

Planning and Zoning Commission

City of Blanco

Minutes of the Meeting

September 9, 2020

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

REGULAR MEETING

1. The meeting was called to order at 6:37 pm

2. A quorum was established.

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

3. Approve the minutes of the August 3, 2020 Planning & Zoning Meeting.

Commissioner Lumpee pointed out a few grammatical errors in the minutes presented. Commissioner Seals made a motion to accept the minutes with the discussed changes. Commissioner Perkins 2nd the motion. The motion passed unanimously.

4. Introductions

5. Announcements

Commissioner Moore requested the commissioners review the in depth report of the Comprehensive Master Plan update 2020 and the status of progress on the various implementations of the plan before the Oct. meeting. This will be discussed at that meeting.

6. No Citizen Presentations

NEW BUSINESS

1. Consider, discuss, and take action on selecting a new Secretary for the Planning and Zoning Commission.

Commissioner Lumpee volunteered to become the new secretary. Commissioner Anderson made a motion to accept Commissioner Lumpee as the new secretary. Commissioner Green 2nd the motion. The motion passed unanimously. The commissioners briefly discussed how detailed the minutes should be; Commissioner Seals stated that the issues discussed and if there were any dissents or agreements should be included. Commissioner Moore would like to see a record of the discussions and where the commission stands on the issues in the minutes, especially with issues that are ongoing and will be discussed in subsequent meetings which will then be sent to the City Council.

2. Consider, discuss and take possible action regarding the UDC Annual Update Request to City of Blanco TX UDC. Draft and Draft Addition #1.

Commissioner Anderson went through the UDC and compiled a list of corrections and additions needed for the UDC. She labeled each entry by a classification; number one means urgent, number two means typographical, number three means suggestions. The first suggested addition was to add the time limit for abandonment properties; it would be considered abandoned if it discontinues use or activity for six months or after destruction of 50 percent of total appraised value. A brief discussion regarding how to define Airbnbs took place, but in the end it was decided to tackle this at another time. Definitions for multi-plex (duplex, triplex, quadplex) were clarified and made more consistent. Restrictions for P&Z commissioners were also discussed because those are unclear. City Administrator, Will Daves, will get a clarification from the City regarding these restrictions. The commission decided to edit only the UDC definitions and Chapters 1-5; Chapters 6- 8 would be better handled by those departments responsible for their enforcement. The final draft of these edits are to be submitted by Commissioner Anderson to Laurie Cassidy, City Secretary, prior to October 7, 2020. The city secretary will review the changes and forward them and other proposed amendments to the Planning and Zoning Commission for discussion. The Planning and Zoning Commission will then refer the proposed UDC amendments, with its recommendations, to the City Council before Dec. 1, 2020. Commissioner Green moved to accept the UDC Annual update along with the changes stated during the meeting and Commissioner Priour 2nd. The motion carried.

3. Consider and discuss the City Council meeting minutes of 12/10/19 regarding the new R5 zoning as submitted by the Planning and Zoning Commission.

Commissioners reviewed the minutes regarding the R5 zoning. "The High Density Residential – Transition (R5) incorporates the characteristics of the High Density Residential (R3) zone and is intended to serve as a transition, or buffer, zone between residential and non-residential zones, particularly Commercial (C1) zones. In addition to residential uses, it provides for light commercial uses either in a mix with residential uses on the adjacent properties or in a mix on the same property. It is intended to provide for a mix of uses which are compatible with, and proportionate to, each other and surrounding uses." This definition did not need to be approved again and an ordinance is not needed for it to be added to the UDC. The R5 Zone was approved by City Council in their 12/5/19 meeting but was not acknowledged in the UDC in error. Commissioner Moore will officially submit the approved R5 Zoning District Amendment to City Hall to be included in the UDC 2020 update.

4. Consider and discuss requiring the deed, or if unavailable, a current plat to be included for a variance request or rezoning application.

Commissioner Seals made a motion to require the deed or current plat to be included in the variance request or rezoning application and Commissioner Anderson 2nd the motion. The motion passed.

5. Consider and discuss Container Homes.

Commissioners discussed the possibility of allowing container homes. It is unclear how these homes would be classified at the moment. The commissioners also discussed how the homes might reflect on Blanco; the homes should be visually attractive or have an attractive barrier. Commissioner Priour pointed out that the market typically dictates what the housing market is like and what type of homes people are seeking. More research will be done including reviewing the Comprehensive Master Plan and the discussion will continue at the next meeting.

6. Consider and discuss Transportation Infrastructure regarding speed bumps on city streets.

Commissioner Moore explained that this issue has been discussed multiple times by City Council and she feared speed bumps were not the best solution. Commissioner Lumpee informed the others that Council has not passed the speed bumps and are looking at alternative options such as placing additional speed limit signs and an increase in police patrolling the area. An ordinance to reduce the speed limit was also discussed. No action was taken.

OLD BUSINESS

1. Consider, discuss updating the current Zoning Map for the City of Blanco.

This item was tabled until the next meeting because it was getting late. Commissioner Priour has changed all the Mixed-Used zones to R5 on the map and will send the Google Earth file to those who request. No action was taken.

Note: Commissioner Moore will send documents for each meeting by email. Commissioners should notify Commissioner Moore if he/she needs a printed copy of any of the documents. Commissioner Moore will have the requested copy(ies) at the meeting.

2. Adjourn.

Commissioner Seals made a motion to adjourn. Commissioner Priour 2nd the motion. The motion passed. Meeting adjourned at 9:12 p.m.

Submitted by Rachel Lumpee, Planning and Zoning Commission.