

Planning and Zoning Commission  
City of Blanco  
DRAFT -Minutes of the Meeting - DRAFT  
December 6, 2021

Members: Susan Moore, Christine Anderson, Loris Perkins, Brandon Carlson, Heinz Roesch

**REGULAR MEETING**

**1. The meeting was called to order at 6:34 p.m.**

**2. A quorum was established.**

Commissioners: Moore, Anderson, Perkins, Carlson, were present. **Roesch absent.**

**4. Announcements (No Action May be Taken)**

None

**5. Public Comments**

Gail McClellan -Character reference for Jan West. She wants to be a candidate for one of the vacant seats on the P&Z Commission. Didn't find out about it to get her application in on time and tonight she is sick. She is an ole timer her, her parents are ole timers from here, her roots go back to the very first settlers here and she loves Blanco. It's kind of nice to see some of these folks to take an interest again. She is retired and has time and is dedicated to Blanco. I think she would be a real asset to any board she sat on. Her sister is Hollis Boatright who is very active in Blanco.

Commissioner Moore, I have a letter from Jan West Granberg as she called me, and she can hardly talk. Did not get her application submitted in time to be placed on the agenda. I will read the letter since she can't be her to introduce herself and apply for seat on P&Z Commission. (Letter attached)

**NEW BUSINESS**

**1. Approve the minutes of the November 1, 2021, Regular Meeting & Public Hearing.**

Commissioner Perkins moved to approve the minutes and Commissioner Anderson 2<sup>nd</sup> the motion. The motion carried unanimously.

**2. Approve the minutes of the November 15, 2021, Special Meeting and Public Hearing.**

Commissioner Perkins moved to approve the minutes and Commissioner Anderson 2<sup>nd</sup> the motion. The motion carried unanimously.

**3. Applicant for P&Z Commission – Teri McKenzie**

Applicant did not come to the meeting.

**4. Applicant for P&Z Commission - Lynn Eubanks DeVincenzo**

Purchasing the home at 919 Main Street, hoping to be closed before the end of the year. We moved from Sarasota, Florida. Work for Hancock Whitney Bank. I have an extensive background in real estate, everything from oil and gas, tele-communications; worked for the DOC as well as many other professions. I work remote but commute to San Antonio about twice a week so I would need to be on a board that meets in the evening. I would be available for any special meetings as my work schedule is flexible. If no openings on the P&Z Commission, I am open to other positions within the city. **Commissioner Anderson** stated it sounds like you have a very appropriate background. What do you think you can bring to the board at this time? Do you have any particular areas of interest in the city? **Ms. DeVincenzo**, all areas interest me as I have been with the bank 21 years in those fields with a lot of lending, community reinvestment, things like that.

**5. Applicant for P&Z Commission – Marissa Mensik**

Applicant did not come to the meeting.

**Discussion: Commissioner Moore**, do I hear a motion that we think about this but wait until we have Commissioner Heinz here, so we would have 5 Commissioners present before we vote on new members. Do we table this until next meeting or do you want to vote tonight? **Commissioner Anderson** made a motion to table until next meeting as she would like to meet the other candidates as well. **Commissioner Carlson** stated he was hesitant on people that didn't find a way to make it to the meeting as they were not courteous enough to show up. That is a little bit of frustration. **Commissioner Moore** stated perhaps they should not be counted out for not appearing. **Commissioner Perkins**, I think it is incumbent on them to show up but my question is that communication to the applicants is not good. Perhaps they did not know they should be here.

Do we have a motion on the candidates?

Commissioner Anderson motioned to table the vote on candidates until next meeting.

Commissioner Carlson 2<sup>nd</sup> the motion.

Motion carried unanimously.

