

Planning and Zoning Commission

City of Blanco

Minutes of the Meeting  
February 3, 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 6:31pm

A quorum was established

Announcements

Since Commissioner Smith will be leaving around May 2020, we will have an open seat to fill along with getting member to fill the new chairman position. The chairman may live in the city or the ETJ - are not required to live in the city of Blanco.

Commissioner Anderson reminded the commission the lease of the Majestic Hill Sales Office will be up for renewal soon. The original lease allowed the mobile office to remain for one year and it needs to be reviewed.

No Citizen Presentations

Open Regular Meeting

**Item number 6 – The approval of the January 6 Minutes**

The question of The Good Samaritan zoning was discussed. It is currently zoned MX and will remain MX. The R5 zone was approved by City Council and is a Valid Zone. There is no R5 currently in the city. If a property came to us and requested to be rezoned to MX they would be informed they could request to be rezoned to R5 as MX is no longer an available zone.

Two ways a property gets rezoned to R5.

- 1) A property owner asks to be rezoned from MX to R5.
- 2) If officially all MX is eliminated and converted to R5.

A problem exists because there is no R5 zone listed in the UDC code, therefore, the property owner does not know R5 exists.

The question of when the UDC will be updated with the new code and how it will be addressed was discussed.

One concept was if the MX zone was listed with the same clarification as the old R-Existing zone –

( . . . As of the date of the 2019 UDC update, this is no longer considered an active Zoning District.)

The R5 zone would be added to the UDC Code in chapter 4

The minutes of the January 6 Minutes were amended to delete [(Item 7- 1) the property changes title or] from the minutes.

Commissioner Seals made a motion to accept the minutes as amended. Commissioner Green seconded the motion. The motion passed unanimously.

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

Commissioners discussed the work on updating the zoning map. Beginning with the zoning around the historic district, along US Hwy 281 north to 15<sup>th</sup> street and along 4<sup>th</sup> street (1623) out to the high school. The discussion evolved around commercial, light commercial, retail and R5 uses. It was decided that more information was needed regarding how the properties were currently zoned and how they were currently being used. To identify these issues, some commissioners will walk the areas and identify each property. Commissioners Seals, Anderson and Moore will identify commercial and residential properties. Commissioners Green and Perkins will identify Government/Utility/Institutional properties, including churches, schools, and government properties. The results will be given to Commissioner Priour who will add to our overlay map. A review of the findings will be discussed at the next meeting.

When the properties are noted on property map, get them to commissioner Priour for inserting on our overlay map.

Commissioner Moore made a motion to adjourn. Commissioner Anderson seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:41pm.

Submitted by Susan Moore, Secretary, Planning and Zoning Commission