of the regular called Board of Adjustment meeting minutes as written, dated June 18, 2018.

Toni Milam, City Secretary

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G. REGULAR AGENDA ITEMS

1. Discuss and consider action on the approval or denial of a request considering the construction of a 20 X 20 carport outside of the required setbacks. The location of the property is located at 705 W. Young Street, Llano, TX.

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Tomi Milam, City Secretary, TRMC



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1. Approval of the regular called Board of Adjustment meeting minutes as written, dated June 18, 2018.

Toni Milam, City Secretary

F. PUBLIC HEARING

1. The City of Llano Board of Adjustment will hold a hearing commencing at 5:30 p.m. Monday, November 19, 2018, in the City Council Chambers, located at 301 W. Main Street, Llano, Texas to receive written and/or oral comments regarding a variance request for the construction of a 20 X 20 carport outside of the required setbacks. The property is located at 705 W. Young St.

G. REGULAR AGENDA ITEMS

1. Discuss and consider action on the approval or denial of a request considering the construction of a 20 X 20 carport outside of the required setbacks. The location of the property is located at 705 W. Young Street, Llano, TX.

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Tomi Milam, City Secretary, TRMC



City of Llano
Regular Called Board of Adjustment Minutes
June 18, 2018 – 5:30 p.m.

A. CALL TO ORDER

Mayor Lang called the Board of Adjustment meeting to order at 5:30 p.m. Those in attendance were Mayor Pro-Tem Leverett, Alderwoman Tudyk, Alderman Miiller, and Alderwoman Stephenson. Alderman Bauman was absent.

B. PLEDGE OF ALLEGIANCE Alderwoman Stephenson and Alderwoman Tudyk led the pledges.

C. INVOCATION Invocation led by Leslie Tomlinson

D. PUBLIC COMMENTS CONCERNING MATTERS NOT ON THE AGENDA

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1. Approval of the regular called Board of Adjustment meeting minutes as written, dated November 6, 2017.

Toni Milam, City Secretary

Motion by Mayor Pro-Tem Leverett, with a second by Alderwoman Tudyk to approve the consent agenda as presented. Motion approved.

F. PUBLIC HEARING

1. The City of Llano Board of Adjustment will hold a hearing commencing at 5:30 p.m. on Monday, June 18, 2018, in the City Council Chambers, located at 301 W. Main Street, Llano, Texas to receive written and/or oral comments regarding a variance request to consider the construction of an add-on to an existing building extending beyond the required side yard setbacks in a Commercially zoned district. The property is located at 705 W. Young St.
Mayor Lang opened the public hearing at 5:31 p.m. There were no comments to the request of the variance. Hearing no comments, Mayor Lang closed the public hearing at 5:32 p.m.

G. REGULAR AGENDA ITEMS

1. Discuss and consider action on the approval or denial of a request considering the construction of an add-on to an existing building extending beyond the required side yard setbacks. The location of the property is located at 705 W. Young Street, Llano, TX.

Motion by Alderwoman Tudyk, with a second by Mayor Pro-Tem Leverett to approve the request on the construction of an add-on to an existing building extending beyond the required side yard setbacks at 705 W. Young St. Motion approved with the following roll-call vote: Alderwoman Stephenson – Yes, Mayor Lang – Yes, Alderwoman Tudyk – Yes, Mayor Pro-Tem Leverett – Yes, and Alderman Miiller abstaining.

H. ADJOURNMENT 5:36 p.m.

Gail Lang, Mayor

Toni Milam, City Secretary, TRMC

City of Llano Board of Adjustment Hearing Notice

The City of Llano Board of Adjustment will hold a hearing commencing at 5:30 p.m. Monday, November 19, 2018, in the City Council Chambers, located at 301 W. Main Street, Llano, Texas to receive written and/or oral comments regarding a variance request for the construction of a 20 X 20 carport outside of the required setbacks.

To All Interested Parties:

A request has been received to consider a variance request to consider for the construction of a 20 X 20 carport beyond the required yard setbacks. The location of the property is located at 509 E College, Llano, TX. A copy of the proposed variance is available for inspection in the City Secretary's office, 301 W. Main, during business hours.

