

Planning and Zoning Commission  
City of Blanco  
Minutes of the Meeting  
November 15, 2021

Members: Susan Moore, Christine Anderson, Loris Perkins, Brandon Carlson, Heinz Roesch

**REGULAR MEETING**

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

**2. A quorum was established.**

Commissioners: Moore, Anderson, Perkins, Carlson, and Roesch were present.

**3. Public Comments**

None

**4. Announcements**

Concerning the Public Hearing-Proposed 2021 Zoning Map. Chairman Moore stated:

The Planning and Zoning Commission endeavored to follow all procedural requirements in the notice, consideration and adoption of the proposed new zoning map back in June; however, out of an abundance of caution, the map is being considered for action again after new written notices of this meeting have been mailed out to ALL Blanco residents in their utility bills. A link to the city website with the new map was provided in the written notice and a copy of the proposed map is and has been available for the public at City Hall. An additional notice has been provided in the newspaper and on the web page for this meeting, so we have reached as many people as possible. Because we want full public notice and participation, we took this step to make sure all residents of Blanco have been notified by all means possible and want as many residents as possible to attend and participate in these meetings. I understand that a similar notice will be mailed out to all Blanco residents in advance of the City Council meeting as well.

**OPEN PUBLIC HEARING:**

**Public Hearing to Consider Approval of the Proposed 2021 City-Wide Zoning Map Amendment  
Planning & Zoning Proposed 2021 Zoning Map**

**1<sup>st</sup> Speaker – Matt Herden, Blanco, Property Rezoning**

UDC Section 5.1 your proposal lays out R5 is five units per acre, R4 is twenty units per acre, R3 is five units per acre, R2 is three units per acre and R1 is one unit or a house per acre. In chapter 4 in the UDC you describe R5 as a high-density buffer zone between residential and non-residential housing. Matt read the descriptions of each Classification from the UDC Code. My property is very much inside the city only three little city blocks from the courthouse. My point tonight in this public hearing is to request to change my property from R1 to an R2 or even an R3. That would be more in line with my neighbors.

**2<sup>nd</sup> Speaker – Mike Smith, Blanco, Property Zoning**

I have one comment and it is, thank you to the planning and zoning commission. I have an idea of how much work you have put in on this and as a citizen I really appreciate this work. You have addressed some critical issues that were on the map of the mixed-use zone that I have never really understood. I have two comments on the map. (1) That would be a lot on 4<sup>th</sup> street that would be zoned half residential and half commercial. The lot line does not exist. A previous City Council meeting back in 2018 where this was voted on (to *confirm MX Zoning*) and just never got transferred onto the 2014 map. (2) In the last year or year and a half, the city had taken a parcel of land out of the city limits and that was done in part of a settlement agreement. (*Mincemoyer tract, Property ID 1967*) If those changes can be made, I think it would be appropriate.

**3<sup>rd</sup> Speaker – Calen McNett – Johnson City – Zoning Map**

The main question I have is for the yellow, high density residential, for a couple of reasons. One question is for developers or people who want something like that, where can we find some guidance for them as what the city is looking for. There are multiple properties, as I work at a bank, where I get questioned – what does Blanco want? Just so that cohesiveness between people buying property and the planning and zoning committee to do something in favor of both the city, and its community

members to get together in a fashion that it helps everyone involved. Is there some type of guidance that we can go to as far what the city is looking for in a particular property? I know there is one on the north side and another on the south side of town that the question is what should high density look like. Is there a vision you all have for a particular property? I am just pointing out that there is not a lot of guidance for these properties. If there is something we could put together it would be beneficial.

## **Close the Public Hearing 6:40pm**

### **OPEN REGULAR MEETING**

#### **New Business**

#### **1. Discussion, Consideration and Possible Action on Approval of the Proposed 2021 City-Wide Zoning Map Amendment.**

Chairman Moore opened the discussion by passing out some documents in a packet for the commissioners to discuss. We can start with these issues and then move forward on any other items the commission wants to discuss.

