

Planning and Zoning Commission  
City of Blanco  
Minutes of the Meeting  
April 7, 2022

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

**SPECIAL MEETING**

**1. The meeting was called to order at 6:26 p.m.**

**2. A quorum was established.**

Commissioners: Moore, Perkins, Roesch, Marissa Mensik, Lynn DeVincenzo, (Carlson & Swinson Absent)

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

None

**5. Public Comments**

None

**NEW BUSINESS:**

**1. Consideration, Discussion and Take Action on Approval of Short-Term Rental Ordinance**

**Warren Spoke:**

Looking at today, is the Short-Term Rental Ordinance. Some Council Members ask about how many short-term rentals we had in town, how we track them and basic information about what it says in the UDC and how we handle. The UDC doesn't really discuss that at all. What currently governs that in the UDC which allows for basically, 1 accessory dwelling unit. Set the table on what the process will be. Any kind of ordinance or ordinance change requires a public hearing. This is not a public hearing and will be on City Council agenda for next week as an item for discussion only. There will be a public hearing later and before any action is taken on the STR ordinance.

We want to track who has STR, where they are in town. The real reason for this is basically life safety. Things like traffic, lighting, fire extinguishers placed in every unit as required. Each STR must have a permit whether you are existing or not existing. If you are already existing you are grandfathered (have invested rights).

What we want to accomplish is; have to have a permit, have to know where they are. We have a GIS system that we will plot out the STR's. As we go through this draft some discussion items are, this is not necessarily for multi-family, they can provide a meal like a bed & breakfast but is not supposed to be a restaurant, trying to make sure we are not confusing a commercial with what is supposed to be a residential endeavor. Be sure to look at driveways and buffers and the signage is correct.

I think we have gone over some of the issues that people might have such as vested rights/ grandfathering, that type of thing. Talk about additional criteria for STR's. On page five (5) some proposals. 1&2) Allowed in R3-R5 zones. 3) Have no adverse effect on any property with in 1,000 feet. Which could create problems with noise, parking and garbage. 4) The applicants must agree to the rest of the code within the ordinance.

**The commissioners began their review.**

Discussion was in depth almost by line in the Ordinance.

Commissioners questioned:

The exclusion of allowing STR's om Duplex's and Multiple Family Residential units.

The property to be only in R3 and R5 zones. **Should consider all residential zones.**

The use of an STR in an agricultural zone was discussed.

The regulation not to be immediately adjacent to another short-term rental property.

The size of the Accessory structure to the main structure.

The food service allowed.

The difference between a B&B and a Short-Term Rental.

Time periods for notices or appeals.

The number of occupants allowed and the occupancy limits per bedroom.

The availability of the contact person.

Accessory Structures/Uses. . Should include Shipping containers/Travel Trailers.

Apartments/Duplex's/ Multiple Family Units . . should be allowed to have STR permits.

**How much knowledge of the STR renter is needed?**

Short-Term Rental> This term is a general definition of STRs and is inclusive of the various types of STRs further defined in this section: Any structure . . .rented for compensation of a dwelling unit, **(that is not owner occupied)**. . .

Wanted to be more precise on noise timeframe. Add ending time > 10pm to 8am.

Delete Whereas, there are owners . .who do not reside locally or who reside out-of-state.

Delete Whereas, Owners or operators . . .do not have firsthand knowledge of their properties.

Understand the need for an ordinance but this is focusing on what maintains those things that are important. Need to start with getting to know those that are already operating a STR and flying under the radar.

The public and Libby Aly was asked to send an email regarding what is good or bad to help make Blanco better without harming the process that already exists. The citizens would like to have more conversation and communication for input.

Chairman Moore replied to the citizens we would appreciate any emails with your input and/or questions and will pass them on for discussion with the City Council/ P&Z and the Administration who are open to all input. We all know that there has to be some regulations, we can't let it go off the rails. The city benefits by allowing to let things happen that makes Blanco better. This is not to shut anyone down; this is trying to make it easier/better for everyone in the city.

**ADJOURN:**

Commissioner /Roesch made a motion adjourn. Commissioner DeVincenzo 2<sup>nd</sup> the motion. Meeting Adjourned at 8:36pm.