#### **6. Review and Discussion Only – McNett 214 Gerald Lane – Preliminary Plat Changes.**

**Mr. McNett**, I couldn't agree more with Jan's letter. That is the main reason for being here tonight. **That property is being used for an example more than anything.** Looking for some guidance, not only for that particular property but also for other vendors or investors that are coming into town. We are all looking for a path for discussion on these properties. The city's time is precious, you all's time is precious. If there could be a path where we could do this with planning and zoning or somebody on city council or if there is a chain, we could create for a discussion on properties such as this one. **I am not looking for guidance tonight on that particular property.** There are a lot of properties around town where there are some ideas where that is going to be good for Blanco, or yes this is what Blanco needs so that when you do talk to investors, yes this is something Blanco is interested in. That is my main goal to see if there are other professionals in the community to visit with the planning and zoning committee to get some guidance on what you perceive for particular properties that are around town. To Jan's point, both healthy growth coming to Blanco but also protecting because the last thing is the good people here, the business owners, the agents want to do is to propose something to this committee or to this city that would cause some type of conflict or anything like that. I don't think that is the goal of anybody that's in town. Just something that we can communicate with you about would be very helpful. **Commissioner Moore** ask, **do you want to discuss this property that you sent to us? Mr. McNett, we can, but that is not my main goal for tonight.** My main goal is, we can definitely use that as an example. So, for that particular property, what is something that planning, and zoning commission ever envision for that particular property? That is one of my questions. We could run thousands of different scenarios for that property but when the rezoning took place for that particular property, what is something that you all would perceive going there? Would you follow the pattern of assisted living, the apartment complex, industrial like the stuff across the street? What would the P&Z be seeking there?

**Commissioner Carlson**, I figured this is a good place to start in terms of I agree with Calen in that we should have some sort of organized informational piece to where investors, construction, realtors, people in banking industries kind of know what we are looking for as well. That just makes sense to me for when someone wants to come in and build something they kind of know where they should be looking and why. We can certainly discuss this property as a starting point.

**City Administrator**, good evening, Chair, members. **My suggestion, in response to Calen's suggestion, the way the city usually handles this is through a workshop. If you have a planning and zoning workshop, you don't have to have that specific agenda item, then you can discuss in general the properties in Blanco which they could then better address your questions. That's usually how that would work.**

**Commissioner Perkins**, I am thinking that this is something that we wouldn't be instigating; coming to us and wanting our input about what we want for this property. In working in San Antonio, urban renewal, we would go to the city with our proposal, and we would have the discussion then. Now I don't see having a workshop with us in here, going through the whole UDC is basically what we would be doing. We have already been through this in a sense with the zoning map. We have already shown what we think, but for us to be specifically talking with people wanting our input. I just don't see it.

**Commissioner Moore**, let me just say that in the past, any prospective property or development in the city went through the administration office and someone there had an interview with you and told you what you could or could not have, specifically if you were interested in different aspects or different areas in the city. Our task has not previously been, nor have we been tasked by the administration to set that up in this particular commission. We are a referral commission and normally when it comes to us all the documentation is there and if you have not abided by the zoning or the specific regulations then we would look over your documentation and have some conversation about it and we may or may not approve a variance in some fashion. We have never been first on the list because the administration is who has already handled and actually set the rules for that. As Loris said, when we went through the whole zoning map for 2 ½ years, we went through all the various properties and what we felt like would be appropriate to be built there and zoned it as such by region. So, when you say can you put an industrial site there, if the map passes tomorrow, if the city council approves that, then **that is going to be an R5 zone which is residential/ light commercial.** So no, you wouldn't be able to put an industrial property there. **Mr. McNett, yes ma'am, I understand that.** **Commissioner Moore**, but there are a few places that you can build industrial properties, there are some already there. But as Commissioner Loris said, we have never been the first on the front lines, it has never been tasked to us, that is an administrative function at the city hall. Then if you bring them something that they wouldn't approve, then they would send to us.

