

Planning and Zoning Commission
City of Blanco
Minutes of the Meeting
August 1, 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 6:35 p.m.

2. A quorum was established.

Commissioners: Moore, Perkins, Carlson, Roesch, Swinson (Mensik-Absent/DeVincenzo-Vacation)

4. Announcements (No Action May be Taken)

None

5. Public Comments

None

NEW BUSINESS:

1. Approval of Minutes of Training Workshop, June 1, 2022.

Commissioner Perkins made a motion to approve the minutes. Commissioner Carlson 2nd the motion. Passed Unanimously.

2. Approval of the Regular Meeting, July 11, 2022

Discussion to correct the approval of the minutes on Item 2. *Correct the minutes to reflect Commissioner Carlson made a motion to approve. Commissioner DeVincenzo 2nd the motion. Passed Unanimously.*

Commissioner Carlson approved the minutes with the correction as discussed. Commissioner Perkins 2nd the motion. Passed Unanimously.

3. Discussion and Take Action on Approval of Los Altos Subdivision, Phase 1, Final Plat, Located at 11th Street and Mesquite. (Owner: Hugo Elizondo, Jr., JLE Investment Properties, LLC.)

In June 2020, after a public hearing, Planning & Zoning and the City Council approved the plans for the PDD for Los Altos Subdivision, which included Phase 1 and Phase 2. This meeting is to discuss and take action on the Final Plat approval for Phase 1, which is the east half of the property bordering Mesquite Street. The City Administrator informed the Commission the developer has met all the requirements of the final Plat, for the PDD, and has approved plans. Drainage from Lots 1,2,3 was questioned. City Administrator stated he would review the drainage study before Phase 2 is brought before the Commission. **There was no one at the meeting to represent the owner or answer any questions.**

After much discussion, the Commission discovered two errors in **Exhibit F page 17** (Infrastructure Improvements).

Item 1 states the utilities would be located “West” of Greenlawn Parkway > should be “East” of Greenlawn Parkway.

Item 2 states 4-foot-wide sidewalks along 11th and 12th Street from Greenlawn Parkway to Mesquite Street > should be 5-foot-wide sidewalks. Note: The concrete sidewalks are correctly stated at 5 feet in width in the Ordinance on page 8, sec. 2.4.10.

Commissioner Perkins made a motion to approve the Final Plat for Phase 1 as submitted, with the City Council addressing the correction of the two errors in Exhibit F, page 17 as stated above. Commissioner Roesch 2nd the motion. Passed Unanimously.

4. Introduction of Jonathan Wheeler, Community Compliance, City of Blanco.

City Administrator, Warren Escovy, introduced Jonathan as the new Community Compliance Officer. He is working on his certification for Code Enforcement Officer. Anything that must actually be enforced will have to be handled by the Police Department at this time. He will be submitting weekly reports on everything he is doing which can be sent to P&Z and City Council. He is starting with signs, tall grass and minor issues first.

Jonathan spoke to the commission. He stated that he will be working with the Blanco Police Department for any citations that will need to be issued. He will enforce city code violations by alerting citizens of those violations and giving them alternatives on how to correct the issue. It may be a slow process, but he hopes we can see a change and the people will know and the community can see that change.

ADJOURN:

Commissioner Carlson made a motion to adjourn. Commissioner Roesch 2nd the motion. The motion passed Unanimously.

Meeting adjourned at 7:09pm.

Submitted by Susan Moore
Chairman, Planning & Zoning Commission