

City of Blanco

Minutes of the Meeting

July 6, 2020

Members: 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

Commissioners Moore, Anderson, Priour, Green, Perkins, Lumpee, present. Commissioner Seals absent.

3. Introductions

The Chair introduced and welcomed a new commissioner, Rachel Lumpee, to the P&Z Commission.

4. No Announcements

5. No Public Comments

Open Regular Meeting 6:35pm

6. Approve the minutes of the July 6th, 2020 Planning & Zoning Meeting.

Commissioner Perkins made a motion to accept the minutes. Commissioner Anderson 2nd the motion. The motion passed unanimously by the six commissioners in attendance.

7. Consider, discuss and take possible action regarding the BHPC presentation and request for a variance to hang (4) banners at the square for the Historic District Promotion.

Rudy Nino, officer of the BHPC, stated the banners are 30 inches wide and 70 inches long. The banners were to be placed at the 4 corners of the square. PEC would hang and take down the banners. The BHPC had approved the request in May 2020. Will Daves said this banner request is outside of the signage ordinances.

Commissioner Moore ask if the BHPC would give another city entity, such as the Chamber or Keep Blanco Beautiful or Nights Sky, etc. the same latitude to allow for the same type of temporary banner in the historic downtown area. Nino said they would allow such a request but would have to make a calendar to accommodate the requests.

After some additional discussion regarding the request for the variance on the timeline, from 30 days to 3 months, Commissioner Perkins made a motion to approve the request for the banners to be put up, this year, for three months from the date of installation. Commissioner Anderson 2nd the motion. The six commissioners present unanimously approved the request.

8. Consider, discuss the changes made to the updated PDD, Los Altos Project approved by the City Council.

Commissioner Anderson ask about the street issues (one way traffic on 12th street and a stop sign at 11th and Mesquite Street); and the upgrade to 12th street. Also, regarding the issue about trees to be retained or replaced. Will Daves stated the one way traffic on 12th street and a stop sign at 11th and Mesquite is correct but the city and school will need to further address the one way issue on 11th street. Will confirmed that two trees must be planted on each lot which must be maintained by the homeowner for at least two (2) years or be replaced. The developer will update the infrastructure to accommodate the PDD project, including upgrade and pave 12th street from Greenlawn to the end of the PDD residential property. The city will complete the paving from that point to Mesquite Street. The PDD will be completed in two phases.

10. Preliminary concept plan for the Sta-Built property review. Workshop, no action required.

Mark Sparrow came before the commission with the concept plan for the Staybuilt property. This property is a 5.4 acre property which is intended to be developed with 27 homes. Following are some of the issues that were discussed.

- Property would allow for a 40' easement to the city water tower storage versus having to secure easements from the property owner each time work is required.
- City to review abandoning 15th street from Mesquite to Greenlawn as that would no longer be needed and would solve current issues with adjoining property owners.
- A drainage study is needed for downstream drainage out of this property.
- A variance for the lot width to be reduced to 45' from 60' but the depth is extended which would keep a 6500 sq. ft. lot as required and retain the 5 units per acre. By allowing various housing frontage per lot, would create a lesser impact on the oak trees currently on the property.
- The developer will add infrastructure as needed. Tie into the water line on Mesquite Street. Waste water would be on Mesquite Street/Greenlawn/13th Street.
- Street is shown as 40' vs normal 50' with minimum pavement of 22'.
- Consider additional entrance/exit onto Greenlawn. All traffic would not be restricted to Mesquite Street.
- Address potential flooding on Greenlawn Pkwy.
- Open Space – still in question.
- Deed restrictions by each residential lot. – No HOA Required.
- Sidewalks and curbing would be installed.
- Parking – Would have 2 car parking spaces on each lot.

Commissioner Moore said what we want in the end is to make sure this is good for the City of Blanco and good for the citizens while acknowledging you can't "give it away". At first the 45' lot widths were a major concern but with the extended length these lots are beyond the 6500 sq. ft. that is required. That these homes may have a staggered set back could be a benefit for the homeowner.

Commissioner Priour said he could see a constructability issue. Typically you would have a front facing garage or carport or parking in the front of the house. Los Altos had rear parking which seemed to have more separation than a front parking unit. Maybe more room with staggering the front set back but builders would dislike the extra cost of paving and other expense. Commissioner Priour is against street parking. There is not enough room with the street being only 40' and the paved area with a min of 22'.

Commissioner Perkins thought the variation of setbacks adds to the frontage appeal unlike in many other housing districts.

Commissioner Green wants more detail regarding any tree removal, including size and location of trees. His main concern is the impact on Mesquite Street as that being the only entrance/exit from the development. Traffic on 13th street is already extra heavy and this only adds to that.

Commissioner Anderson has concerns regarding front parking and parking on the street in addition to not seeing any indication of open space for this development. Please include information on sidewalks and measurements on the updated plan. She then ask about enforcement of deed restrictions – Mr. Sparrow indicted the Police would handle enforcement.

Mr. Sparrow is to go back and review our recommendations and return later with more detail and an updated plan.

9. Consider, discuss updating the current Zoning Map for the City of Blanco. No Action to be taken.

Attempt to identify areas and have more information by each block along and next to Hwy. 281. See what Trey can review and incorporate into overlay to have a better concept of how the rezoning will affect the current and future development of the city. Identify areas that can be used as a buffer zone between commercial and residential areas. R5 is to replace current "mixed use" the R5 "buffer zone" major difference is that current mixed use begins at the commercial level and builds down vs R5 begins at the residential level and builds up. This zone is to enhance both areas while protecting residential areas. Discuss next meeting.

11. Adjourn

Commissioner Green made a motion to adjourn. Commissioner Priour 2nd the motion. The motion passed unanimously. The meeting adjourned at 8:36 pm.

Submitted by Susan Moore, Secretary, Planning and Zoning commission