

Chairman
Dwain Rogers



Board Members
Diana Firestone
Trecy Johnson
Frank Machuga
Binky Morgan

NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION, CITY HALL, 301 WEST MAIN STREET, OF LLANO, TEXAS 5:30 P.M. THURSDAY, JANUARY 20, 2022

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 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 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 a specific 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.

3. CONSENT AGENDA

1. Approval of minutes from Regular Called meeting on December 16, 2021, Planning and Zoning meeting.

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 replat of JC Ragsdale ABST # 614 .2836 AC and JC Ragsdale ABST #614 .2464 AC to be known as .530 AC of land out of the J.C. Ragsdale Survey No. 219 ABST No. 614.

5. REGULAR AGENDA

- A. Discussion and possible action regarding a replat of JC Ragsdale ABST # 614 .2836 AC and JC Ragsdale ABST #614 .2464 AC.

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, January 17, 2022, which is readily accessible to the public at all times. Said Notice remained so posted continuously for at least seventy-two (72) hours proceeding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.



Brenda Poe, TRMC, City Secretary

Date Posted 1-11-22



**NOTICE OF MEETING
OF THE PLANNING AND ZONING COMMISSION, 301 W MAIN,
LLANO, TEXAS, THURSDAY, DECEMBER 16, 2021.**

Board members present: Chairman Dwain Rogers, Diana Firestone, Frank Machuga, Binky Morgan

Board members absent: Trecey Johnson

7. CALL TO ORDER- Chairman Rogers called the meeting to order a 5:35 p.m.

8. PUBLIC COMMENTS-(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 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 a specific 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.

9. CONSENT AGENDA

1. Approval of minutes from Regular Called meeting on November 18, 2021, Planning and Zoning meeting. **A motion to approve the consent agenda was made by Diana Firestone, with a second by Frank Machuga. The motion carried, all in favor.**

10. 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 replat of North Addition all NW 1/, PT NE ¼ & PT SW ¼ of BLK 8, City of Llano, Llano County, Texas to be known as Tract 1 NW .322 AC of BLK 8 Old Town North, Tract 2 NE .432 AC of BLK 8 Old Town North, and Tract 3 SW .408 AC of BLK 8 Old Town North, City of Llano, Llano County, Texas.

The public hearing was opened at 5:35 p.m. Tambra Lawley spoke. The hearing closed at 5:50 p.m.

11. REGULAR AGENDA

- B. Discussion and possible action regarding a replat of LTS 14, 15, & 16 BLK 88 Holden's Addition to be known as LTS 14A & 16A, BLK 88 Holden Addition, City of Llano, Llano County, Texas. **The motion made by Binky Morgan, with a second by Diana Firestone, to send the replat to council for approval.**

- C. Discussion and possible action regarding a replat of North Addition all NW 1/4, PT NE ¼ & PT SW ¼ of BLK 8, City of Llano, Llano County, Texas to be known as Tract 1 NW .322 AC of BLK 8 Old Town North, Tract 2 NE .432 AC of BLK 8 Old Town North, and Tract 3 SW .408 AC of BLK 8 Old Town North, City of Llano, Llano County, Texas. **The motion was made by Diane Firestone, with a second by Frank Machuga, to send the replat of NW 1/4, PT NE ¼ & PT SW ¼ of BLK 8, City of Llano,**

**Llano County, Texas to council subject to getting a variance approval for the existing structure.
All in favor, motion carried, none opposed.**

12. ADJOURNMENT

The planning and zoning meeting closed at 5:57 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 Monday, December 13, 2021, which is readily accessible to the public at all times. Said Notice remained so posted continuously for at least seventy-two (72) hours proceeding the scheduled time of said Meeting. I further certify that the following news media were properly notified of this meeting as stated above.

