

# Planning and Zoning Commission

## City of Blanco

### Minutes of the Meeting

May 4, 2020

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

The meeting was called to order at 6:00 pm  
A quorum was established.

#### 4. Announcements

Since Commissioner Smith will be leaving early June 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.

#### 5. No Citizen Presentations

#### Open Regular Meeting

#### 6. Approve the minutes of February 3<sup>rd</sup>, 2020

Commissioner Priour made a motion to accept the minutes. Commissioner Green 2<sup>nd</sup> the motion. The motion passed unanimously.

#### Close Regular Meeting - Open Public Hearing 6:07pm

##### Los Alton Subdivision PDD

Hugo Elizondo spoke to the project. Residential single family development, between 11<sup>th</sup> and 12<sup>th</sup> streets, fronting Mesquite Street.

22 single family homes – spaced on a little over 4 acres. Zero Lot Line development.

No other attendants or comments were made on this item.

#### Close Public Hearing 6:12pm

#### Re-open Regular Meeting

#### 7. Consider, discuss and take possible action regarding the Planned Development District for the Los Altos Subdivision.

Were any responses received? Will replied they haven't received any written responses or e-mails as of this evening. Hugo had one call from Carolyn, a resident living on Greenlawn, who wanted to know if there would be any manufactured homes. There will be no manufactured homes, only single family residential construction homes. She satisfied with that answer.

Who drafted the PDD? Working with the City Administration, the Tractor Supply PDD was used as basis for this PDD.

Commissioner Seals requested a check list to be made that very clearly lists any variances from standards for zero lot line density and Impervious cover. List to also to include the Tree Plan for PDD. Some lots are less than 6500 sq' and need to be listed for City Council to address. Include in PDD, Lot 4 is the only residence to enter/exit on Mesquite Street. Sidewalk should also be installed on Mesquite Street across from the Grade School.

The signage procedure was not completed properly. Must get correct signage posted on the property and repost notice in the newspaper. P&Z will then hold another public hearing to review changes for the Los Altos PDD at the June meeting.

Commissioner Seals made a motion to table the PDD pending a response with requested corrections from the developer and the correct signage posted. Commissioner Moore 2<sup>nd</sup> the motion. The motion passed unanimously.

#### 8. Consider, discuss and take action on selecting a new Chairman for the Planning and Zoning Commission.

After discussion among the commissioners, RK made a motion to recommend Susan Moore for new Chairman, 2<sup>nd</sup> by Commissioner Anderson. The motion passed unanimously.

Commissioner Moore made a motion to adjourn. Commissioner Anderson 2<sup>nd</sup> the motion. The motion passed unanimously. The meeting adjourned at 7:19pm.

Submitted by Susan Moore, Secretary, Planning and Zoning commission