

Planning and Zoning Commission
City of Blanco
Minutes of the Meeting
January 6, 2020

Members Present: R.K Seals, Susan Moore, Christine Anderson, David Smith, Trey Priour, Loris Perkins, Mike Green

The meeting was called to order at 6:37pm.

A quorum was established

Announcements.

Chairman David Smith informed the commissions he will be attending school to become a physician's assistant and will be moving out of town around June. We will surely miss him. A new chairman will be needed at that time as well as a new commissioner.

No Citizen Presentations.

Open Regular Meeting.

Item number 6 – The approval of the October 7 Minutes

The doors of the building were locked so the commissioners met on the porch. The meeting minutes for October 7 were read by Commissioner Moore. Mayor Herden arrived and unlocked the building at 6:41pm. Commissioner Moore finished reading the minutes in the building. Commissioner Seals made a motion to accept the minutes. Commissioner Priour seconded the motion. The motion passed unanimously. A copy of the October minutes will be available at the next meeting.

Item number 7 – Consider and discuss updating the current Zoning Map for the City of Blanco. No action to be taken.

A discussion of the zoning map began. At past meeting Commissioner Priour brought his TV and software which allowed the commissioners to gather around the TV and view all the possibilities of city zoning. This meeting must be conducted with only Commissioner Priour's lap top. (With limited battery life). Commissioner Smith recommended we look at the changes we have thus far recommended. We can conceptualize and delineate certain areas. The city council passed our recommendation to discontinue Mixed-Use (MX) zone and add R5 zone. We now have that as a tool; however that does not change everything that is currently Mixed-Use and turn them to R5. It is not effective until we put it into a category within the city zoning map and change a property to R5, then the rules that apply to R5 will become effective. But we can use the new R5 zoning for any new requests instead of using the old (MX

Current properties zoned as MX will remain MX until, the zoning map is updated and adopted. The MX zone cannot be considered for new zoning requests but instead will be considered for the R5 zone.

Commissioner Smith will communicate to City Hall our request that no properties have the option of changing to MX zoning. The city should address these requests that the R5 zone has replaced the MX zone but they can ask for other zoning, such as Nonresidential C1, if they so choose.

The UDC needs to have any changes noted and dated in the UDC Code. Perhaps also have a change sheet or table retained at the end of the UDC Code for all changes. A copy of the ordinance/change should be kept on electronic file if possible. That may mean the city administration needs more continuity and additional staff to accurately keep city records; even if that means an increased wage for staff. Commissioner Anderson volunteered to review old ordinances and meeting minutes at City Hall. Commissioner Green agreed to help her when possible. Commissioner Moore will begin speaking with city organizations regarding what they think about the zoning map and how it should be updated.

A long discussion regarding these issues ensued. Commissioner Seals said we accomplished 2 things in the last 5 years: established the R1 - 2 & 3 zones; Discontinued future MX zoning and established R5 Zone. With that in mind, we must try to set goals we can accomplish. Some questions and ideas from the commissioners were as follows.

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- *Zoning map is what you are now. Future Use map is what may happen in the future.
- *Update the current zoning map – Many changes since 2014 are not reflected on the current City Zoning Map.
- *Make all MX zoned properties an R5 zone. They could continue as currently used until change of title, then to R5.
- *Complete and propose our Broad Brush Zoning Map as the new/updated Conceptual Land Use Map.
- *Establish a zoning product that we agree on and then have public input on that product.
- *Bring a large TV for work on the city map next meeting.
- *Possibly get a public hearing scheduled for February meeting to focus on property zoning.
- *Get information from the citizens on what they want this town to become? Tourist/Retirement/Commercial/Industrial?
- *Our concept must be fluid enough for future citizen concepts.

These are big issues and the commission will continue to discuss until we can get a plan together that we believe will work for current use and future growth of the city. I may have left some remarks and ideas out of these minutes, but not intentionally.

Commissioner Green made a motion to adjourn. Commissioner Seals seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:47pm.

Submitted by Susan Moore, Secretary, Planning and Zoning Commission