

Planning and Zoning Commission

City of Blanco

Minutes of the Meeting

January 4, 2021

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 6:37 p.m.

2. A quorum was established.

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

3. Approve the minutes of the November 2, 2020 Planning & Zoning Meeting.

Commissioner Perkins made a motion to accept the minutes. Commissioner Seals 2nd the motion. The motion passed unanimously.

4. No Introductions

5. Announcements

Commissioner Moore apologized to the citizens for the limited capacity at the meetings and difficulty to hear online via GoToMeeting. She explained that only a certain number of people are allowed in the room during the P&Z meeting due to the 75 percent occupancy restrictions due to COVID-19. There are seven P&Z commissioners and usually at least one city staff employee so roughly seven additional citizens can attend in person.

6. Citizen Presentations

All public comments were in regards to the Sta-Built Property and were heard during new business because the agenda stated the "Planning and Zoning Commission welcomes public comments at this point on items not specifically listed on the agenda."

NEW BUSINESS

1. Consider, discuss, and take possible action on permit to operate a food truck at Hill Country Liquour.

Tabled. The owner was not present at the meeting and additional information is required.

2. Consider, discuss, and take possible action for a requested PDD zoning amendment for a 5.861 acre tract between Mesquite Street and Greenlawn Parkway, North of 13th Street. (Sta-Built Property)

Citizen comments were heard from Stephen Friesenhahn, Gail McClellan, Lynda Rogers, Sharon Savage, and Scott Briscoe. Friesenhahn, Savage, and Briscoe made comments via GoToMeeting; McClellan provided hers in person; Rogers wrote a letter to the commission. Drainage was a concern for a majority of the comments. Wildlife concerns were also expressed. The citizens also wished for a smaller number of lots.

Mark Sparrow provided a brief update on the Sta-Built property addressing the concerns voiced by the commissioners during the Nov. meeting. The developer will work with the city. A preliminary study has been completed; a final plat of all wastewater and water lines and services, stormwater detention and drainage facilities, streets, and lot grading shall be designed by a licensed civil engineer. The property is zoned R3. Requested variances to the base zoning district standards include a minimum lot area from 6,500 SF to 5,800 SF; minimum lot width from 60' to 40'; minimum front yard setback from 20' to 10'; minimum side yard setback from 5' to 0' to 10' with a minimum separation between buildings of 10'. The commissioners discussed the setbacks and requested the lot area to remain at 6,500 SF and change the lot width minimum to 45'. Commissioners encouraged staggering the homes in the lots. The small lots were discussed. Commissioner Moore asked if the developer would consider making lots 4-9 50' instead of 45' to allow for wider lots; Lot 10 would be eliminated which would result in 27 lots instead of the proposed 28. Building heights shall not exceed 35 ft in height. The impervious cover will not exceed in the aggregate 50%. The houses will be a minimum of 1,000 square feet excluding carports/garages and porches. The Night Sky and Tree ordinances will be followed. There is no longer a retention pond, but there is a public park. This change will save more trees. The street right of way was proposed to be reduced from 50' to 40' which caused concerns for the commissioners. There is not an HOA, but a clause regarding no street parking in the deed restriction can be added. A brief discussion over driveways took place; the plan is for two vehicles to fit in the driveway. The proposed wastewater line will be connected to the city-owned wastewater line

located across from the property on the east side of Mesquite Street and a water line will be connected to the city-owned waterline located along the west side of Mesquite Street. Electricity will be tied into the existing 3 phase electric lines and the extension of service to each lot will be underground. Utilities such as drainage were a major concern with the commissioners thus discussed in detail. The Architectural Control Committee will approve building materials in advance. The homes will fit in with the surrounding homes in Blanco, but there were no drawings of these homes. The commissioners requested a view of what the homes will look like. This will be the only property despite it being named Sta-Built Estates Unit 1. Commissioner Seals requested P&Z see the final plat and master plan before it goes to the city council. Commissioner Moore expressed appreciation towards the developers for working with the city.

Commissioner Seals moved to forward this to the city council with preliminary approval recommendations with conditions. 1. The ordinance must be completed with all the things needed per UDC Section 4.10. 2. P&Z sees the revised Master Plan including the elevations and footprints, the final plat, and the deed restriction before it moves forward to the city council. 3. The changes discussed during the meeting including:

- Minimum Lot Area: 6,500 SF
- Minimum Lot Width: 45'
- At least one tree per lot
- 2 car driveway
- Add no street parking into the deed restriction
- No onsite septic
- Remove "In the event that the City is unable to obtain the easements or that the wastewater lines are private, than the Property may be served by an on-site sewage system designed and constructed in accordance with Blanco County regulations." Page 8, 2.5 a.

Commissioner Lumpee seconded and the motion carried 4 to 2; Commissioners Green and Seals opposed.

OLD BUSINESS

1. Consider and discuss Container Homes. No action to be taken.

Tabled.

2. Consider and discuss Airbnb's. No action to be taken.

Tabled.

WORKSHOP

1. Consider, discuss updating the current Zoning Map for the City of Blanco. Consider with the Comprehensive Master Plan Update. Workshop, no action to be taken.

Tabled.

5. Adjourn.

Commissioner Moore made a motion to adjourn. Commissioner Seals 2nd the motion. The motion passed. The meeting adjourned at 9:25 p.m.

Submitted by Rachel Lumpee, Secretary, Planning and Zoning Commission.