



NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION  
CITY HALL, 301 WEST MAIN STREET, OF LLANO, TEXAS  
5:30 P.M. THURSDAY, AUGUST 18, 2022

## Minutes

**Board Members present: Dwain Rogers-chairman, Diane Firestone, Charlie Simpson**

**Board Members absent: Binky Morgan, Clayton Tucker**

**1. CALL TO ORDER- Chairman Rogers called the meeting to order at 5:30 p.m.**

**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 July 21, 2022.

**A motion to approve the consent agenda was made by Diane Firestone, with a second by Charlie Simpson. Motion carried all in favor, none opposed.**

**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 J C Ragsdale ABST 614 .930 AC and Oatman Addition BLK 1 PT of LT D .239 AC Llano, Llano County, Texas to be known as Bark Central, Llano, Llano County, Texas.

b. The City of Llano Planning and Zoning Commission will conduct a public hearing to receive written or hear oral testimony regarding a rezone of J C Ragsdale ABST 614 6.570 AC from Agricultural to Single Family - 4 (SF-4).

c. The City of Llano Planning and Zoning Commission will conduct a public hearing to receive written or hear oral testimony regarding a rezone of L I & F BLK 106 LTS 9-12 .6878 AC and L I & F BLK 107 LTS 9-16 from Single Family-2 (SF-2) to Commercial District.

d. 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 office, general, professional in a single family – 2 (SF-2) District at 709 Flag Street.

e. 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 a bed and breakfast in a single family – 1 (SF-1) District at 709 Flag Creek Drive.

f. 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 a bed and breakfast in a single family – 2 (SF-2) District at 305 W Tarrant.

**The public hearing was opened at 5:31 p.m. The hearing closed at 6:02 p.m.**

**5. REGULAR AGENDA**

a. Discussion and possible action regarding a replat of J C Ragsdale ABST 614 .930 AC and Oatman Addition BLK 1 PT of LT D .239 AC Llano, Llano County, Texas to be known as Bark Central, City of Llano, Llano County, Texas.

b. Discussion and possible action regarding a rezone of J C Ragsdale ABST 614 6.570 AC.

**A motion was made by Diane Firestone, with a second by Charlie Simpson to send the rezone for J C Ragsdale ABST 614 6.570 AC to council. Motion carried all in favor, none opposed.**

c. Discussion and possible action regarding a rezone of L I & F BLK 106 LTS 9-12 .6878 AC and L I & F BLK 107 LTS 9-16.

**Motion made by Charlie Simpson, with a second by Diane Firestone, to accept the rezone. Dwain Rogers suggested to amend the motion to send it to council. A motion was made by Charles Simpson, with a second by Diane Firestone to send the rezone for L I & F BLK 106 LTS 9-12 .6878 AC and L I & F BLK 107 LTS 9-16 to council. Motion carried all in favor, none opposed.**

d. Discussion and possible action regarding a specific use permit to allow an office, general, professional in a single family – 2 (SF-2) District at 709 Flag Street.

**A motion was made by Diane Firestone, with a second by Charlie Simpson to send the SUP for 709 Flag Stret to council. Motion carried all in favor, none opposed.**

e. Discussion and possible action regarding a specific use permit to allow a bed and breakfast in a Single Family – 1 (SF-1) at 709 Flag Creek Drive.

**A motion was made by Clayton Tucker, with a second by Charlie Simpson to reject the SUP for 709 Flag Creek Drive because of two opposed notifications. Motion carried all in favor, none opposed.**

f. Discussion and possible action regarding a specific use permit to allow a bed and breakfast in a Single Family -2 (SF-2) District at 305 W Tarrant Street.

g. **A motion was made by Diane Firestone, with a second by Charlie Simpson to reject the SUP for 305 W Tarrant because of one opposed notification. Motion carried all in favor, none opposed.**

6. **ADJOURNMENT-Chairman Rogers adjourned the meeting at 6:04 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, August 15, 2022, which is always readily accessible to the public. 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.



Kim Wagner, TRMC, Interim City Secretary