

**FINAL MINUTES Notice of Special Meeting
Of the Planning and Zoning Commission For the City of Blanco
November 29, 2022, 5:30 PM**

SPECIAL MEETING call to order 5:30 PM

Establish a quorum. Present Loris Perkins, Brandon Carlson, Heinz Roesch, Lynn DeVincenzo, Laura Swinson, and Marissa Mensik.

Announcements: None

Public Comments: None

OPEN PUBLIC HEARING at 5:33 PM

OLD BUSINESS

1. Presentation by Consultant of 281 Overlay BB district Article 9.4 draft to discuss changes and updates to the draft. Comments will go back to the 281 Steering Committee and then back again to P& Z Commission with the aim to have a final draft to City Council for approval in January.

Some items discussed to be re-reviewed by the Consultant and Steering Committee for edits:

Roof pitch lower to min 8 ft

Property Use within the district should not be limited to residential only, possible mix use allowed based on recent zoning changes made by city in 2021.

Designation of streets within the district

3 foot planter buffer should be changed to “maintained” vs 3 foot contiguously high.

Signs may be painted on buildings if appropriately done

Should canopy trees be required in the right a way so city has to maintain them.

Expand the BB district another block or so, on 4th west from square.

2. Consultant will bring back edits for review.
3. Consultant to supply the Planning and Zoning Commission a copy of the core area with road assignments and zoning uses for Planning and Zoning Commission to agree on the designations.

ADJOURN: 8:06 PM