

**Regular Meeting and Public Hearing  
Of the Planning and Zoning Commission  
For the City of Blanco  
July 1, 2024, 6:00 PM  
Byars Building, 308 Pecan Street, Blanco, Texas 78606**

**REGULAR MEETING:**

1. Call Meeting to Order **6:00 PM**
2. Establish a quorum. Brandon Carlson, Chair, Julie Alexander-Shacklett, Vice-Chair, Lynn DeVincenzo, Secretary, Andrew Forsberg, and Cathleen Inman all present
3. Announcements **NONE**

**OPEN PUBLIC HEARINGS:**

1. Approval of Special Use Permit to allow lot size variance at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo). **No comments.**
2. Approval of New Short-Term Rental permit, Main Street at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo). **No comments.**
3. Approval of Special Use Permit to allow building setback variance at 619 Live Oak Street (Anna Harrison, Blk 11 (NE ¼), 0.4429 acres, Blanco, Texas 78606, (Property Owner: Michael and Denise Crisp). **Douglas Schmoee received notification letter from city about Live Oak Street. He sent city a protest letter for Live Oak Street request. The city letter does not give any information about what the issue is. Not in favor of city issuing variance to build large garage on property line. That landowner should know restrictions. Their pool equipment is already too close, too.**

**OPEN REGULAR MEETING: 6:09 PM**

**NEW BUSINESS:**

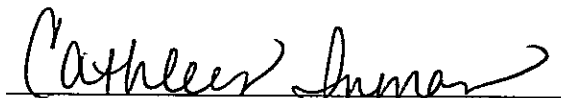
1. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow lot size variance at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo). **Commissioner DeVincenzo recused from voting. Home structures would have no changes to their footprints, and setbacks have been same since before 2000 & 1950s. Matter of making official delineation line of the 2 homes. Homes have separate utilities hookups. Commissioner Alexander-Shacklett made motion to approve, Commissioner Forsberg seconded. Unanimously approved.**
2. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental permit, Main Street at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo). **Commissioner DeVincenzo recused from voting. None in immediate area. R5 zoning desirable area for STRs. Commissioner Alexander-Shacklett made motion to approve, Commissioner Forsberg seconded. Unanimously approved.**

3. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow building setback variance at 619 Live Oak Street (Anna Harrison, Blk 11 (NE ¼), 0.4429 acres, Blanco, Texas 78606, (Property Owner: Michael and Denise Crisp). **Building something new outside the setbacks was opposed by neighbors. There is plenty of space within the property to build as needed. Commissioner Alexander-Shacklett made a motion to deny. Commissioner Inman seconded. Unanimously approved.**
4. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2024-o-0XX proposed amendment to the Unified Development Code (UDC) Chapter 4. Zoning Districts and Use Regulations, Section 4.11 Historic Preservation, B. Historic Preservation Commission, (2) The Commission shall consist of seven (7) members. **Commissioner Alexander-Shacklett approved; Commissioner Inman seconded. Unanimously approved. The seventh member should be an owner within the district if possible. The Historic Commission should send letters to all owners in the district when looking to fill a position.**
5. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2024-O-0xx proposed amendment to the Unified Development Code (UDC) Chapter 4 Zoning Districts and Use Regulations, Section 4.11 Historic Preservation, J. Certificates of Appropriateness Required for Demolition, Minimum 120-day stay of demolition for eligible landmarks or contributing properties located within a historic district. **Discussion on timeline to issue permit. Real estate transactions cannot wait long periods. Need to define requirements, stays, boundary of only in historic district or city wide, could have impacts city wide with purchase/sell agreements, who is researching and determining, these items should be better defined. Commissioner Alexander-Shacklett made motion to table so this information could be better defined, including timeline and types of structures. Commissioner Inman seconded. Unanimously approved.**
6. Approval of Minutes of the Regular Meeting, June 3, 2024 **Commissioner Inman made motion to approve. Commissioner Forsberg seconded. Unanimously approved.**

#### **OLD BUSINESS:**

1. Consideration, Discussion, and Take Possible Action on Recommendation(s) to fill two Commissioner Vacancies. **City and Commissioners looking.**
2. Consideration, Discussion, and Take Possible Action on Approval of Amendments to the current Sign Ordinance 2011-392. **Unanimously agreed to table.**

**ADJOURN: 7:52 PM**

  
Lynn DeVincenzo, Planning & Zoning Secretary  
