

**Notice of Regular Meeting and Public Hearing
Of the Planning and Zoning Commission
For the City of Blanco
March 4, 2024, 6:00 PM
Byars Building, 308 Pecan Street, Blanco, Texas 78606**

Please join my meeting from your computer, tablet, or smartphone.

Video call link: <https://meet.google.com/sqq-gnib-sau>

Or dial: (US) +1 601-844-2837 PIN: 303 703 233#

Notice is hereby given that a Regular Meeting and Public Hearing of the Planning and Zoning Commission of the City of Blanco will be held on March 4, 2024, at 6:00 p.m., Byars Building, 308 Pecan Street, Blanco, Texas 78606. You may also participate online via video/audio conference at the link listed in the notice above.

REGULAR MEETING:

1. Call Meeting to Order
2. Establish a quorum. (Brandon Carlson, Chair, Julie Alexander-Shacklett, Vice-Chair, Lynn DeVincenzo, Secretary, Marissa Mensik, Andrew Forsberg, Candy Cargill, and Cathleen Inman)
3. Announcements (No Action May be Taken)
Public Comments: The planning and Zoning Commission welcomes **public comments** at this point. Speakers must sign up before the meeting begins and indicate the subject the speaker wishes to address. Speakers are limited to three (3) minutes each, which cannot be donated from one speaker to another. The Commission cannot respond to matters not listed on the agenda until a future meeting.

OPEN PUBLIC HEARING:

1. Approval of proposed variance to allow a hair salon, (home business) in the R-3 zone at 302 2nd Street (Lots 9 and 10, Block 13, Abstract 5B0001), Blanco, Texas 78606 (Property Owner: Patrick Warren Smith).

CLOSE PUBLIC HEARING:

OPEN REGULAR MEETING:

NEW BUSINESS:

1. Consideration, Discussion, and Take Possible Action on Approval of proposed variance to allow a hair salon, (home business) in the R-3 zone at 302 2nd Street (Lots 9 and 10, Block 13, Abstract 5B0001), Blanco, Texas 78606 (Property Owner: Patrick Warren Smith).
2. Consideration, Discussion, and Take Possible Action on Approval of Los Altos Subdivision, Phase 2, Final Plat, 2.20 Acre Tract (Block 2), Blanco, Texas 78606 (Property Owner: JLE Investment Properties, LLC).

3. Consideration, Discussion, and Take Possible Action on Approval of proposed amendments to the Unified Development Code (UDC) Section 5.4 Lot Standards, Section 5.7 Residential Design Standards (Reducing the Maximum Block Size to 275 Feet and Applying the Same to all Zoning Types, subject only to Council-approved Exceptions), Section 7.2 Streets, and Definitions: Section 1.13 Street Length and Block/Block Length.
4. Approval of Minutes of the Regular Meeting and Public Hearing, February 5, 2024

OLD BUSINESS:

1. Consideration and Discussion Regarding Amendments to the current Sign Ordinance 2011-392.

ADJOURN:

The Planning and Zoning Commission for the City of Blanco has the right to adjourn into executive session at any time during this meeting to discuss any matter authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development). The Planning and Zoning Commission for the City of Blanco may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

Notice is hereby given that a possible quorum of the City Council of the City of Blanco may be in attendance at the Planning and Zoning Commission Meeting of the City of Blanco. No action by the City Council shall be taken.

I, the Undersigned Authority, do hereby certify that the above Notice of Meeting of the City of Blanco, Texas is a true and correct copy of the said Notices and that I posted a true and correct copy of said Notice in the window in the City Hall of said City of Blanco, Texas at a place convenient and readily accessible to the general public at all times and said Notice was posted on the 1st day of March 2024 before 5:00 pm and remained so posted continuously for at least 72 hours preceding the scheduled time of the meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodation and interpretive services must be made 48 hours prior to the meeting. Contact City Hall at 830.833.4525.


Laurie A. Cassidy, TRMC
City Secretary