

DRAFT- Planning and Zoning Commission  
Public Hearing & Regular Meeting  
City of Blanco  
Minutes of the Meeting  
September 12, 2022

Members: Susan Moore, Loris Perkins, Brandon Carlson, Heinz Roesch, Marissa Mensik, Lynn DeVincenzo, Laura Swinson

**REGULAR MEETING**

**1. The meeting was called to order at 6:30 p.m.**

**2. A quorum was established.**

Commissioners: Moore, Perkins, Carlson, Roesch, Mensik, DeVincenzo, Swinson

**4. Announcements (No Action May be Taken)**

None

**5. Public Comments**

None

**OPEN PUBLIC HEARING 6:31 PM:**

**Voluntary Annexation of 4.09 Acre Property at Rocky Roads Estates located in the Horace Eggleston Survey No. 24 Abstract No. 1, Blanco County, Texas.**

No one appeared at meeting to speak.

**CLOSE PUBLIC HEARING:**

**OPEN REGULAR MEETING: 6:34pm**

**PRESENTATIONS:**

- 1. Tommy McClung, Engineer with Atlas Design Services, is working with the 281 Overlay Committee** – Atlas and the 281 Committee have completed the citizen surveys and citizen workshop for the new 281 zones in the City of Blanco and are now looking for options for the survey results. Next steps are the logistics of the implementation of the deliverables which are best practices, zones, and public input. They are working with the 281 Committee and hope to have these actions completed and able to present to P&Z in October and City Council in November. Warren is to forward a copy of the presentation to commission members.  
**(No Action)**
- 2. Update on ordinances by Warren Escovy, City Administrator** – The Community Enforcement Officer is in training. The City Administrator and Enforcement Officer have been pulling down bandit signs in right of ways. They are starting with small steps since this process is new to Blanco. No citations for items out of compliance have been given. The Enforcement Officer is currently leaving a door hanger or sending a letter to the property owner, and the property owner should call the city to discuss. The focus is on health & safety (UDC Chapter 7), risks to citizens, which includes very tall grasses well over a foot high, and loose animals where health & safety risks could arise. Some issues are loose chickens that could pose a health risk and predator risk to citizens. The administration is working on how to handle animals that do not belong to the property owner. Currently, the city does not have an animal containment facility. Enforcement would like the owner to call the city to discuss the issue if a door hanger or letter is received. Warren stated there are a couple of different ways to go forward; UDC and Ordinance code enforcement and community standards, or a complaint based approach, which I am not in favor of doing as it puts the burden on the citizens and could result in unfair compliance. The city council will need to decide which way to go forward.  
**(No Action)**

**NEW BUSINESS:**

**1. Approval of Minutes of Regular Meeting August 1, 2022.**

Commissioner Swinson made a motion to approve the minutes. Commissioner Roesch 2<sup>nd</sup> the motion.  
Passed Unanimously.

**2. Approval of Voluntary Annexation of 4.09 acre property at Rocky Road Estates located in the Horace Eggleston Survey No. 24, Abstract No. 1, Blanco County, Texas**

Tabled. owner discussing plans with City Administration.

**3. Discuss UDC update items – review at October Meeting – (No Action)**

Discussed how to determine what updates are needed. Commissioners Carlson & Swinson would like the UDC simplified for business owners so they can read the UDC and know what is required. The sign ordinance is hard to determine what is allowed for what type property. The City Administrator would like people to call his office to discuss requirements, so there are no misunderstandings. Chair Moore agrees that we need to look at ways to clarify the regulations in the UDC code that would be helpful to people that need to understand the city rules. Commission DeVincenzo discovered a few items that may need language updates, and would like requirements like response days, and allowed distance footage for certain business types to be more consistent throughout the UDC so it is easier to know the rules. All Commissioners would like to have a workshop for UDC changes and garner citizen input. Warren thought that could be done. Chair Moore is agreeable to having workshops for more community input after the meeting in October and before the required public hearing. Chair Moore asked the Commissioners to send her their requested changes and she will distribute the information to all commissioners for the review of the UDC at the next meeting.

**ADJOURN:**

Commissioner Carlson made a motion to adjourn and Commissioner Perkins 2<sup>nd</sup> the motion.  
Adjourned at 7:53 PM

Submitted by Lynn DeVincenzo  
Secretary, Planning and Zoning Commission