

Planning and Zoning Commission  
City of Blanco  
Minutes of the Meeting  
April 5, 2021

Members: Susan Moore, Christine Anderson, Trey Priour, Mike Green, Lorin Perkins, Rachel Lumpee

**REGULAR MEETING**

**1. The meeting was called to order at 6:28 p.m.**

**2. A quorum was established.**

Commissioners Moore, Anderson, Perkins, and Lumpee present.

**3. No Introductions**

**4. Announcements**

Commissioner Moore said there are three people interested in the open chair. Brandon Carlson is the general manager of the Red Bud Cafe and the Vice President of the Chamber of Commerce. Heinz Roesch is another candidate who lives in Cielo Springs. Roesch is the executive operator of the Hill Country Home Builders Association and is currently a licensed real estate agent after retiring as a banker. Neil Neyens is a veteran and an honorably retired police officer who is concerned about uncontrolled growth. At the next meeting, the commissioners will vote on who to recommend to City Council.

**5. Citizen Presentations**

R.K. Seals said goodbye to the commissioner and shared that he has really enjoyed his time despite the good/bad. He explained that the commission is really city staff and is so important. He expressed gratitude for the hard work and dedication of the commissioners. "Ask the questions that need to be asked and do your homework." Retta Martin provided a brief history lesson starting with the Citizen's Assembly. This was a countywide committee but after a while, the two cities broke apart into individual committees. Blanco's committee was known as Blanco Wheels and Feet; Bindseil Park and the Pecan Bottom were formed during this time. A windshield survey of the area took place in 2003 and the Comprehensive Master Plan was approved in 2005. The CMP is supposed to be updated every 5 years but this, unfortunately, has not happened. The city applied and eventually received approval for a Visionaries in Preservation (VIP); three major goals included manage growth to protect the rural character and natural resources; promote adherence to design standards; preserve and revitalize the square. In 2006, the Blanco Historic Preservation Commission and P&Z were created. Streetscape began in 2007 with 12 committee members. Martin explained there were two planners and the conceptual plan was approved by the city. Streetscape became inactive in 2015 and was reactivated a few months ago with a committee composed of five members. There will be a BHPC workshop on April 17 to review all the goals.

**6. Approve the minutes of the March 15, 2021, Planning & Zoning Meeting.**

Commissioner Perkins made a motion to accept the minutes. Commissioner Anderson 2<sup>nd</sup> the motion. The motion carried unanimously.

**NEW BUSINESS**

**1. Consider, discuss and take possible action on the HBC Zoning Variance Request.**

This item was tabled until the May meeting because the proper public notice was not published in time.

**Adjourn.**

The regular meeting adjourned at 6:56 p.m.

**WORKSHOP**

**1. Consider and discuss a workshop by Simplecity Design: (city building and zoning map analysis) Workshop, no action to be taken.**

Commissioner Lumpee went over a proposal from Simplecity Design to provide an outside perspective while finishing up the zoning map. She explained that Matt Lewis, CEO, has a passion for helping small Texas towns. The proposal contains two tasks. All the material that has been worked on by BHPC would be considered by Simplecity Design. Commissioner Moore said that the zoning map needs to be presented to the public as soon as possible since the commission has recently finished the initial vision

of what the map should look like; the commission has been working on the zoning map for many years. The next step should be to hold town hall meetings and let the citizens have a say on what P&Z has worked on. The streetscape design is currently under the Historic Preservation Commission and is part of their action plan. City Council must be included and heavily committed to getting any traction on development in this city. Commissioner Moore also explained that there will be a Streetscape Presentation at the next City Council meeting. Connie Barron suggested that the outside person could look at the map simultaneously as the public. She said that the ordinances must be updated and the person could help with that. The density would also be looked at by the planner. Commissioner Anderson is concerned about the fact of there is no pattern of ordinances; when they are created and how they comport with city council minutes. She also explained that charm such as landscaping and sidewalks costs money and it needs to be addressed. Commissioner Anderson also said the city needs to pay attention to what is happening around the town and in the county. Commissioner Perkins would like to see the map completed because of the different issues that have been brought up lately and the variance requests. He also emphasized that the commission is "Planning and Zoning" and planning needs to be addressed along with zoning. Commissioner Lumpee said that all the commissioners (City Council, P&Z, and BHPC) need to come together to work on plans for the future. Councilmember Deda Divine said that she did not believe the two are mutually exclusive. Martin explained they should work with the material that has already been worked on and go from there.

**2. Consider, discuss updating the current Zoning Map for the City of Blanco. Consider with the Comprehensive Master Plan Update. Workshop, no action to be taken.**

Commissioner Moore announced that she would like to begin planning the public hearings and Town Hall meetings regarding the updated zoning map. Getting citizen input is critical. Will Daves, city administrator, asked the commissioners to provide a range of dates. Commissioner Anderson suggested setting a target date of June because the UDC will be reviewed and updated during the summer. Commissioner Lumpee suggested having the Town Halls spread out throughout the week and at various times so as many people can attend.

The workshop adjourned at 7:39 p.m.

Submitted by Rachel Lumpee, Secretary, Planning and Zoning Commission.