**Commissioner Anderson**, I have to agree because I think we are limited, number one by the open meetings act. In that we have to be careful that any gathering we have includes the public and is posted, advertised and the public has an opportunity to speak, that is the established format. There really isn't, to my knowledge, a venue where folks can come in and share ideas unless I am mistaken.

**City Administrator, I think I need to caution you, all of you though, that this is not within the agenda item, you are kind of getting off. You need to move back to the property.**

**Commissioner Moore**, we are going to have to move back, we get into some of this; **we can talk about this property that you sent us, but we can't talk about other properties.** If you are asking if you can put an industrial site on this property, that would be a question that we can address tonight. But if you want to talk about various venues, we can't talk about that tonight. **Mr. McNett, yes ma'am, I understand that.**

**Commissioner Perkins**, the first thing I would ask you, is why the address 214 Gerald Lane? **Commissioner Moore**, that is the address of the current house that is on that property. **Mr. McNett**, that 214 address comes through that whole property.

**Commissioner Carlson**, so the answer is, by the way the zoning map was drawn, this was set up as R5 which at that time is what makes the most sense for it to be. So, the assumption is that is what it would become an R5. So, I guess to answer you the way the map was drawn, it would become some sort of high residential or a mixed-use property. **Mr. McNett**, the conclusion is, when the property owner decides what to put there, as long as it checks all the boxes for that zone, then we are good.

**Commissioner Moore**, when you say check all the boxes, I looked at what you sent us and I am going to speak out tonight. Because I own the property right next to that property, **I will not be able to say, yay or nay, so you will not have to worry about me voting. I will have to step back on that vote.** But you sent us all the diagrams which I enlarged so anybody could look at it. What I was looking at, this drawing shows all the drainage that was coming from there. Now, I know that the plats are not complete, but I am real concerned about the drainage, whatever you put there. I did a little research and printed up some pictures of what happens with that drainage. (Handed out flood pictures) In fact the flooding off this property has flooded the seniors' apartments. **Mr. McNett**, yes ma'am, I am aware of all that. **Commissioner Moore**, it has flooded over our property and whatever you put there I will insist that we have an engineer look at the drainage. Because since you have cleared that property, we have pictures in there where the drainage has gone over our driveway, and over our field since that property has been cleared. Before that, we had taken steps to try to alleviate that flooding, out of our own personal funds, so they (**senior apartments**) wouldn't be flooded again. **Mr. McNett**, are you saying the reason it went over the driveway is because we shredded the property. **Commissioner Moore**, well, it has not gone over the driveway since 2016.

**Mr. McNett**, let me make a point of what I'm trying to make here. I came to the planning and zoning meeting with good intentions to ask for insight to better the city of Blanco, so we ask what is good for you. This particular property is a perfect example. Where I have come in tonight to ask for recommendations, ask for help, ask for what's acceptable here. I was wrong, I apologize that I didn't know that we couldn't conduct that business here. That's fine, I know now that we can't conduct that business. But with good intentions, to get so much push back at our meeting tonight, that wasn't the point of the meeting. I apologize for wasting your time on it.

**Commissioner Moore**, you didn't waste our time because you brought a property in here which we are giving feedback as to how dangerous this can be if the flooding is not controlled. **Mr. McNett**, I totally agree, but I didn't ask about the flooding either. All that is, is a plat, there's property lines on it and it could be a big park. **Commissioner Moore**, and it shows all the drainage, all the lines show all the drainage and the way the water is going to run. **Mr. McNett**, that is on a regional survey. The way that property is set up right now has nothing to do with changing the drainage. The water is going to run, how it's going to run with those property lines or not, I understand that. With good intentions, people need to be able come in here and talk, which was my main goal; and get good feedback. Thank you for your time. (Mr. McNett walks away from podium, takes a seat.)

