

Planning and Zoning Commission  
Public Hearing & Regular Meeting  
City of Blanco  
Minutes of the Meeting  
December 5, 2022

Members: Loris Perkins, Brandon Carlson, Heinz Roesch, Marissa Mensik, Lynn DeVincenzo, Laura Swinson

**REGULAR MEETING**

**1. The meeting was called to order at 6:31 p.m.**

**2. A quorum was established.**

Commissioners: Perkins, Carlson, Roesch, DeVincenzo

**4. Announcements (No Action May be Taken)**

City Administrator announced City Hall has new roof and canopies.

City Administrator announced a request for bid is being published for the pot hole program. \$250,000 will be designated to fix the pot holes. Bid requests will close December 16, 2022 with the goal of fixing the pot holes beginning of the year. Streets have been identified that need this work.

**5. Public Comments**

None

**OPEN PUBLIC HEARING 6:35 PM:**

**UDC ordinance amending Unified Development Code updates:**

**Section 3.6 Subdivisions** – amend to “all plats submitted for review and approval shall include a title report, which shall include, at a minimum, a description of current ownership; existing liens, restrictions and easements, and the effective date”

**Section 4.6 Supplemental Use Regulations and Section 6.4 Parkland and Open Space** – amend to “outdoor music is allowed, provided no such music is allowed between the hours of 10 PM and 11 AM the following day”

**Section 6.4 Parkland and Open Space** – amend to “such fee shall be equal to \$1,000 per single family or multifamily dwelling unit with the subdivision, in excess of ten (10) units”

Commissioner DeVincenzo made a motion to approve the amendments, Commissioner Roesch 2<sup>nd</sup> the motion. Passed Unanimously.

City Administrator said City Attorney was working on the shipping container correction and the Code Compliance Officer definition.

**CLOSE PUBLIC HEARING:**

**OPEN REGULAR MEETING**

**NEW BUSINESS:**

**1. Approval of Minutes of Regular Meeting November 7, 2022**

Commissioner Roesch made a motion to table the minutes until next meeting until all Commissioners have reviewed the minutes. Commissioner Perkins 2<sup>nd</sup> the motion. Passed Unanimously.

**2. Approval of the Minutes of the Special Meeting November 29, 2022**

Commissioner Roesch made a motion to approve the minutes with an update to the minutes that the Consultant will 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. Commissioner DeVincenzo 2<sup>nd</sup> the motion. Passed Unanimously.

**OLD BUSINESS:**

**Approval of Special Use Permit to allow for a Food Court, located at John Taylor Addition Block 2, Lot 1, property located in R5 (Owner: Andrew Forsberg & Clint West, Shrimpies, Inc)**

City Administrator said that a special use permit is required for food trucks operating longer than 10 days. There is a temporary permit issued at this time. Gary Unterbrink spoke on behalf of the owners and presented an updated site plan to the Commission showing handicapped parking, shielded dumpster and port-a-potties set back in the corner off the street, picnic tables and layout of the food trucks on site. Owners have applied for food license, and TXDOT driveway. Last presentation to the Commission, the owners said the food trucks would not be sublet and owner would own each of them, however during this meeting the speaker confirmed the food trucks would be sublet. City Administrator confirmed every 2 years the owner would have to re-license use of the food trucks on this site, therefore if the site is not being used appropriately the licenses could cease. Commissioner Carlson said this would be a good addition to the city. Commissioner Roesch said it would be walkable from the square to offer more choices. Commissioner Roesch made a motion to approve the food court based on the site plan that was distributed. Commissioner Perkins 2<sup>nd</sup> the motion. Passed Unanimously.

**ADJOURN:**

Commissioner Roesch made a motion to adjourn and Commissioner Perkins 2<sup>nd</sup> the motion.  
Adjourned at 6:48 PM

Submitted by Lynn DeVincenzo  
Secretary, Planning and Zoning Commission