

## **ORDINANCE NO. 1485**

**AN ORDINANCE OF THE CITY OF LLANO, TEXAS AMENDING ZONING ORDINANCE NO. 735, SECTION 8B-1 AND ESTABLISHING SPECIFIC USE PERMIT 376 ALLOWING AN ACCESSORY DWELLING 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 17th day of November 2022, the Planning and Zoning Commission did consider and make recommendations on a certain request for a Specific Use Permit to allow an accessory dwelling in a Single Family – 2 (SF-2) District. The physical address is 306 E Green St. Legal description is SOUTH ADDN BLK 45 FRACTION OF LT 180 & J C RAGSDALE ABST 614 0.1545 AC then the town of Llano, Llano County, TX.

**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 is hereby established for the premises located at 306 E Green, Llano, Texas, and more specifically described on the attached Exhibit A, providing for the following use:

Accessory Dwelling

### **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, subsection, 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 5th day of December 2022**

  
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Kelli Tudyk, Mayor

ATTEST:

  
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Kim Wagner, TRMC, City Secretary