**Commissioner Moore**, Thanks. Someone needs to tell him that he has to get an engineer drawing on this survey for this property. **Commissioner Perkins**, one of the problems I was going to bring up about wanting to know what he was going to develop there. We saw a plat, okay, what are you planning to develop. The main thing I would be concerned about would be the maximum impervious cover. That is what you are seeing now, it is being cleared and stuff like that and you are taking away some of the impervious cover.

**Mr. McNett**, (comes back to the podium) **There is no discussion, whatsoever, about that property being developed at this time. There is zero discussion about that property being developed, no concrete, no plan.** **Commissioner Perkins**, you have a plat.

**Mr. McNett**, I have a plat with property lines on it. Properties lines do not affect drainage. **Commissioner Moore**, what you build on that property does affect drainage. **Commissioner Perkins**, what I would be concerned about is that you have these lots out here and they tell me something about how you will be developing that property. I would like to know a little more about that.

**Mr. McNett**, absolutely and at that time, all of the information that is required will be provided to the committee.

**Commissioner Moore**, okay, his just wanted to kind of bring up the point to talk about the city and we can't talk about that, and he doesn't want to talk about this property, so we thank you Sir for your time. **Mr. McNett**, thank you.

Does anyone else have any discussion on this property? **Commissioner Anderson**, my concern is that I can't figure out if Gerald Lane is a city street or a private street. I am expressing a concern because I think that may impact what can be done with the property because of appropriate access. You can access it from Blanco Ave but one of the lots is off an easement and the other two are off Gerald Lane which is not a city street. That could be a concern at some point, just a heads up.

**Commissioner Carlson**, by having zoning I guess anybody could build 39 homes there. I think the point was just asking if we think that is what the community would need the most. I agree with both ends because, one, we did do the zoning map and part of that was charging us with the responsibility of where we think the stuff should go. So, by making this R5, that is kind of us saying what we think should go there. That is the place for these 39 homes. **Commissioner Moore**, where do you come up with 39 homes. **Commissioner Carlson**, the amount of acreage times 5. **Commissioner Moore**, he didn't say that was what he was going to do. **Commissioner Anderson**, it is being marketed as high density. **Commissioner Moore**, **the thing about it, is that as long as he complies with the zoning, there isn't a problem.** Whatever he wants to put there, he can even put duplexes there, they are allowed in an R5 zone. Anything that realistically can go in an R5 zone, (if the map passes, the zoning map may not pass, but if it does), then the R5 zone would be appropriate, and he certainly could go to the administration and find out all the information that he wants. **Commissioner Perkins**, to your point, **35 homes being build there, the impervious cover would just be dangerous.** **Commissioner Carlson**, true, but it still could be that many, now they might have to figure out the drainage and all that but what I am saying is, that is what it is going to be zoned to allow, regardless. Now, I think his point was he was not sure what they are going to do yet and that's what we think would be best for the community. Whereas, fair or not, however you want to explain that site, I think he ask a very polite question that was not treated politely. **Commissioner Moore**, not treated politely in that? **Commissioner Carlson**, it seemed a little adversarial.

**Commissioner Moore**, the front two plats are in the 100-year flood zone so nothing can be built on that area.

Any more discussion? **Commission Anderson**, I think we have to be careful to not be adversarial because we really do want to make the best use of the available properties in Blanco. Also, something that most of the residents would feel comfortable with. So, it's a juggling match. As long as it matches with the UDC for that particular zone, then that's fine. For example, the status of the roads, it's wonderful to build houses but if you haven't got clear title to use the road, then that could be a problem. If what goes in there is zoned for it and it fits the parameters, then there are not any zoning issues.

Any more discussion? We can just close this until it comes before us again. If somebody brings it before us again, we will just save this, is that right.

Do I hear a motion?

Commissioner Carlson made a motion to adjourn. Commissioner Perkins 2<sup>nd</sup> the motion.

Motion carried unanimously.

**Adjourn.**

The regular meeting adjourned at 7:07pm.

Submitted by Susan Moore,  
Chairman, Planning and Zoning Commission.