

Planning and Zoning Commission  
Public Hearing & Regular Meeting  
City of Blanco  
Minutes of the Meeting  
July 11, 2022

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

**REGULAR MEETING**

**1. The meeting was called to order at 6:32 p.m.**

**2. A quorum was established.**

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

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

Warren Escovy, City Manager, announced the part time Code Enforcement position has been filled and started.

**5. Public Comments**

None

**OPEN PUBLIC HEARING 6:34 PM**

**NEW BUSINESS:**

**1. 1725 So Hwy 281 – Second Echo / Sone Property- Building Set Backs.**

Mr. Sone spoke about the need for a variance of setbacks so they can build deck 20' off the rear property line, and on the North side 10' off property line to build a new larger deck in wooded area. The deck will be used for events and help comply with the Fire Marshall's requirement of limited capacity in building of 60. West is Yett Park & greenspace, and to the South and North are both commercial properties. The previous deck was built over the septic system and has since been torn down, and septic moved. The new deck will be larger however not be built over septic, or have any egregious lighting, and allow for the business to accommodate a larger capacity for events. Mr. Sone's deck contractor Shawn Cole came forward and showed the new deck plans to the Commissioners. Mr. Cole confirmed that no oaks would be disturbed, lighting would be placed under deck handrails, septic was moved, and now septic would not be hindered by the new deck. Warren Escovy, City Administrator confirmed neighbors were sent notices.

**CLOSE PUBLIC HEARING**

**OPEN REGULAR MEETING: 6:45pm**

**NEW BUSINESS:**

**1. Approval of Minutes of Regular Meeting May 2, 2022.**

Commissioner Carlson made a motion to approve the minutes. Commissioner DeVincenzo 2<sup>nd</sup> the motion. Passed Unanimously.

**2. Discussion and Take Action on Approval of Building Set Backs at 1725 S US Hwy 281 (Owner: Sone / Second Echo, LLC.)**

Chair Moore said she not see any issue, this would meet Fire Marshall request, and overflow is similar to a restaurant. Commissioner Carlson thought it was a great addition. No further discussion. Commissioner Carlson made a motion to approve the variance of the 2 setbacks for the deck which are rear and North. Commissioner DeVincenzo 2<sup>nd</sup> the motion. Passed Unanimously.

**ADJOURN:**

Chairman Moore adjourned with no further business 7:05 PM.

Submitted by Lynn DeVincenzo  
Secretary, Planning and Zoning Commission