

**Minutes of the Regular Meeting and Public Hearing  
Of the Planning and Zoning Commission  
For the City of Blanco  
March 6, 2023, 6:30 PM  
Byars Building, 308 Pecan Street, Blanco, Texas 78606**

**REGULAR MEETING:**

1. Call Meeting to Order 6:30 PM
2. Establish a quorum. Brandon Carlson, Vice Chair, Loris Perkins, Heinz Roesch, Marissa Mensik, Lynn DeVincenzo, Secretary, and Julie Shacklett
3. Announcements NONE

**OPEN PUBLIC HEARING:**

Approval of New Short-Term Rental, LG River House at 1240 River Run (Owner: Lauren Gautreau).

Public Comments:

Bruce Peele – against, lives within 1000 ft, violates deed restrictions for no STRs, ordinance says no disruptions which STR would be.

Chris Curbow – against, lives there 18 years, absentee owners, against restrictions.

Karen Timmons – against, she was the seller of the property and would not have sold if known to be a STR.

Wayne Gosnell – against, lives next door, violates restrictions, city if approves would knowingly be violating restrictions.

Martha Gosnell – against, concerned about big parties in the river which is city drinking water.

Carl Reeves – against, wants the neighborhood preserved and preserve safety:

Jeff Holmes – against, will be impacted by STR, not how the neighborhood functions.

Approval of Proposed Amendment to the Planned Development District (PDD) Ordinance Providing for the Seven Oaks Planned Development District (Owner: M and M Development LLC).

Public Comments:

Candy Cargill – against, Realtor, R2 should remain, not area for townhomes, retail and commercial. The city can support since the city infrastructure is crumbling underneath us.

Letter from Mike Arnold – against as presented, R2 is medium density not high, will increase population by a third, no easy access, high density an issue.

Gail McClellan – against, several new developments are approved and how is the infrastructure being considered for all this growth at once, septic system, roads, natural resources. Wants a moratorium on building until roads and services are fixed.

Joe Nell Hauss – against, chairs on Historical and TXDOT, last thing Blanco needs is a big development, water issues, wants a group to ban together to put a plan in place since many people only want money from the town.

Jan Granburg – against, current citizens need the basics first.

Sarah Knippa – against, has environmental concerns about property’s prior use, needs soil testing first, infrastructure needs to be fixed, sewer issues, and Blanco is currently stressed.

Sandra Acosta – against, fix infrastructure first, property should remain current zoning.

Wendy Smith – against too high density for crumbling infrastructure, sewer seeps in some yards now, encourages moratorium.

Andrew Forsberg – against, he is a builder, and the density is too high, infrastructure issues, chaos with all the construction workers needed in town.

Allison Leezer – against as submitted, does not align with Blanco, too high density, does not make sense with infrastructure issues, needs more review, not appropriate growth for area.

Justin Byars – against, neighborhood is residential and should not be municipal or commercial, infrastructure is an issue.

Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3<sup>rd</sup> Street (Owner: Uptown Blanco, Ltd.).

Moses Hawk – wants to know what is required so they may obtain their STR permit, since they are in a commercial zone, but they are not a hotel, and do not rent individual rooms.

**CLOSE PUBLIC HEARING**

**OPEN REGULAR MEETING:**

**NEW BUSINESS:**

Approval of New Short-Term Rental, LG River House at 1240 River Run (Owner: Lauren Gautreau). - Denied

Commissioner Shacklett asked about the deed restriction issue. City Attorney stated it is up to the private owners that are affected to handle and enforce, and not the city. Commissioner Roesch stated commercial activity would have hotel tax. Commissioner DeVincenzo agreed. Vice Chair Carlson called on the owner to speak. Owner not present. Shacklett would like to honor the restrictions. Shacklett made a motion to deny, Mensik seconded, approved unanimously.

Approval of Proposed Amendment to the Planned Development District (PDD) Ordinance Providing for the Seven Oaks Planned Development District (Owner: M and M Development LLC). – TABLED

Applicant presented, he has lived her over 30 years, growth is coming, he cares about Blanco and wants to help with development inside the city limits, change that has happened in the past has been good, others who have wanted to purchase want large, big box store, RV park which are not good. Blanco needs houses.

Bracewell consultant presented deck of the development concept. Change to deck would be 2 stories only.

City Administrator Warren Escovy spoke about the development being 33 single lots, city hall, retail, buffer townhomes and multifamily. Current zoning would allow 65 homes however the city needs mixed use, a park and multifamily too. City Hall and the park would be together, city needs money to fix the roads, this developer does not want help from the city which others always do. The developer would not need a bond. Recommends with conditions to have Traffic Study early and agree to share culvert and road repair/expansion.

Commissioners discussed the culvert, other road issues coupled with the high density, Commissioner Roesch thinks it is a well thought out plan and would fit, Commissioner Shacklett would like more time to review since this is the first the P & Z has seen the information, Vice Chair Carlson agrees with a Traffic Study needed. Roesch suggests including a Traffic Study would be needed, Developer would fix the adjacent roads impacted and provisions in the restrictions for no STRs. Commissioner DeVincenzo thought those would be good suggestions. Mensik likes the commercial and R5 since it would give that area its own community to walk too. The City Administrator said the PDD took a lot of work to put together and could get more information to P & Z since they have a lot of questions. Commissioner Shacklett made a motion to table, and Commissioner Perkins seconded, approved unanimously to table for more information and review.

Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3<sup>rd</sup> Street (Owner: Uptown Blanco, Ltd.). City Administrator said this STR request is actually a SUP since in commercial. Commissioner Shacklett made a motion to approve, Perkins seconded, approved unanimously.

Approval of New Short-Term Rental, Colin and Myra Corbett at 1333 Sunset Ridge (Owner: Colin and Myra Corbett). Commissioner Shacklett made motion to approve, Perkins seconded, approved unanimously.

Approval of New Short-Term Rental, Aqua Blu at 413 9<sup>th</sup> Street (Owner: Roi Biton). Owners said this is a duplex. Commissioner Shacklett made a motion to approve, Mensik seconded, approved unanimously.

Approval of New Short-Term Rental, The Betty Lou House at 202 Hackberry Street (Owner: David Byrd). Commissioner Shacklett made a motion to approve, Mensik seconded, approved unanimously.

Approval of Special Use Permit for a C1 Zoning for 808 Main Street (Owner: Roi Biton) City Administrator said this property would be limited to only 5 classic vehicle sales at a time. Commissioner Devincenzo stated based on the UDC the property did not meet the setback requirement, and if it did would need to meet the other requirements for vehicles sales and rental. City Administrator to review the requirements. Commissioner Perkins made a motion to table, Commissioner Shacklett seconded, approved unanimously to table for further information.

Approval of Minutes of Special Meeting and Public Hearing, January 17, 2023. Tabled until the next meeting so Commissioner can all review. Mensik made motion to table, Perkins seconded, approved unanimously.

**ADJOURN: 8:50 PM**

Commissioner Perkins made a motion to adjourn, Mensik seconded. Approved

Submitted by Lynn DeVincenzo  
Secretary, Planning and Zoning Commission