

**Final Minutes Regular Meeting and Public Hearing**  
**Of the Planning and Zoning Commission**  
**For the City of Blanco**  
**February 5, 2024, 6:00 PM**

**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, Marissa Mensik, Andrew Forsberg, Candy Cargill all present. Commissioner Cathleen Inman was absent.
3. Announcements **None**

**OPEN PUBLIC HEARING:**

1. 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. **No comments from public.**

**CLOSE PUBLIC HEARINGS**

**OPEN REGULAR MEETING:**

**NEW BUSINESS:**

1. 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.

**Discussion:**

City Administrator Warren Escovy is not for or against this request. Council Laura Swinson will come to next P & Z meeting to answer all questions that have been discussed at the P&Z meetings.

Carlson – proposal was the entire city limits but this amendment could be limited to only certain areas or zoning districts, or only for commercial, and not forced on everyone and all areas.

Carlson and Forsberg do not want to impact land owners' rights and are concerned about that.

Mensik thought too large of spaces are overwhelming, and that R5 zoning has the charm.

Forsberg – we have a lot of small blocks now so what is the Councilman's reasoning for wanting this? Forsberg doesn't want to take away property rights but he does like small town charm and he wants to utilize growth correctly to achieve this.

DeVincenzo – wants city do more research to determine what this change will do the city’s expense budget by giving the city more roads and maintenance how this will impact future revenue and expenses. Roads not being fixed are one of the biggest concerns of citizens.

Alexander-Shacklett would like the small blocks city wide to keep the charm, including any new subdivisions. She doesn’t feel that the small blocks would impact new business and any big business could go outside the city limits on either end of city north/south.

Escovy said that the city would have negotiation abilities within development agreement requests.

Commissioners like small town charm and some commissioners want to limit larger size businesses, and not allow any “box” stores from coming into the city.

2. Approval of Minutes of the Regular Meeting and Public Hearing, January 8, 2024  
**Mensik made a motion to approve the minutes. DeVincenzo seconded. Unanimously approved.**

#### **OLD BUSINESS:**

1. Consideration and Discussion Regarding Amendments to the current Sign Ordinance 2011-392.  
**Warren Escovy, City Administrator will draft a new sign ordinance based on discussions at P& Z over the last several months. P&Z will be able to review the draft at next meeting and go through the draft in detail to make changes so the draft is presentable for a review and potential approval by City Council.**

**ADJOURN: 7:17 PM**

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Lynn DeVincenzo  
Planning and Zoning Secretary