Publish in the Llano News on October 31, 2018

266115

26640

26719

26690

Area
Area: 53.6 Square Feet
Perimeter: 32.7 Feet

Llano

Elm Street



VARIANCE
REQUEST FORM

CITY OF LLANO
BOARD OF ADJUSTMENT

Name Raymond Bove'

Date 10.12.18

Address 509 E. College St
Llano Tx 78643

Phone: 512.902.9901
Email: rjb89@yahoo.com

EMAIL
rjb89@yahoo.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)

Need Full Variance of 25' to Build Car Port
20x20 - FOR 2 CAR CARPORT (0' set back)
Side will remain open.

Physical Address of Request 509 E. College St, Llano Tx 78643

Legal description for area of request OTMAN Addn BLK 3 LOT 7

Zoning District of request SF-2

Present zoning requirement 100% - See ~~Attached~~ Attached

REQUEST FEE - \$250.00 plus actual fee costs (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 Ray Bove'

Donny Carpenter
Code Enforcement Official

City Secretary

Comments Side of Carport
shall remain open.

Comments

| | ID | file_as_na | addr_line2 | addr_city | addr_state | zip |
|----|--------|---------------------------------|------------------------|----------------|------------|-------|
| 1 | 173791 | NAPOLEZ RICARDO & FRANCISCA | 601 E COLLEGE ST | LLANO | TX | 78643 |
| 2 | 173839 | AGUIRRE LEONARDA JARAMILLO DE | 608 E GREEN ST | LLANO | TX | 78643 |
| 3 | 173896 | AGUIRRE HORACIO | 4037 MYSTIC SUNRISE DR | SAN ANTONIO | TX | 78244 |
| 4 | 173988 | CORZINE LAURA L | 607 E COLLEGE ST | LLANO | TX | 78643 |
| 5 | 174032 | WATSON JENNIFER | 605 E COLLEGE ST | LLANO | TX | 78643 |
| 6 | 174048 | FROSTAD PAM J | 603 E COLLEGE | LLANO | TX | 78643 |
| 7 | 174423 | SANDOVAL MAURO & MICHELLE G | 407 E COLLEGE ST | LLANO | TX | 78643 |
| 8 | 176537 | HONIG EMILY L | 508 E COLLEGE ST | LLANO | TX | 78643 |
| 9 | 178345 | BIERSCHWALE TODD & CHERRIL | 15521 HIGHWAY 87 N | FREDERICKSBURG | TX | 78624 |
| 10 | 179317 | PRYOR STEPHEN R | 14028 TIMBERLINE TRL | AUSTIN | TX | 78737 |
| 11 | 180165 | HIGGS JENNIFER | 600 E COLLEGE ST | LLANO | TX | 78643 |
| 12 | 180179 | BUERGER LINDA G | 604 E COLLEGE ST | LLANO | TX | 78643 |
| 13 | 180206 | MC LEOD MYRON & SHERRY | 12942 ST HIGHWAY 71 | FREDONIA | TX | 76842 |
| 14 | 180223 | REVADA TONYA | PO BOX 986 | LLANO | TX | 78643 |
| 15 | 180258 | PARISHER MATTHEW C SR | 700 E OLLIE ST | LLANO | TX | 78643 |
| 16 | 183061 | WHEELIS QUARTER HORSES LLC | PO BOX 490 | LLANO | TX | 78643 |
| 17 | 183138 | UTTERBACK SANDRA KAY | 8515 WILD WIND PARK | GARDEN RIDGE | TX | 78266 |
| 18 | 183159 | LAND JERRY | 506 E GREEN ST | LLANO | TX | 78643 |
| 19 | 183205 | BOVE RAYMOND J III & KIMBERLY M | 509 E COLLEGE | LLANO | TX | 78643 |
| 20 | 183228 | OVERSTREET DEBORAH J | 505 E COLLEGE ST | LLANO | TX | 78643 |
| 21 | 183292 | UMFRID ELTON | PO BOX 65 | PONTOTOC | TX | 76869 |
| 22 | 185420 | WELLS JOE A AND DIANE | P O BOX 5627 | VALLEY SPRING | TX | 76885 |
| 23 | 187119 | LLANO CHRISTIAN ACADEMY | PO BOX 728 | LLANO | TX | 78643 |
| 24 | 191405 | BURKE LILLIE LOUISE | 1202 PEACH STREET | LLANO | TX | 78643 |
| 25 | 197433 | SMITH DEBORAH DIANE | 606 E WALLACE ST | LLANO | TX | 78643 |

BOVE VARIANCE 509 E COLLEGE



- City Street Labels
- City Streets
- Private Drives
- Local Road Labels
- State Hwy
- FM or RR Road
- County Road
- Other City Streets
- Private Drives
- Extra-territorial Jurisdiction
- City Limits
- Rivers
- Parcels

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- Other City Streets
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- Extra-territorial Jurisdiction
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Data displayed were gathered by the City of Llanos for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.



