

Planning and Zoning Commission

City of Blanco

Minutes of the Meeting

August 3, 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 6:32 pm

2. A quorum was established

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

3. No Announcements

4. No Citizen Presentations

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

Commissioner Green made a motion to accept the minutes. Commissioner Anderson 2nd the motion. The motion passed unanimously.

A general discussion followed after the minutes were passed.

Commissioner Green asked, "Shouldn't the secretary write up the minutes?" Chairman Moore currently is preparing the minutes for the meetings. She said she likes reviewing the recording of the minutes and tries to get the items that we are majorly concerned with in the notes for future reference. Will records the minutes at each meeting and will send them to the chairman. I will forward to each commissioner.

A discussion followed by the commissioners regarding several issues that are a problem with the Staybuilt property. Notice the notes on the Staybuilt Property workshop and issues we brought up to Mr. Sparrow for further discussion when he brings this property back before P&Z. We addressed street width/ lot width/ parking provisions/ trees and several more issues that will need to be resolved before this property can move forward.

OLD BUSINESS

6. Consider, discuss updating the current Zoning Map for the City of Blanco. Workshop, no action to be taken.

Commissioner Anderson said the Staybuilt concept plan includes a right of way to get to the water towers which is about the only positive in the plan. Will responded that affordable housing is another big positive of the Staybuilt plan.

Commissioner Anderson then ask if we are to put together a check list to bring the UDC up to date and does it need to be submitted by EOM August to the City Secretary; then a public hearing to be held and in December a decision to be made to the changes. Will responded, not typos / spelling etc. but changes applying to zoning / subdivisions that need to be added / revised or changed should be addressed. Especially contradictory or inaccurate items need to be on the list. Send Commissioner Anderson any items deemed necessary to be changed/added/deleted and she will compile a list to be reviewed and presented to the City Secretary.

Commissioner Seals stated items that have already been approved and passed, such as the New R5 Zone. The MX zone should not even be considered any longer as the R5 zone has been approved and passed to replace the MX zone. The UDC should reflect the MX zone as no longer considered an active Zoning District. It is a disservice to the community by not having that change in the UDC. The R5 Zoning and the UDC changes which are marked in red have been sent to the administration and Will has the approved zoning update. .

Commissioner Anderson also stated we need to have a footnote when the ordinance was changed. It would be helpful if we had an electronic ordinance list and an online access to the actual ordinances and be able to look at the ordinance. Will said we are waiting for the data to be provided with web access and are working toward that availability. Commissioner Anderson will continue to be working on this issue along with Commissioner Lumpee.

Commissioner Anderson then wanted to address including property deeds with variance request or rezoning applications. The deed gives additional description regarding property ownership and property lines. Additional information is needed when confirming an easement on a property. Perhaps the commission can require the deed but if the deed is not available the commissioners can choose to accept the information that is provided on another document. Commissioner Perkins indicated that getting a current plat would perhaps solve this problem.

Concerning the Zoning Map.

Commissioner Green noted: Chapter 4 Zoning Districts and Use Regulations > Section 4.2 Official Zoning Map Use

(3) Change to Official Zoning Map.

(b) Approved zoning changes shall be entered on the Official Zoning Map by the City Staff or designated representative and each change shall be identified on the Map with the date and number of the Ordinance making the change.

(c) No change of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with procedures set forth in this Code.

Is this the reference that Wendy was going back to when not wanting to update the UDC with the new R5 Zone?

Commissioner Seals replied that by adding a zoning classification you are not changing a zoning map. The new zone does not change the existing zoning of a property nor does it change the map until it is applied. The map has not been changed since 2014.

Commissioner Moore began the rezoning discussion with the review of each property along and one block from 281. These properties were identified and documented on a property worksheet and the information passed to commissioner Priour to incorporate into our zoning maps; and amazingly he did put it together for us to see. While Trey pulls that up on his map, I would like to throw something out about the zoning map for you to think about. We need a place to start. What about if we overlay all MX with R5? Our framework then is R5. Then we go through the map and say this section is definitely not R5, it is commercial or GUI (whatever it currently is) and we change it to the proper designation. Then we could look at what's left as R5 and make a determination how to proceed on the map. In my mind, we must have a starting place and we don't currently have a starting place. Not all the properties along 281 are commercial properties and the 2014 map does not reflect all are commercial. Once we have a current designation map, then we must refine it to make it work for now and going forward. I think we have to start with now to be able to direct the future use map. Then proceed to Future Land Use Map.

Commissioner Seals agrees we need to have a framework to start. Take all the MX properties and rezone to R5. Change the Commercial and GUI and Industrial. Then we begin to create buffer zones with the R5 concept of starting at residential and allowing light commercial. Do not designate any future properties MX or Commercial, they should be R5 and then be adjusted as developed. Branch out to corridors. Is there an R1/R2/R3 distinction? Then we can begin to develop a future use map.

Commissioner Perkins believes we are mixing up zoning map with the future use map. We should be looking at the Future Planning map.

Commissioner Lumpee wants to review the survey that was completed recently to determine the effect of the questionnaire on the Compressive Master Plan and what goals has been completed vs what is left and the current vision. Commissioner Moore commented that if they didn't receive a realistic number of responses from the questioner it would not be a good indicator of the community. But I will check with Martha for the number break-down of responses. In any case, we can certainly look at the results of the questioner. Commissioner Anderson said, in her conversations with Martha, the survey reflects nothing has changed. The citizens don't want change.

Commissioner Green said he doesn't think we can take a town that's already been designed and change it to match the Master Plan. Commercial will be mixed with residential. Commissioner Perkins stated we need to be looking at distinction between commercial and retail office. Commissioner Moore noted that was noted on the walk the street project. Commissioner Green questions how we re-organize a town that has already been developed. There was no adherence to regulation to direct how it originally occurred. Commissioner Seals said that is why we must pay a lot of attention to what is now. Commissioner Moore stated we must start with what we have now. We are not building a town, we have a town. We must sustain it and allow its normal growth without destroying it.

we then looked at the map where Trey had taken our survey and overlaid it on the zoning map. We discussed the various concepts and Trey is going to put our thoughts on the working map. We will continue discussion in next work shop.

Will ask the commissioners, what is our purview on ETJ? The response was, must abide by UDC. Will then ask the commissioners to read up on Chapter 5, Subdivision and Land Development, as that issue would be coming up soon.

Will then ask the commissioners to consider homes that are built from Containers. The current inquiry is regarding a property situated just off Chandler Street. This would be single family home. What do we consider these buildings and how would they fit in the community. Give this new issue some thought for next workshop.

Commissioner Green made a motion to adjourn. Commissioner Priour 2nd the motion. The motion passed.
Meeting adjourned at 8:32pm

Submitted by Susan Moore, Planning and Zoning Commission.