

ORDINANCE NO.   1342  

**AN ORDINANCE OF THE CITY OF LLANO, TEXAS AMENDING ZONING ORDINANCE NO. 735, SECTION 8B-1 AND ESTABLISHING SPECIFIC USE PERMIT NO. 351 ALLOWING A BED AND BREAKFAST IN A SINGLE FAMILY – 2 (SF-2) DISTRICT, PROPERTY AS DESCRIBED HEREIN; WITH STIPULATIONS DESCRIBED HEREIN; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY, SAVINGS, SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.**

**WHEREAS**, at its meeting held on the 16th day of February, 2017, the Planning/Zoning Commission did consider and make recommendations on a certain request for a Specific Use Permit to place a bed and breakfast in a Single Family – 2 (SF-2) District. Physical address is 1307 Wright Street. Legal description is Lots 1 & 2 and the east 9.07 feet of Lot 3, Block A-3 of the Miller Addition.

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LLANO, TEXAS.**

SECTION I.

That Specific Use Permit No. 351 is hereby established for the premises located at 1307 Wright Street, Llano, Texas, and more specifically described on the attached Exhibit A, providing for the following use:

Bed and Breakfast

SECTION II.

That development shall be in accordance with all special conditions, restrictions, and regulations.

None

SECTION III.

That the official Zoning Map of the City of Llano shall be amended to reflect the provisions of this ordinance and in accordance with Section 20.2 of Ordinance No. 735 of the City of Llano, Texas.

SECTION IV.

That any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in the City of Llano Ordinance No. 735, as amended, by a fine not to exceed one thousand dollars (\$1,000); and each day or portion thereof during which the violation is committed, continued or permitted shall be a separate offense.

SECTION V.

That if any section, sub-section, paragraph, clause, phrase, or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provisions hereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI.

That Ordinance No. 735, otherwise known as the Zoning Ordinance of the City of Llano, as amended, shall remain in full force and effect.

SECTION VII.

That this ordinance shall become and be effective on and after its adoption.

