

Planning and Zoning Commission  
City of Blanco  
Minutes of the Meeting  
March 15, 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 Moore, Anderson, Priour, Green, Perkins, and Lumpee present.

**3. No Introductions**

**4. Announcements**

Commissioner Seals has submitted his letter of resignation effective March 31, 2021. The commission will miss him and begin looking for a person to fill his seat.

**5. No Citizen Presentations**

**6. Approve the minutes of the February 1, 2021, Planning & Zoning Meeting.**

Commissioner Priour made a motion to accept the minutes with the discussed changes. Commissioner Anderson 2<sup>nd</sup> the motion.

**PUBLIC HEARING**

**1. Consider and open discussion regarding the Comprehensive Master Plan Update.**

The public hearing was opened at 6:40 p.m. Martha Gosnell spoke first explaining that nothing had been changed in the CMP. Updated statistics and the survey were included. Gosnell explained that the survey was produced in 2019. It was posted in the newspaper twice and the survey was available via City Hall or SurveyMonkey link as well as other distributions. David Spencer said that things have changed since 2005 and that needs to be addressed while making the updates; he acknowledged that he needed to go back and review the CMP update. Deda Divine acknowledged the hard work of the committee. She asked why the survey wasn't mailed out to the citizens and Gosnell explained she was advised it was not in the city budget at that time. Divine also said that the citizens want the same things as before according to the results of the survey; people have the same values and have a desire to maintain the rural character of the community. Andrew Sorrell said he had not heard about the survey and suggested next time the survey be available at Lowes for an increase of participation. Connie Barron explained that the CMP is a great guide that should be used to build on. She said that the city needs to look at the CMP and use it. Different organizations have been working on various parts and these groups need to work together to build on the actions specified in the CMP. Getting all the information out to the public is important. Will Daves, city administrator, stated that anyone can get a copy from City Hall or request a copy via email. This public hearing was closed at 7:12 p.m.

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

This public hearing opened at 7:12 p.m. Sorrell simply asked if anyone thought there was enough food in town. Mable Rollins, owner, informed the commission that the food truck plans to serve veggie bowls, meat bowls, breakfast tacos. She has provided the requested information for the commission to review. Spencer asked about the permits; he also said that a food truck provides a good avenue for a person that is starting a business. Commissioner Perkins asked if this food truck would cause traffic issues and Daves reported that they do not think it will. The public hearing was closed at 7:23 p.m.

**3. Consider, discuss, and take possible action on the HBC Blanco Variance Request.**

The public hearing was opened at 7:23 p.m. Matthew Matney and Corby Biddle, HBC representatives, provided a brief background on the project and what variances were being sought; Matney and Biddle joined the meeting via GotoMeeting. There will be two (2) large buildings with an outside yard for lumber, large equipment and parking. Barron asked what type of variance is needed and how to retain sustainable water. Commissioner Moore asked how they intend to address the existing drainage issue from their property. Biddle remarked this project will help the drainage but is not sure what happens beyond their property line. Their project will not change the overall drainage pattern and should not impact anything downstream. Commissioner Anderson asked about landscaping along the sides and across the front of the property. It is required to have

canopy trees across the front of the property. Biddle responded that it was part of the requested variance. Jim Bundick, owner of K&C Supply, explained that his store sold pretty much everything that HBC plans to sell next door. He also explained that there is already a drainage issue with his property onto his property. K&C has not sought variances to remove trees on his property but if variances are granted to HBC, he would like a variance to remove some trees so he can have additional storage on his property. Barron explained that to go against the city's ordinances and variances granted must have a good reason behind it and variances should be rare. Retta Martin said variances should be the last thing and we need to keep Blanco "Blanco." Divine echoed Barron and Martin's statements as there should be a specific reason (not a wish list) for a variance. This public hearing concluded at 8:02 p.m.

## **NEW BUSINESS**

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

Commissioner Moore explained this is an updated assessment of where the city stands regarding the 2005 Comprehensive Master Plan (CMP) recommendations. The 2016 update was used with the current information shown in red below the previous text. This assessment does not change anything in the Master Plan it only updates what has been accomplished. The 2019 committee was composed of Marth Gosnell, Pamela Capps and Susan Moore and were appointed by city council. There are four sections to the update: the survey, the demographic analysis, the CMP land use and the perceived status of the City of Blanco. No Town Hall meetings were held regarding this CMP Update. The 2016 survey had 80 responses compared to the 2019 survey which had 100 citizens respond and 50 of these were high school students; Commissioner Lumpee said the students' opinions matter because they are the future and the commission should consider their input as valid. Commissioner Perkins moved to accept the CMP as prepared and Commissioner Lumpee 2<sup>nd</sup> the motion and it carried unanimously.

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

Rollins was available to answer any questions regarding her request for a permit to operate her "Back at Mama's" food truck. This was discussed at the Feb. 1, 2021, but not all the required paperwork was in. Rollins provided the following information: mobile food vendor permit application, a map of the location and diagram/concept plan, event permit, parking plan, access to roads/driveways, proposed hours and days of operation, and solid waste disposal. The Texas Department of State Health Services inspection has been completed. The Old Iron Horse Saloon has agreed to allow Rollins as a Commissary for food storage perishable and nonperishable goods. A few documents were still needed. Commissioner Perkins moved to approve the permit. The motion was amended by Commissioner Moore to add the following stipulations: all documents must be received by the city administrator before the truck can be operated; the food vendor must obtain an annual health authority inspection; the permit expiration is one (1) year; and the food vendor must request an annual permit renewal. Commissioner Priour 2<sup>nd</sup> the amended motion and the motion carried unanimously.

### **3. Consider, discuss and take possible action on the HBC Blanco Variance Request.**

A lengthy discussion took place regarding the Higginbotham Bros and Co., LLC variance request. The site plan review application, for a variance request, site plan 36x24, site plan 8.5x11, and vicinity aerial exhibition were provided. There will be a retail shop selling hardware and building supplies along with a lumber yard on the 4.070-acre property. There will be 50 parking spaces. There were three variance requests including dismissing the canopy tree and screening of parking area requirements along the right of way of the proposed development; dismissing the minimum landscape percentage and design requirements for the site; and dismissing the requirement of a landscape plan for civil plan submission. Matney explained that the previous site owners had cleared all the vegetation and used the land as a storage yard. and that the entire tract is considered 100 percent impervious. He also said that HBC's plan will not increase the impervious cover percentage nor the flow pattern of run-off water. A lengthy discussion regarding the run-off water took place. An engineer has looked at this site previously but must look at it again in depth. Commissioner Moore said that the water and drainage must be addressed for any future use on this property. The property is currently zoned Mixed-Use but an industrial zone variance will be needed to include the lumber yard. In addition, the streetscape and parking lot design must be in compliance with the UDC. Commissioner Perkins moved to decline the variance requests and Commissioner Moore 2<sup>nd</sup>; the motion carried unanimously.

### **4. Adjourn.**

Commissioner Green made a motion to adjourn. Commissioner Anderson 2<sup>nd</sup> the motion. The motion passed. The meeting adjourned at 8:34 p.m.

## **WORKSHOP**

**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 commissioners focused on residential zoning and completed the map. The workshop adjourned at 9:48 p.m.

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