

**MINUTES of Regular Meeting
Of the Planning and Zoning Commission
For the City of Blanco
January 17, 2023, 6:30 PM**

REGULAR MEETING call to order 6:52 PM

Establish a quorum. Present Loris Perkins, Brandon Carlson, Lynn DeVincenzo, Laura Swinson, Marissa Mensik and Julie Alexander. Note: Heinz Roesch called in at the beginning of the meeting, however had to drop off.

Announcements: Welcome new Commissioner Julie Alexander

Public Comments: None

Public Comments specific to the approval of the proposed amendment to the Planned Development District (PDD) No 2020-O-013 Project Los Altos (Owners: RAM LLC, Phase 1 and 4 Cuatro Consultants Ltd, Phase 2)

Warren Escovy, City Administrator - the PDD was established in 2020, R3 at the time, 4.3 acres for 21 homes. Now owners want to change the minimum building size from 1,440 sq ft to 1,200 sq ft.

Wendy Smith – protest downsizing the square footage requirement, she is next door, and her home is over 1,400 sq ft so the smaller home sizes will impact her property value. Concerned about the flood in that location due to the number of homes that will be going in.

Peggy (last name???) –that many homes in 1 block with only 1,200 square foot does not appear to be luxury homes, too many homes in the space.

Candy Cargill – lives next door and the smaller size will decrease property values, she does not want smaller homes with lower values next door.

Julie Alexander, Commissioner on Planning and Zoning - abstained from the new business discussion and voting, however presented the informational deck for the Los Altos owners since she is the Realtor for the subdivision sales.

CLOSE PUBLIC COMMENTS 7:36 PM

OLD BUSINESS

1. The City Administrator was asked by the Commissioners when will the Planning and Zoning Commission receive the recommendation updates for the 281 Overlay presentation? This is being worked on.

NEW BUSINESS

1. Approval of the Minutes of the Regular Meeting November 7, 2022. Lynn DeVincenzo made a motion to approve the minutes, Marissa Mensik seconded the motion. Unanimously approved.
2. Approval of the Minutes of the Special Workshop Meeting December 5, 2022. Marissa Mensik made a motion to approve the minutes, Lynn DeVincenzo seconded the motion. Unanimously approved.
3. Discussion and take action on the approval of the proposed amendment to the Planned Development District (PDD) No 2020-O-013 Project Los Altos (Owners: RAM LLC, Phase 1 and 4 Cuatro Consultants Ltd, Phase 2)
Phase 1 and 2 - 21 homes. Request by owner is to change square footage from 1,440 sq ft to 1,200 sq ft in the 2020-O-013 PDD agreement to build.

The informational deck presented by owner/builder did have discrepancies with values, price per square foot, and lot sizes as discussed by the Commissioners.

- 71 ft lot size vs 47 ft
- Price estimations were high, and high per square foot.
- Lot size is sufficient to support 1,440 sq ft therefore builder agreed it came down to prices to build.
- The builder agreed it came down to price to build vs. lot sizes.

Three (3) Citizens spoke against the lowering of the size of the homes agreed upon by the PDD Agreement. These citizens are directly impacted by PDD, which is adjacent to their homes, and they are opposed. Sizes too small and will bring down their property values. Not luxury if only 1200 square feet, opposed to changing what was agreed and don't want the PDD for the most part due to number of homes on small 47' wide lots with zero lot lines, and will impact drainage.

Commissioner Swinson thought the smaller size could make the homes more affordable. The difference between 1,440 and 1,200 was not that much.

Commissioner DeVincenzo said since citizens were against the lowering of size and the PDD agreement is less than 2 years, it should stand as presented. Does not want each PDD to come back for variances and lowering what was agreed. Does not want to set precedence for small homes when builder next door is building over 1,500 sq foot homes. 21 homes together in a PDD at 1200 sq ft would lower property values for that area, lot has sufficient sq footage to build 1,440 homes with setbacks leaving over 5,123 sq ft vacant after building 1,440 sq ft.

Commissioner Mensik thought the current 2020 agreement made sense to stay in place since that is what was agreed upon with the city vs coming back later wanting the city to make changes.

Commissioner Carlson thought the smaller square footage could mean that more affordable homes may be built in that PDD for citizens. He did not think 1,440 vs 1,200 was that big of difference.

Commissioner Perkins was on the commission when the lots were approved.

Laura Swinson made a motion to approve, Perkins seconded. Motion passed.

3 Commissioners voted for

1 Commissioner voted against

2 Commissioners voted to abstained.

Commissioner Mensik made a motion to adjourn, all approved.

Submitted by Lynn DeVincenzo
Secretary, Planning and Zoning Commission