

Planning and Zoning Commission

City of Blanco

Minutes of the Meeting

May 3, 2021

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

REGULAR MEETING

1. The meeting was called to order at 6:31 p.m.

2. A quorum was established.

Commissioners Moore, Anderson, Priour, Green, Perkins, and Lumpee were present.

3. Announcements

Commissioner Moore announced that two commissioners have turned in resignation letters, Green and Lumpee. Commissioner Green explained that after 5 years on the commission and felt it would be a good opportunity to resign as there are three strong candidates currently wanting to take part; he expressed that he has enjoyed meeting and working with the other commissioners during his time. Commissioner Green would like to remain connected to know what is going on in the community. Commissioner Lumpee was elected mayor and will assume that role on May 11. She looks forward to continuing her relationship with the commissioners.

4. No Public Comments

PUBLIC HEARING

1. Discussion (No Action) related to HBC Zoning Change Request.

There has not been any response from the landowners surrounding the property at this time. Commissioner Moore explained that the only request is to change from Mixed-Use zoning to Industrial zoning. There is a lumber storage component and that is the request for the rezone. Matthew Matney, HBC's civil engineer, was present via video stream on GoToMeeting to answer questions relating to the request; he represents the site plan and the civil design. Commissioner Green asked what the approximate square footage of the buildings would be and Matney replied that there will be two buildings, 14,000 square feet, and 10,000 square feet. Commissioner Moore asked if there will be lumber outside the building and if there will be large equipment stored. Matney said there will be some lumber outside but there will not be any large equipment that he is aware of. Connie Barron, councilwoman-elect, asked if the proposed zoning map was already zoned industrial or was if it changed after receiving this request. Commissioner Moore explained that the commissioners had already zoned the area industrial prior to receiving the request from HBC. Deda Divine, councilwoman, urged the commissioner to consider waiting until the public has the opportunity to review the proposed zoning map before taking action. She also asked them to consider that the business next door is a similar local business that has been there for a long time and the previous variance requests were denied. Protecting local businesses was discussed briefly. Jim Bundick, new owner of K&C Supply, explained that he put off purchasing the land with the business because it was not zoned commercial and as long as Kirk Felps owns the land, it is grandfathered in. Bundick figured the zoning map would not be completed within 2-3 years. He also explained that he understands the zoning will depend on the public's input and is not worried about how it will affect his business. Commissioner Green expressed that there are only certain places inside the city limits that can be zoned for industrial use. Commissioner Moore would like the representatives from HBC to show up in person and Matney thanked the commissioners for letting him attend virtually. Matney explained the company has already purchased the property and wants to work together with the city and in compliance with the code. Neil Neyens said that it seems that Matney does not have enough information and that the commissioners should wait until all the information is provided. Commissioner Green agreed and asked where the other stores are located. All stores are located in Texas and typically in smaller towns with the headquarters are in Camanche, Texas. Will Daves, city administrator, reiterated that the request is only on the zoning and not about the business itself. Dana Bundick explained that they are not familiar with the zoning since they did not purchase the land. She asked how it was grandfathered in before the 2014 map. K&C was allowed in before the zoning map and will not be affected unless the land ownership changes. The public hearing was closed at 7:07 p.m.

STAFF PRESENTATIONS

1. City Hall (Will Daves)

Daves explained that this item needed to be tabled. People contacted him about wanting to build a modular type home on an existing lot that had previously had a mobile home on it. He had requested all the specs and details to be provided before

presenting it to the commission. This information was not provided prior to the meeting, therefore, there is nothing to discuss at this time.

NEW BUSINESS

1. Approve the minutes of the April 5th, 2021, Planning and Zoning Meeting.

Commissioner moved to approve the minutes and Commissioner Perkins 2nd the motion. The motion carried unanimously.

2. Consider, discuss, and take possible action on three new member applications.

Brandon Carlson, Heinz Roesch, and Neil Neyens are three citizens who submitted applications to fill the seats. Neyens was the only one present at this meeting, but it was noted that Roesch attended the previous meeting. Neyens answered questions from the commissioners and explained that he led the petition against the trust mill a block from the Elementary school in 2016 and went door to door explaining what was proposed. He has lived in Blanco for the past 8 years but owned land since the 1990s. He explained that he would like smart planning and does not want decisions to be ramrodded; growth is coming and the government needs to be more transparent. Commissioner Green proposed approving the one candidate that was present tonight and tabling the discussion on the other two candidates until the next meeting and encouraging those candidates to show up so the commissioners can ask questions. The commission can operate with four commissioners. Commissioner Lumpee moved to accept Neyens application for a seat on the commission and Commissioner Green 2nd the motion. The motion passed unanimously and will be on the next City Council meeting agenda.

3. Consider, discuss, and take possible action on the election of P&Z Commission Officer positions, Chairman, Vice-Chair, and Secretary.

Commissioner Green moved to appoint Commissioner Moore as Chairman and Commissioner Priour 2nd the motion. The motion passed unanimously. Commissioner Perkins moved to appoint Commissioner Priour as Vice-Chair and Commissioner Lumpee 2nd the motion. The motion passed unanimously. Commissioner Moore moved to table selecting a Secretary until the other seats are filled and Commissioner Perkins 2nd the motion. The motion passed unanimously. Commissioner Lumpee will submit the minutes for the May meeting and Commissioner Moore will fill in afterward until the Secretary position is filled.

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

There was a lengthy discussion. Commissioner Priour explained he understood the issues concerning the local business and where things might go with the zoning map after the public hearing. He said that the commission had already come to the conclusion to make that area industrial. The proposed zoning map aligns with the original future land map in the comprehensive master plan. The commissioners discussed the zoning map briefly. Commissioner Priour asked how quickly the town halls and public hearing would be completed and said he was open to tabling this issue in order to get public feedback. Commissioner Green said that because K&C is already there and established that industrial zoning is what the commission should push for in that area. Commissioner Perkins said that he thought it would be a good precedent to do that. Commissioner Priour moved to table the request for the zoning change not to exceed 60 days and seek public input before then to see if this aligns with what citizens want and Commissioner Green 2nd the motion. Commissioner Lumpee mentioned that there was indeed a public hearing regarding this request with limited citizen participation. The motion carried 4 to 1 with Commissioner Perkins against.

5. Consider, discuss, and take possible action on Scheduling Zoning Map Town Hall Meetings and other ways to get input from the citizens of Blanco.

The commission plans to have at least two Town Hall meetings regarding the proposed zoning map and these will take place at two different locations. The commissioners discussed how to gather input from citizens. Ideas including posting on the city's website and Facebook page, church bulletins, a notice on the bottom of the utility bills, bulletin boards around town, flyers at businesses, etc. The first meeting will be held at the Old Blanco County Courthouse and have limited technology. Commissioner Priour will have several screens set up at both meetings to show the whole proposed map and one that focuses on the residential map. The Comprehensive Master Plan and Unified Development Code will be laid out for citizens to look at as well. Citizens will be provided a paper to write comments down. The second meeting location will be determined but the commissioners are hopeful to have that meeting broadcasted virtually to encourage more citizen participation. Commissioner Lumpee and Commissioner Priour will work on a poll for citizens to fill out online via the city's Facebook page. Commissioner Anderson asked if there is enough money in the budget to print out flyers. Commissioner Moore will send out an email to the commissioners to set the dates. Daves said that there was a thunderstorm nearby with hail and the meeting rushed to end so everyone was able to get home safely.

Adjourn.

The regular meeting adjourned at 8:07 p.m.

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