

Planning and Zoning Commission

City of Blanco

Minutes of the Meeting

February 1, 2021

Members: R.K. Seals, Susan Moore, Christine Anderson, Trey Priour, Mike Green, Loris Perkins, Rachel Lumpee

REGULAR MEETING

1. The meeting was called to order at 6:30 p.m.

2. A quorum was established.

Commissioners Seals, Moore, Anderson, Priour, Perkins, and Lumpee present.

3. No Introductions

4. Announcements

Commissioner Seals announced he will be resigning after the March meeting; he will be moving out of state in late March/early April. A new commissioner will be needed to be appointed in his place and can be someone who lives outside of the city limits.

5. No Citizen Presentations

6. Approve the minutes of the November 2, 2020, Planning & Zoning Meeting.

Commissioner Seals made a motion to accept the minutes. Commissioner Anderson 2nd the motion. The motion passed unanimously.

NEW BUSINESS

1. Consider, discuss, and take possible action on the permit to operate a food truck at Hill Country Liquor.

Mable Rollins, owner of Hill Country Liquor provided some information on her plans for operating a food truck behind the store. She explained that the food truck will provide the community a good alternative to indoor dining during COVID-19 and is seeking a special permit which she plans to renew annually. The truck is 16 feet long and a sitting area will be placed under the trees. There are 10-15 parking spots that will be shared with the liquor store. The truck would use electricity from the liquor store; the portable water tank and portable gray water tank will be dumped at the RV dump at the Blanco Settlement. The hours would be from 6 a.m. to 2 p.m. and will be open half an hour before and after hours for prep/cleanup. Foods include sandwiches, breakfast tacos, and soups; no alcohol will be served. The UDC requires an applicant to submit information for a special permit and Rollins did not provide all the material at this meeting. Commissioners tabled this until the additional information is received and Commissioner Moore requested that all documentation be presented prior to the meeting. Commissioner Anderson asked Daves if the updated version of the food truck ordinance was incorporated into the UDC. It has been put in but needs to be updated.

2. Consider, discuss, and take possible action on the Comprehensive Master Plan Update as prepared and submitted by Martha Gosnell and the committee.

Commissioner Moore informed the other commissioners that she submitted a request to Will Daves, city administrator, to submit the 2020 Comprehensive Master Plan Update to the City Council for approval. The commission had unanimously approved the 2020 CMP during the Oct. 2020 meeting. Daves will put it on the next City Council meeting's agenda. The survey results were briefly discussed; the accuracy of the results might not reflect all the opinions of everyone who lives in town. The commissioners will make sure to consider the CMP while working on the zoning map.

3. Consider and discuss Subdivision Lot Standards (Allowable Density (units/ac) and Maximum Impervious Cover). No action to be taken.

City Council members asked Commissioner Moore at the previous meeting if the streets count against the acreage of the property. Commissioner Seals explained that the density covers everything and it's not separated out. The roads are inclusive; roughly a quarter of the density is left over for infrastructure. Commissioner Anderson also explained that the plat will provide the information because roads have already been calculated in. Commissioner Priour went over how to calculate the net site area according to the UDC and explained this is multiplied by the maximum impervious cover to calculate the total allowable impervious cover for the entire tract or proposed subdivision. No action was taken.

WORKSHOP

Additional Notes: Daves provided information about upcoming projects. The property next to K&C where the pipeline yard was has been purchased. The property owner is working on their plans and has a preliminary plat. As of now the property owner does not have any plans to seek variances. Commissioners discussed creating design rules; the design criteria needs additional information such as a definition of decorative metal. Commissioner Anderson will begin working on a landscaping ordinance for businesses along HWY 281. The property across the street from the Chandler Apartments was discussed briefly. The property owner would like to have a partial retail building and storage area; Daves told the property owner already that the storage would not be allowed in the zone. The property is currently zoned residential and not commercial. Storage facilities are not allowed according to the UDC. The property next to the Old Ironhorse Saloon has not brought any plans for review at this time; only the demolishment permit has been obtained. These were simply updates and no action was taken.

1. Consider, discuss updating the current Zoning Map for the City of Blanco. Consider with the Comprehensive Master Plan Update. Workshop, no action to be taken.

Commissioner Priour connected his laptop to the TV monitor for the commissioners to view the zoning map. He was able to make live edits on the map as the commissioners discussed possible zonings. The manufactured home district was briefly discussed. The commissioners plan to have another workshop during Feb. to tackle the residential zoning.

2. Adjourn.

Commissioner Seals made a motion to adjourn. Commissioner Priour 2nd the motion. The motion passed. The meeting adjourned at 8:52 p.m.

Submitted by Rachel Lumpee, Secretary, Planning and Zoning Commission.