

**Minutes Regular Meeting and Public Hearing
Of the Planning and Zoning Commission
For the City of Blanco**

October 2, 2023, 6:30 PM

Byars Building, 308 Pecan Street, Blanco, Texas 78606

REGULAR MEETING:

1. Call Meeting to Order 7:07 PM
2. Establish a quorum. Present: Brandon Carlson, Chair, Julie Alexander-Shacklett, Vice-Chair, Lynn DeVincenzo, Secretary, Marissa Mensik, Andrew Forsberg, Candy Cargill, Absent: Cathleen Inman
3. Announcements - **None**

OPEN PUBLIC HEARINGS:

1. Approval of Concept Plan and Access Variance at 1566 Sunset Ridge/1072 FM 165 (Blanco ABS A0001 Survey 24 H. Eggleston Acres 319.20, ABS A0001 Survey 24 H. Eggleton Acres 37.5, and ABS A0094 Survey 6, Thomas J Callehan Acres 8.476), Blanco, Texas 78606, (Property Owner: Pharr Paradise Park, LLC).

Warren Escovy, City Administrator, review of concept plan, and project. The project is in the ETJ of the city, therefore the city reviews and approves the platting and drainage. The project needs unflooded access. There is a variance request for unflooded access on Sunset Ridge due to the main access not meeting the 100-year flood plain on the bridge on Hwy 165, which is in the 100-year flood plain. P&Z has no permitting duties.

Colin Corbett – he lives on Sunset Ridge and the road is privately owned and not for public access to maintain this project. The road is used on the north end by 3 people that paid for the paving of chip & seal, and they pay maintenance of their private road. The road is not grade, or approved to be used as a standard public road. The width is small and not for 2 cars. The road is private. DeVincenzo asked if this is a private owned road to clarify, and Colin said yes, it is.

Cornelia England – the road is privately owned, she is concerned about others using it, road is not wide enough, part of it now is on her property, there would be late night traffic, and the water usage of this new project is an issue.

Mike Ethridge – he is the closest neighbor on River Run, and has no issue of the project using the low bridge for access.

2. Approval of Special Use Permit to allow Multi-Family Residential in the R-5 District at 411 8th Street (Anna Harrison, Blk 3, Lot pt of 8/100ths (.08) of an acre), Blanco, Texas 78606, (Property Owner: John Michael Keith and Lois Iverson).

Warren Escovy said property currently has a duplex and 16 storage units. Owners would like to convert to multi family use with 3 units therefore having 5 units in total.

OPEN REGULAR MEETING:

OLD BUSINESS:

1. Approval of Minutes of Regular Meeting and Public Hearing, April 3, 2023 -**approved**
2. Approval of Minutes of Regular Meeting, August 7, 2023 - **approved**
3. Consideration and Discussion Regarding Sign Ordinance 2011-392 - Commissioner Julie Alexander-Shacklett needs phone number of the other subcommittee members.
Commissioners are to email Julie with their comments regarding the current sign ordinance

NEW BUSINESS:

1. Consideration, Discussion, and Take Possible Action on Approval of Change in Meeting Time from 6:30 pm to 6:00 pm on the First Monday of the Month, Starting on December 4, 2023 - **approved**
2. Consideration, Discussion, and Take Possible Action on Approval of Concept Plan and Access Variance at 1566 Sunset Ridge/1072 FM 165 (Blanco ABS A0001 Survey 24 H. Eggleston Acres 319.20, ABS A0001 Survey 24 H. Eggleton Acres 37.5, and ABS A0094 Survey 6, Thomas J Callehan Acres 8.476), Blanco, Texas 78606, (Property Owner: Pharr Paradise Park, LLC).

Mr. Palmer, the developer, spoke about his project for a winery, event centers, residential lots, future residential lots & restaurant that he started planning in 2015. The project will be on well & septic. The project has been tied up with the city and the waste treatment plant discharge. He still has issues with the city and the waste treatment plant. He plans to widen the main entrance bridge on Hwy 165 but at the same level and height that it is now, otherwise the bridge improvement would cost Four Million dollars. The Hwy 165 bridge is in a flood zone which cannot be the only access, therefore he purchased 70 acres on Sunset Ridge for additional access for the main project and that road is not in a flood zone. He could install a bump gate on Sunset Ridge for emergency accesses during flooding.

Forsberg asked if developer could sell the additional 70 acres to improve the bridge access properly.