10/29/18 14:41

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SECTION 11 SF-2 - SINGLE FAMILY RESIDENTIAL DISTRICT

11.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-2, Single Family Residential District - 2 will provide for development of single family detached dwelling units on lots of not less than eight thousand (8,000) square feet.

11.2 PERMITTED USES:

A. Uses permitted in SF-2 District are outlined in Section 8

11.3 AREA REGULATIONS:

A. Size of Yards:

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Ten percent of lot width each side, but yard does not need to exceed eight feet (8') each side; eight feet (8') for corner lot adjacent to side street
3. **Minimum Rear Yard** - Ten feet (10')

B. Size of Lots:

1. **Minimum Lot Area** - Eight thousand (8,000) square feet (see Section 22.1 A)
2. **Minimum Lot Width** - Seventy feet (70')
3. **Minimum Lot Depth** - One hundred feet (100')

C. Parking Regulations

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
 - a. See Section 21, Off-Street Parking and Loading Requirements

D. Other Regulations

1. **Accessory Building and Use Regulations**, Section 23
2. **Special and Additional Supplementary Regulations**, Section 22
3. **Screening Fences and Wall Standards**, Section 25

City of Llano – Board of Adjustment

**Findings and Decision of the Board of Adjustment
Regarding Requested Variance**

A public hearing was conducted by the Board of Adjustment, in the City Council Chambers, Llano City Hall, 301 W. Main St., Llano, Texas at 5:30 p.m., November 19, 2018.

The Public Hearing was conducted for the purpose of receiving testimony, facts, documents and other evidence regarding the variance requested by _____ related to property located at 509 E College, Llano, TX 78643. The property owner requested the following variance: _____ to build a carport within the front and side yard setback requirements.

_____.

The Board of Adjustment has considered the testimony, facts, documents and other evidence presented regarding the requested variance, and makes the following findings:

YES / NO The literal enforcement of the zoning regulations of the City of Llano will create an unnecessary hardship or practical difficulty in the development of the affected property.

YES / NO The situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district.

YES / NO The relief sought will not injure the permitted use of adjacent conforming property.

YES / NO The granting of the variance will be in harmony with the spirit and purpose of the zoning regulations of the City of Llano, Texas.

Applicant

The Board of Adjustment of the City of Llano, Texas makes the above findings, and in accordance with said findings and appropriate action of the Board of Adjustment, the requested variance is hereby GRANTED / DENIED on this _____ day of _____, 2018_____.

Chairman
Board of Adjustment

Member
Board of Adjustment

Member
Board of Adjustment

Member
Board of Adjustment

Member
Board of Adjustment

Member
Board of Adjustment

City of Llano
Board of Adjustment
MOTION TO APPROVE

Moved by _____, second by _____ that the Board of Adjustment approve the request by Raymond Bove for the construction of a 20 X 20 carport on Oatman Addn Blk 3 Lot 7, of the City of Llano, Llano County, Texas encroaching on the front yard setback requirement of 5 feet. The Board of Adjustment finds that:

1. The literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property;
2. The situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district;
3. The relief sought will not injure the permitted use of adjacent conforming property; and
4. The granting of a variance will be in harmony with the spirit and purpose of these regulations

The Board of Adjustment further directs the Building Official to issue the building permit as approved.

Vote:

Lang _____

Miiller _____

Leverett _____

Bauman _____

Tudyk _____

Gilliland _____

City of Llano
Board of Adjustment
MOTION TO DENY

Moved by _____ , second by _____ that the Board of Adjustment approve the request by Raymond Bove for the construction of a 20 X 20 carport on Oatman Addn Blk 3 Lot 7, of the City of Llano, Llano County, Texas encroaching on the front yard setback requirement of 5 feet. The Board of Adjustment finds that:

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Vote:

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Miiller _____

Leverett _____

Bauman _____

Tudyk _____

Gilliland _____