

Planning and Zoning Commission  
City of Blanco  
Minutes of the Meeting  
June 1, 2020

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

**REGULAR MEETING**

1. The meeting was called to order at 6:35 pm
2. A quorum was established
3. No Introductions

**4. Announcements**

Commissioner Moore thanked the commissioners for the opportunity to serve as chairman and looked forward to working with each commissioner to achieve decisions that would enhance the lives of the citizens of Blanco. Moore encouraged each citizen to attend and participate at the P&Z monthly meetings.

**5. No Public Comments**

**Close Regular Meeting**

**OPEN PUBLIC HEARING 6:37pm**

**1. Los Altos Subdivision PDD.**

(Notice was given that Members of the public who wished could remotely attend and participate in this meeting through GoToMeeting, by computer, tablet, or smartphone.)

**There were no Public comments.**

**Close Public Hearing 6:38pm**

**RE-OPEN REGULAR MEETING**

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

A lengthy discussion ensued. Among the concerns, a discussion on -0- lot line housing, the number of homes in this space, the proximity of the subdivision to the school, the increase to the heavy traffic already on 13<sup>th</sup> and Mesquite Street. Concerns regarding fencing, including security around the retention pond, in addition to banning top lighting within the PDD. Concerns regarding the tree plan and the street plan. Also the upgrading of 12<sup>th</sup> street and other infrastructure upgrades.

Hugo Elizondo, developer, was in attendance to provide information and answer questions. Hugo stated he increased the separation between homes to 15'. The minimum lot size would be 6,500 sq. ft. The homes would have good street appeal; each would have front porches and side driveways with 2 car rear parking (residents would not be allowed to park on frontage streets). Sidewalks would be installed on 11<sup>th</sup> and 12<sup>th</sup> streets from Greenlawn to Mesquite St. The PDD will have an HOA established to maintain the subdivision. The price range would start at around \$225,000 and he thought the subdivision would appeal to young professionals, young married couples and some retirees in the 55+ range.

Commissioner Perkins began the discussion regarding -0- lot line housing and concern over problems that may arise. Commissioner Priour indicated some pros/cons of the PDD. Allow increase of 2 more lots in the subdivision; in return, get city street upgrades, walking trail/ benches/sidewalks and additional infrastructure upgrades. Without the PDD – get none of that. Commissioner Seals indicated he understood the hard change from being surrounded by open space versus the subdivision concept, wants to strength the tree plan, and have a traffic study completed for school safety. Commissioner Green did not like the # of homes in the subdivision and was concerned about school safety with the additional traffic on Mesquite Street. Commissioner Anderson voiced concerns regarding lighting and fencing. Commissioner Moore felt the PDD would benefit the citizens of Blanco with a recommendation for one way traffic on 12<sup>th</sup> street to exit Greenlawn, a cross walk at 11<sup>th</sup> and Mesquite St with a 4 way stop at 11<sup>th</sup> street to enhance school safety.

Commissioner Seals made a motion to forward this PDD concept to the City Council with some positive recommendations. We would like to see 2 additional items addressed. 1) Responsibility of streets and what in fact will be done. 2) Address traffic impact with possibility of making 12<sup>th</sup> street one way west and some sort of accommodation at the corner of 11<sup>th</sup> & Mesquite St. The only change to be made in the PDD, is to specifically address what they will be doing about streets (pave 12<sup>th</sup> from - to) which isn't mentioned in the draft.

Commissioner Anderson amended the motion to add the requirement to add 2 oak trees with 3" caliper on each lot. Commissioner Priour 2<sup>nd</sup> the Motion. The motion passed 5 to 1. Commissioner Green Opposing.

**NEW BUSINESS:**

**1. Approve the minutes of the May 4<sup>th</sup>, 2020 Planning & Zoning Meeting.**

Commissioner Seals made a motion to accept the minutes. Commissioner Anderson 2<sup>nd</sup> the motion. The motion passed 5 to 1. Commissioner Perkins abstained.

**2. Consider, discuss and take action on selecting a new commissioner for the vacant seat on the Planning & Zoning Commission.**

Commissioner Seals made a motion to recommend we forward Rachel Lumpee's name to City Council to fill the vacant seat on the Planning & Zoning Commission.

Commissioner Perkins 2<sup>nd</sup> the motion. The motion passed unanimously.

Commissioner Seals made a motion to adjourn. Commissioner Green 2<sup>nd</sup> the motion. The meeting adjourned at 8:13pm.

Submitted by Susan Moore, Secretary, Planning and Zoning commission