DeVincenzo asked developer if he has spoken to the County to determine what partnership they would have with him since the County would be receiving the tax revenues. Developer said no he has not.

DeVincenzo asked who owns the property from Sunset Ridge to gain access to Hwy 281. Developer said that was private owned property and the road does not go through but he has a letter from that owner that he can use it.

Marcy Westcott – how do we make presentations like the developer’s to stop this access? This will be a nightmare. There will be noise, traffic, maintenance and she is opposed to the variance for this project to use Sunset Ridge. No one benefits from this project but the developer using Sunset Ridge. We have lived there more than 20 years.

Warren Escovy recommends that the P&Z place conditions on the variance such as flood plain study for the platting, look at the restrictions, and if the variance is not approved then consider road safety only for the use of Sunset Ridge for emergency access only. Access can be restricted.

City Attorney suggests that the new project could place an emergency gate to eliminate new access to Sunset Ridge.

Mensik if the commission does not approve the variance the new project could use Sunset Ridge anyway.

Colin Corbett said Palmer has option to buy more land off Sunset therefore more homes are going on Sunset Ridge.

Mike Ethridge said the state or park do not fix anything and Sunset Ridge needs to allow this access.

Alexander-Shacklett thinks the new project is a blessing.

Carlson said the project owner could remove themselves from the ETJ and then do anything they want. We have this opportunity now to approve the project and citizen needs.

Cargill asked developer to provide documents for the county and TXDOT approval. Applicant did not answer if these were in hand.

Margo Davis said the road is not a standard road and not 60 ft wide so this should limit the development on it.

Carlson agreed Sunset Ridge is not a city road.

Escovy stated a 65 ft right of way is required and has to do a separate plat for a new road.

Alexander-Shacklett said an emergency gate on Sunset Ridge if approved should be restricted to not allow any construction vehicles.

Alexander-Shacklett makes a motion to approve the access on Sunset Ridge for emergencies and not for construction;

DeVincenzo stated the motion needs to more clearly define an actual gate.

Mensik said to only allow access during a flood.

Alexander-Shacklett makes a motion to approve emergency gate only between lot 9 and lot 21, no construction vehicles while developing.

Forsberg said he is not educated enough on the legality to make a decision on public usage of a private road, people are there for privacy and have been living there versus new people coming in and using for access points only.

Mensik said development is going to happen, and we can stop traffic with the variance with conditions.

Palmer said the only other access is on Heimer however that road is in a flood zone, too.

Alexander – Shacklett asked about the timeline to build

Palmer said it depended on the presales

Colin stated that the project will end up using all of the Sunset Ridge private road

Alexander – Shacklett make a motion to allow access to Sunset Ridge for emergency use only and no construction. **3 approve and 3 oppose, the motion tied.**

3. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow Multi-Family Residential in the R-5 District at 411 8th Street (Anna Harrison, Blk 3, Lot pt of 8/100ths (.08) of an acre), Blanco, Texas 78606, (Property Owner: John Michael Keith and Lois Iverson).

Sam Keith the owner spoke about his project to convert the storage units to residential. DeVincenzo commented for clarification that short term rentals would not be allowed in multifamily per the ordinance.

Escovy said the rest of the block would be R5 zoning.

Forsberg asked if a hotel was in that block.

Patty Keith, owner, said they were not sure about Special Use permit versus the multifamily zoning.

City Attorney said that hotels are for C1 and for hotels not be everywhere.

Alexander-Shacklett said she encourages long term rentals since the city needs those.

Patty Keith, owner, said Live Oak Apartments don't look like the long-term rentals are working. She would like some short-term rentals on this property.

Mensik made a motion to approve, Forsberg seconded. Passed unanimously.

4. Consideration, Discussion, and Take Possible Action on Approval of Final Plat for Blanco River Run Subdivision, Lots 4 and 5 Weber Subdivision, Blanco, Texas, (Property Owner: Tejas Heritage Homes, LLC, James Boyce Polkinghorn, Managing Member).

Escovy recommends approval. The plat changed only minor with 1 line a very small amount and the lot number remains the same.

Alexander-Shacklett asked if the initial concept plan passed City Council. Escovy said yes and this property has a right of way dedication therefore it needed to come back to Planning and Zoning Commission.

DeVincenzo made motion to approve as planned, Mensik seconded, passed unanimously.

ADJOURN: 8:37 PM

Lynn DeVincenzo
Planning and Zoning Commission Secretary