Let's open with some information for new members that were not here when work began on the development of the zoning map. The 2014 map is the basis for the proposed map. Any property on the 2014 map is on the proposed 2021 map. The city limits are the same. The only thing different is the zoning of the properties. The proposed map was zoned by REGION not by property.

Not everyone will like the zoning of their property but after two years of work the P&Z believes the zoning is fair and a benefit to the city. If the map is not approved, all residential property will remain "R" and since "MX" is no longer a valid zone, we will have a problem considering all property requests. Again, the proposed map lays down R1-R2-R3-R5 zones and ends the "MX" quandary. Now when we look at the map, it is all colored by zone for you. I wanted you to have some backup, especially the new members, from when we first began in January of 2020 (minutes attached) and when we last approved the map in June 2021 (minutes attached).

Councilor Smith brought up the de-annexation of Property #1967. You have a copy of that in your packet with the ordinance # 2020-O-008, that de-annexed that property.

The second item Councilor Smith brought up that we need to address the 4<sup>th</sup> street property, also in your packet. Including a copy of a letter from Mayor Lumpee of Nov 15, 2021, the June 12<sup>th</sup>, 2018 City Council Meeting, City Council Minutes of May 14, 2013 and a letter from Bojorquez Law Firm of June 6, 2018. You have a copy of the county map which shows it to be one complete property. On the 2014 map it shows as two plats. We agreed in the beginning to not split properties in our zoning. We still need to address this issue.

The third and last thing in your packet is a copy of the 2021 map which shows the Mesquite Street overlap coverage. We need to pull that zoning back into the city limits.

Do we have any discussion on the two issues Councilor Smith brought to the commission? A Commissioner stated he thought they were pretty straight forward.

There was some discussion as the map was shown. Councilor Smith noted he believe that the property was zoned for a dentist office and ask if that was correct. Chairman Moore responded, according to the ordinance that was sent to her, that property was zoned MX which became an R5 property with the new zoning. R5 is residential and light commercial. Office Medical is permitted in the R5 zone.

- Roll Call Vote > 206- 4th street property being made complete as R5.  
> Property #1967 13.83 acres De-annexed on Ord# 2020-O-008.  
> Correct the R5 bleeding over the city limits on Mesquite Street/Kelly Lane.  
Brandon-Y Christine-Y Loris-Y Heinze-Y Moore-Y  
Passed unanimously

Discussing the Matt Herden property, (prop id: 1641, 18.96 acres). Commissioner Carlson stated in his understanding when zoned it was looking at the properties next to it and with this being a large section of land it makes sense to zone it a property with those that are touching it. If the thought process is that we should zone properties according to the properties around it then this one happens to fall into R3 area. Commissioner Roesch pointed out on the large map that this property was joined north and south by R2 properties and would make more sense to zone R2 if to be changed. Loris stated Mesquite street would be a good marker for a change of zones. There are two residential units on the Herden property.

The question before us is, can we change one property as requested, on the new zoning map. Kelly spoke to an attorney and since notices were sent out in the utility bills to everyone, we can make any changes we deem needed.

Roll Call Vote – Change Herden Property from R1 to R2 Zone.

Brandon-Y Christine-Y Loris-Y Heinze-Y Moore-Y

Passed unanimously

Brandon made a motion to approve the 2021 zoning map as amended.

Heinze 2<sup>nd</sup> the motion – All Agreed

Roll Call Vote – Approve the Zoning Map as Amended.

Brandon-Y Christine-Y Loris-Y Heinze-Y Moore-Y

Passed unanimously

Heinze made a motion to Adjourn. Loris 2<sup>nd</sup> the motion. Motion passed unanimously.

Meeting Adjourned at 7:20pm

Submitted by Susan Moore, Chairman, Planning and Zoning Commission