PASSED AND APPROVED this the 21<sup>st</sup> day of February, 2017



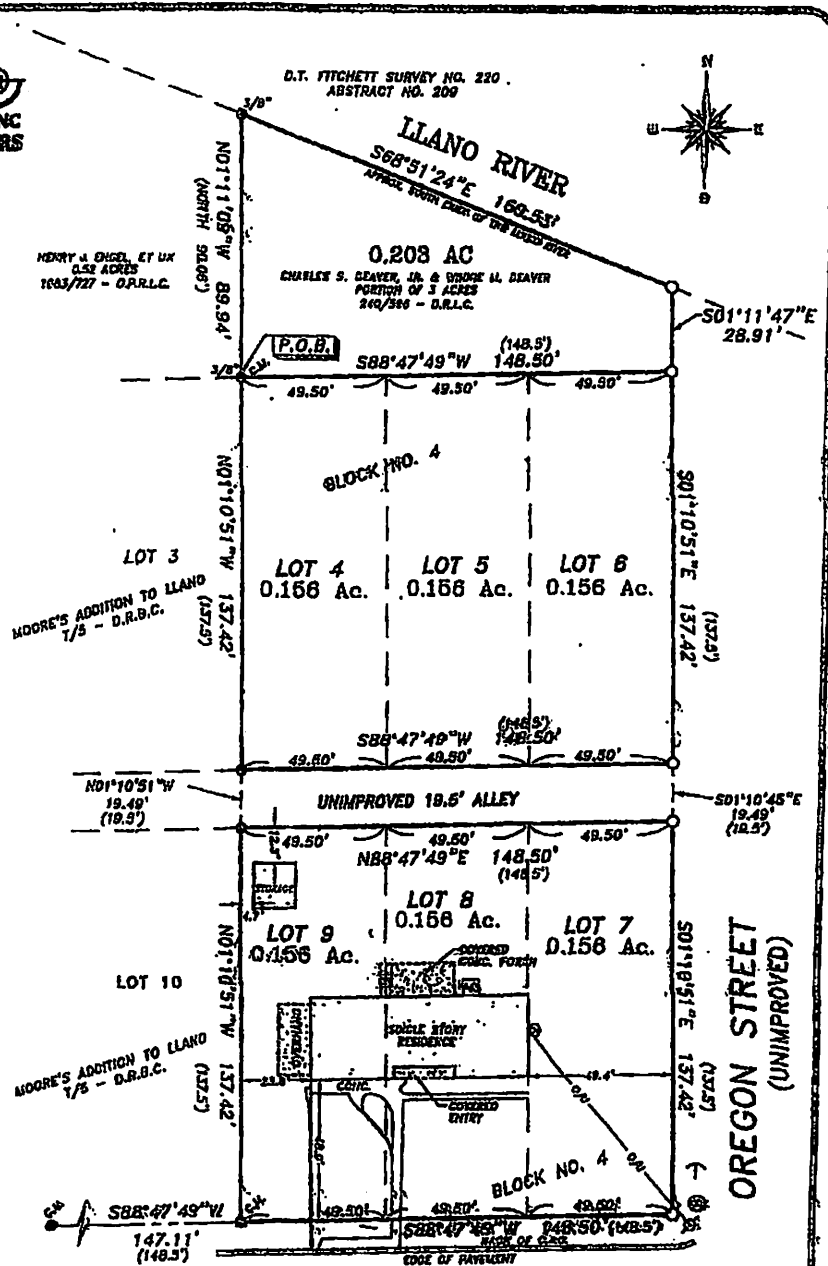
*Mike Reagor*  
Mike Reagor, Mayor

ATTEST:

*Toni Milam*  
Toni Milam, City Secretary



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH 5638 PROPERTY CAP
...	VOLUME/PAGE
D.R.L.C.	DEED RECORDS LLANO CO.
O.P.R.L.C.	OFFICIAL PUBLIC RECORDS OF LLANO COUNTY
C.M.	CONTROLLING MONUMENT RECORD INFO/SUBJECT
( )	
AC	AIR CONDITIONER
U	UTILITY POLE
G	GUY WIRE
OU	OVERHEAD UTILITY
W	WATER METER
E	ELECTRIC METER
CO	CLEAN OUT



NOTES:  
1) ENTIRE PROPERTY IS LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48289C01000 & 48289D010, EFFECTIVE 03/02/2012.  
2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.

**BOUNDARY SURVEY**

LOCAL ADDRESS: 1101 DEATS STREET, CITY OF LLANO, TEXAS.

LEGAL DESCRIPTION: BEING ALL OF LOT 4, LOT 5, LOT 6, LOT 7, LOT 8 & LOT 9, BLOCK 4 OF MOORE'S ADDITION TO LLANO, LLANO COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 5 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, ALSO BEING A 0.203 ACRE TRACT OUT OF THE D.T. FITCHETT SURVEY NO. 220, ABSTRACT NO. 209, LLANO COUNTY, TEXAS, FURTHER BEING THE SAME TRACT OF LAND AS CONVEYED TO CHARLES S. DEAYER, JR. AND WINNIE M. DEAYER IN VOLUME 240, PAGE 696 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS, SAID 0.203 ACRE TRACT OF LAND BEING DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY OF EVEN DATE.

SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
SUBJECT TO CURRENT CITY OF LLANO ZONING AND LAND USE ORDINANCES.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



*K.P. Cupplin* DATED 10/5/12  
KYLE P. CUPPLIN, R.P.L.S. NO. 5938

1 2 3 4	PROJ. NO. 12485	1932 WEST HR. 1431	SCALE 1" = 80'	2
	PREPARED FOR: RONNIE DEAYER, JR.	PO BOX 1085	0 25 50	1
	TECH: C. CUPPLIN	KINGSLAND, TX 76659	DATE	NO.
	APPROVED: K. CUPPLIN	PH 325-370-3300 FAX 325-388-3320	DESCRIPTION	
	FIELDWORK PERFORMED ON: 9/24/12	WWW.CUPPLINASSOCIATES.COM	REVISIONS	