

**Minutes of Regular Meeting
Of the Planning and Zoning Commission
For the City of Blanco
April 7, 2025, 6:00 PM
Byers Building, 308 Pecan Street, Blanco, TX 78606**

REGULAR MEETING

1. Call to order 6:00 pm
2. Establish a Quorum. Brandon Carlson (Chair), Matt Hernden, Andrew Forsberg, Cathleen Inman (Secretary), Julie Alexander-Shackett (Vice-Chair), Karl Cloninger, Tiffany Perdue
3. Announcement – None

OPEN PUBLIC HEARING

NEW BUSINESS

1. Approval of Minutes of Regular Meeting March 3, 2025.
Commissioner Inman moved to table approval of minutes because they weren't in the packet.
Commissioner Hernden seconded, **unanimously approved.**
2. Discussion regarding Variance request for 713 Chandler Street.
3. Discussion regarding Variance request for 1105 Elm Street.
4. Discussion 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 Buchannan's.
 - a. Discussion for a 4 way stop and crosswalk.
 - b. Warren will get a meeting set up with TxDot.
5. Vacant Business Ordinance for Historic Blanco – Hernden moved to table, Perdue seconded.
unanimously approved.
6. Remove Rudy petition from agenda. Julie moved, Andrew seconded. **Unanimously approved.**

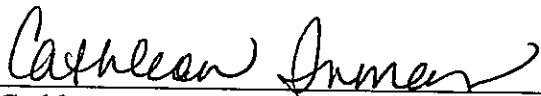
OLD BUSINESS

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.)
Commissioner Alexander-Shackett moved to approve the Special User Permit to allow for restaurant drive through window as per Table 4.4 of the UDC on a property zoned as R-5 at 603 Main Street. Commissioner Forsberg seconded, **unanimously approved.**

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). Motion to rezone all Sean Brandon Cole's property to C1 with stated stipulations and leave the home in R-5. Julie Alexander-Shackett moved, Commissioner Forsberg seconded. **unanimously approved.**
- Stipulations:

1. Permit be pulled for existing work within 30 days of variance approval
2. Subdivision plat to be filed within 30 days of variance approval
3. Drainage plan be submitted within reasonable time of variance approval (60 days)
4. A certificate of occupancy will not be issued without items 1-3 having been met

ADJORN 7:21 pm, Commissioner Hernden made motion to adjourn, seconded by Commissioner Forsberg, **unanimously approved.**



Cathleen Inman, Planning and Zoning Commission Secretary
City Secretary