

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

REGULAR MEETING:

1. Call Meeting to Order **6:30 PM**
2. Established a quorum. Present - Brandon Carlson, Chair, Julie Alexander-Shacklett, Vice-Chair, Lynn DeVincenzo, Secretary, Andrew Forsberg, Candy Cargill, and Cathleen Inman; Absent - Marissa Mensik
3. Announcements - **None**

OPEN PUBLIC HEARINGS:

1. Approval of Special Use Permit to allow Mobile Food Truck at 719 Main Street (Harrison Heirs, Blk 22 (North ½ of), 2.1627 acres, Blanco, Texas 78606, (Property Owner: Trinity Lutheran Church)

Hal Switzer – VP of Lutheran Church, church welcomes this business. Church believes this is a fine use of property until church does its expansion. The applicant has spent money setting up.

Steve Jester – lives across street, has spent money improving their property, has issue with porta potty out their front door.

Cynthia Vance – lives in Johnson City, friend of applicant, appreciates the applicant’s study of nutrition, bright, smart and wants P& Z to vote yes

Johnny Elrod – boyfriend of applicant, working hard to make this new business happen. Applicant loves the community and promotes healthy living.

Kristen Barchus – sister of applicant, applicant promotes healthy options, should be given opportunity.

OPEN REGULAR MEETING:

NEW BUSINESS:

1. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow Mobile Food Truck at 719 Main Street (Harrison Heirs, Blk 22 (North ½ of), 2.1627 acres, Blanco, Texas 78606, (Property Owner: Trinity Lutheran Church).

Warren Escovy, City Administrator, states R5 mobile food truck allowed. Special use to allow the food truck to operate at the same location longer than 10 days. A food court requires restroom, but a single food truck does not require.

3 adjacent neighbors submitted letters opposing the location of the food truck and porta potty.

Applicant Breanna Crenshaw does not really want the porta potty and can remove. She is open to any suggestions or requirements to make this business work. Church has allowed use of the church restrooms if needed. Applicant promotes healthy eating and has a lot of ideas to make this a good business, and to look better from the street.

DeVincenzo has concerns on the location within the property where the truck will be placed due to corner vision impairments, driving on easement opposite traffic which eliminates walkway, car easement off main

road and 2 sets of traffic traveling opposite of the 1 lane, and potentially operating in the public easement. Questioned the high voltage line laying on ground as shown in the pictures where drive through passes over the line vs the line being overhead or buried. Also, stated a variance would be needed too for the drive through use.

Applicant and church representative believe that the current location is the best location and does not impact any traffic issues and that porta potty could be removed.

Johnny Elrod states the high voltage laying on ground has been inspected by PEC and is compliant. Forsberg agrees high voltage laying on ground ok with acceptable covering.

Escovy states P & Z could change to a walk up to eliminate concerns.

Applicant states needs the drive through for rain days. Hours of operation of from 7 AM – 1 PM, and 3 PM – 5 PM 6 days a week.

Janet Natwick, neighbor would like the truck moved to the other side of the property toward 281.

Inman makes motion to approve the Special Use and Variance Request for a drive through with no porta potty or only a porta potty directly behind the truck on the church side, out of view from street and neighbors and locked. Forsberg seconds.

Alexander -Shacklett says it is healthy growth and should be allowed.

DeVincenzo is opposed to the corner location and truck should be moved to a better location on the property.

Cargill is in favor.

Motion passed with 5 in favor, 1 opposed.

2. Approval of Minutes of Planning 101 Presentation/Workshop, October 2, 2023 – **approved**
3. Approval of Minutes of Regular Meeting and Public Hearing, October 2, 2023 – **approved - with one change by Cargill that developer of the Blanco River Ranch project did not answer if the county and TXDOT had given approval yet for the project. Minutes amended.**

OLD BUSINESS:

1. Consideration and Discussion Regarding Sign Ordinance 2011-392 – **tabled - committee group still working on collecting changes. Will meet to gather all change requests.**

ADJOURN: 7:30 PM

Lynn DeVincenzo
Planning and Zoning Secretary