

FINAL MINUTES
Regular Meeting & Public Hearing
Of the Planning and Zoning Commission For the City of Blanco
November 7, 2022, 6:30 PM

REGULAR MEETING Call to order 6:30 PM

Establish a quorum. Present Susan Moore, Loris Perkins, Brandon Carlson, Heinz Roesch, Lynn DeVincenzo, Laura Swinson.

Announcements: None

Public Comments: None

OPEN PUBLIC HEARING at 6:35 PM

1. Approval of Special Use Permit and Rezoning from R5 to C1 at 515 3rd Street, Blanco, Blk 11,

Lots Pts. 2&3 and all 4&5, Acres 1 (Owner: R.L. Toms, Inc.)

Owner closed business 10/31/22 due to losses, property ideal for hotel, and already has lobby, parking, kitchens, and gazebo, so would fit hotel use.

CLOSE PUBLIC MEETING

OPEN REGULAR MEETING AT 6:37 PM

NEW BUSINESS

1. Approval of Minutes of Regular Meeting, October 3, 2022
#5 (3rd paragraph), Commissioner Carlson said not under not under current rules, however UDC doesn't exactly say they cannot have it.
Chair Moore said not allowed outside. (c.) and not in the public right of way
Commissioner Carlson would like to approve the change.
Commissioner Roesch made the motion to approve.
Commissioner Perkins second. Unanimously approved.
2. Discussion and Take Action on Approval of Special Use Permit and Rezoning from R5 to C1 at 515 3rd Street, Blanco, Blk 11, Lots Pts. 2&3 and all 4&5, Acres 1 (Owner: R.L. Toms, Inc.).
Chair Moore said good fit with surrounding, City Administrator Escovy said parking sufficient and zoning follows the surrounding, and is not spot zoning,
Commissioner Perkins made a motion to approve, Commissioner Carlson seconded.
Unanimously approved.
3. Discussion Only (No Action) on Annual UDC Updates. (Updates/Corrections/Changes)

Commissioners agreed to recommend the following updates to the UDC:

Chair Moore's Table 3.1 update

Chair Moore's Table of Contents update

Music Chapter 4.6 (10) Food and Drink change to "Outdoor live music limited to 85 decimals is allowed between the hours of 11 AM and 10 PM"

Plats – section 1.13 definitions add “all plats submitted for review and approval must include a Title Report to include: ownership, liens, restrictions, easements, and effective date.

Parkland Dedication – change to 1.6 acres per 100 homes and to \$1,000 fee in lieu.

Definitions: add definition for Code/Community officer and City Administration to define.

Shipping Containers: fix current UDC to clarify shipping containers are not in other zones, or uses but remain allowed industrial zones only, until further discussions/approvals are considered. City Administration to define.

4. Only (No Action) on 281 Overlay Committee, Brandon Melland.

Determined a workshop would be prudent to garner citizen input now that the BB Article 9 overlay requirements is drafted.

Questions about why streets were selected for certain restrictions, any considerations to 4th or a west and east main corridor(s). Current R5 zoning just completed in 2021 has more allowed uses for this area, and with the new proposal the side streets and streets in this district would have impacts with parking, property uses would be more limited & would no longer be multi use. Are blocks desired for large subdivisions without commercial parcels? Walkability, historic feel, and consistent sign requirements were noted by some as desirable. Did the Article BB draft miss important items? Workshop would be beneficial.

ADJOURN: 10:04 PM