VACATION OF PLAT
REQUEST FORM

Name: Felipe Monroy Date Dec. 07, 2021
Address: 407 E Sandstone

Phone: 512-645-9054 Email FMONROY899@gmail.com

Nature of Request

Lot 405 E Sandstone combined with
Lot 407 E. Sandstone to become 407 East Sandstone

35901

Ltr

JC Ragsdale ABST # 614 Dec 28 36 AC 405
id 464 AC

Plat Name: _____

Vol. _____ Pg. _____

Legal description for area of request Attached .530 of an Acre of
land out of the J.C. Ragsdale Survey No 219 Abstract No. 614
in the City of Lawton

Zoning District of request SF1

Present zoning requirement SF1

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 \$.52 per certified/return receipt
letter mailed, depending on the number of property owners notified)

Owner(s) Signature _____

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

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

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

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOC.
111 W. Main St.
P.O. Box 74
Llano, TX 78643
(325) 247-4510
llanosurveying.com
TMM Registration #: 100002-00



FRED COOK AND
CATHERINE IRWIN COOK
0.525 AC. S&E 0.168 AC.
1560/2376 L.C.O.P.R.

HARLOW LIVING TRUST
0.295 AC.
1546/1411 L.C.O.P.R.

51.19' pass 1.65'
left of a 3/8" iron
rod found for the
northwest corner of
said 0.29 of an acre
Samford tract

3/8" IRF FROM WHICH
THE NEC OF SAID
SAMFORD TRACT LIES
S 56°43'39" W 7.30'

L.G. BRUMLEY &
GLENDA BRUMLEY
758/318
L.C.O.P.R.

ROY GOFF
421/346 L.C.D.R.
DESC. IN
79/384 L.C.D.R.



SCALE: 1"=40'
BASIS OF BEARING IS TEXAS STATE
PLANE COORDINATE SYSTEM NAD83
CENTRAL ZONE (4203)
DISTANCES ARE GRID
C.S.F.=0.9998445475

FLOOD INFORMATION:
THE SUBJECT PROPERTY DEPICTED
HEREON DOES NOT LIE WITHIN A
SPECIAL FLOOD HAZARD AREA, AS
SHOWN ON F.E.M.A.'S FLOOD
INSURANCE RATE MAP No.
48299C0195D
EFFECTIVE DATE: 1/29/21



ROBERT A. GUANAJARTE
& LINDA H. GUANAJARTE
1325/704 L.C.O.P.R.

0.530 ACRE
FELIPE MONROY AND
MARIA MONROY
(0.53 OF AN ACRE)
DOC#: 20-03293 L.C.O.P.R.

J.C. RAGSDALE

FRANCISCO AVILES AND
MARIA AVILES
1377/666 L.C.O.P.R.

0.253 ACRE
FRANCISCO AVILES MALDONADO &
MARIA ISABEL PEREZ DE AVILES
1107/934 L.C.O.P.R.

RECORD DESCRIPTION IN
1107/934 L.C.O.P.R.
DOES NOT FORM A
MATHEMATICALLY CLOSED FIGURE

B. SANDSTONE STREET
(80' R.O.W.)

LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ ALUM CAP "LLANOSURVEYING"
⊙	CAPPED IRON ROD FOUND
⊕	CUT T-POST FOUND
▲	800 NAIL FOUND
⊗	"X" FND IN CONC. CURB
⊙	FENCE POST
⊕	CALCULATED POINT
- - -	WOOD FENCE
- - -	CHAIN LINK FENCE
()	RECURRING INFORMATION
P.O.B.	POINT OF BEGINNING

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 18th DAY OF DECEMBER, 2020, WITNESS MY HAND AND SEAL THIS THE 24th DAY OF FEBRUARY, 2021.

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

THIS SURVEY WAS COMPLETED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT. OTHER INTERESTS
MAY EXIST WHICH ARE NOT SHOWN HEREON.

PHYSICAL ADDRESS: 407 EAST SANDSTONE STREET, LLANO, TEXAS, 78643
LEGAL DESCRIPTION: 0.530 OF AN ACRE OF LAND OUT OF THE J.C. RAGSDALE SURVEY NO. 219, ABSTRACT NO. 614, IN THE CITY OF LLANO, LLANO COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND CALLED 0.53 OF AN ACRE DESCRIBED IN DEED TO FELIPE MONROY AND MARIA MONROY IN DOC. #20-03293, LLANO COUNTY OFFICIAL PUBLIC RECORDS, AS FOUND USED AND OCCUPIED UPON THE GROUND
FIELDLED: 12/18/20 CRBW: DH, YC, JPI DRAFTED: 2/24/21
BY: RDJ JOB#: 20090801