

**Notice of Regular Meeting and Public Hearing
Of the Planning and Zoning Commission
For the City of Blanco
April 7, 2025
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/dmt-vhec-ksn>

Or dial: (US) +1 570-399-3444 PIN: 347 433 280#

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 April 7, 2025, 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, Andrew Forsberg, Cathleen Inman, Secretary, Matt Herden, Karl Cloninger, and Tiffany Purdue)
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 HEARINGS:

1. Approval of Variance as per Chapter 9, Section 5 Subdivision and Land Development; 5.4 Lot Standards/Table 5.1 and the property owner is seeking dual building line variance encroachment on the existing building line in the C-1 Zone at 713 Chandler Street (Pittsburg, Block SE PT 38, 0.93 Acres), Blanco, Texas 78606, (Property Owner: Guido DeVita, IL Garagista, Inc.).
2. Approval of Variance to allow 1) rezone entire block to C-1 (Commercial) and 2) A special use permit (SUP) to allow contractor services on a commercial property, all the existing home to stay as a non-conforming use in a C-1 Zone, allow multiple building line encroachments for new and existing buildings in a C-1 Zone at 1105 Elm Street (Harrison Heirs, Blk. 18, Lot Pt of 0.7980 Acres), Blanco, Texas 78606, (Property Owner: Sean Brandon Cole.).

CLOSE PUBLIC HEARINGS

OPEN REGULAR MEETING:

NEW BUSINESS:

1. Consideration, Discussion, and Take Possible Action on Approval of Variance as per Chapter 9, Section 5 Subdivision and Land Development; 5.4 Lot Standards/Table 5.1 and the property owner is seeking dual building line variance encroachment on the existing building line in the C-1 Zone at 713 Chandler Street (Pittsburg, Block SE PT 38, 0.93 Acres), Blanco, Texas 78606, (Property Owner: Guido DeVita, IL Garagista, Inc.).
2. Consideration, Discussion, and Take Possible Action on Approval of Variance to allow 1) rezone entire block to C-1 (Commercial) and 2) A special use permit (SUP) to allow contractor services on a commercial property, all the existing home to stay as a non-conforming use in a C-1 Zone, allow multiple building line encroachments for new and existing buildings in a C-1 Zone at 1105 Elm Street (Harrison Heirs, Blk. 18, Lot Pt of 0.7980 Acres), Blanco, Texas 78606, (Property Owner: Sean Brandon Cole.).
3. Approval of Minutes of the Regular Meeting, March 3, 2025.
4. Consideration, Discussion, and Take Possible Action regarding parking issues on 4th Street and possible 60 degree angled parking from You Got It/4th and Pecan to Texas Cannon and then parallel parking at Buchanan's.
5. Consideration, Discussion, and Take Possible Action on Approval of Vacant Buildings in the Historic District Ordinance.
6. Consideration, Discussion, and Take Possible Action on Approval of Revisions to 120-day stay of demolition Ordinance.

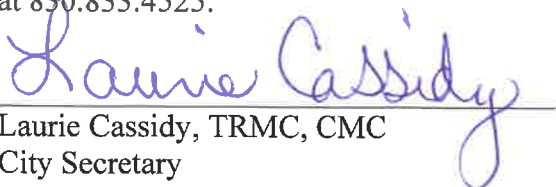
ADJOURN:

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 3rd day of April 2025 before 6:00 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 Cassidy, TRMC, CMC
City Secretary