

**ORDINANCE NO. 1232**

**AN ORDINANCE OF THE CITY OF LLANO, TEXAS AMENDING ZONING ORDINANCE NO. 735, SECTION 8B-1 AND ESTABLISHING SPECIFIC USE PERMIT NO. 336 ALLOWING A DENTAL OFFICE IN A SINGLE FAMILY – 1 (SF-1) OVERLAY 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 24<sup>TH</sup> of September, 2012, the Planning/Zoning Commission did consider and make recommendations on a certain request for a Specific Use Permit to place a dental office in a Single Family – 1 (SF-1) Overlay District. Physical address is 1807 Ford Street. Legal description is STITH ADDN TR 3 0.330 AC; AND

**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. 336 is hereby established for the premises located at 1807 Ford Street, Llano, Texas, and more specifically described on the attached Exhibit A, providing for the following use:

Dental Office

**SECTION II.**

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

Security lighting shall be from the inside of the property only, and signage to be no larger than 6 x 6 in size attached to the residence

**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 19<sup>th</sup> day of November , 2012.



*Mike Reagor*  
Mike Reagor, Mayor

ATTEST:

*Toni Milam*  
Toni Milam, City Secretary