

**Final Minutes of Regular Meeting and Public Hearing
Of the Planning and Zoning Commission
For the City of Blanco
March 4, 2024, 6:00 PM**

REGULAR MEETING:

1. Call Meeting to Order **6:00 PM**
2. Establish a quorum. Brandon Carlson, Chair, Lynn DeVincenzo, Andrew Forsberg, Candy Cargill, and Cathleen Inman. Absent Julie Alexander-Shacklett. Resigned Marissa Mensik
3. Announcements **None**

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). **No comments.**

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).

Owner stated would be appointment only, single chair, off street parking and does not need a sign. DeVincenzo made motion to approve, Forsberg seconded, approved unanimously.

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).

Forsberg made motion to approve, DeVincenzo seconded, approved unanimously.

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.

Discussion: No paths between lots, all paths should be exterior right of way. City would not be able to maintain interior paths, or want too, and this would divide property parcels and lower values. Carlson and Forsberg do not want blocks to be too intrusive to property rights. Commissioners agree that this is more suited for Commercial zoning, R5 & R4. R2 & R3 could do single or double blocks and definitely no required paths inside a person's parcel to make shorter blocks.

DeVincenzo made motion with amendment that the new block length would only be for Commercial zoning, R5 and R4. Single or double blocks for R3 and R2, and no mandatory paths dividing a person's parcel. Forsberg seconded. Passed unanimously.

4. Approval of Minutes of the Regular Meeting and Public Hearing, February 5, 2024
Inman made motion to approve, Cargill seconded. Passed unanimously.

OLD BUSINESS:

1. Consideration and Discussion Regarding Amendments to the current Sign Ordinance 2011-392.
Tabled. More fine tuning will be done on the new ordinance by City Administration.

ADJOURN

Lynn DeVincenzo
Planning and Zoning Secretary