

Planning and Zoning Commission
City of Blanco
Minutes of the Meeting
March 7, 2022

Members: Susan Moore, Loris Perkins, Brandon Carlson, Heinz Roesch, Marissa Mensik, Lynn DeVincenzo, Laura Swinson

REGULAR MEETING

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

2. A quorum was established.

Commissioners: Moore, Anderson, Perkins, Carlson, Roesch, DeVincenzo. (Mensik & Swinson Absent. _

4. Announcements (No Action May be Taken)

Email from Laura Swinson. Tested positive for covid- cannot attend meeting tonight.

Email from Marissa Mensik. Had a family emergency and cannot attend meeting tonight.

5. Public Comments

OPEN PUBLIC HEARING:

Review and Possible Action on Approval of annual UDC Update. (Update/Corrections/Changes.)

No one present to address or discuss issue.

CLOSE PUBLIC HEARING

1. Approve the Minutes of the February 7, 2022 Regular Meeting.

Commissioner Carlson moved to approve the minutes. Commissioner Roesch 2nd the motion. Motion carried unanimously.

OPEN REGULAR MEETING:

NEW BUSINESS:

1. Discussion, consideration and Action on Approval of Variance Request for Rezoning to Commercial at 413 9th Street & US 281 (Owner: Rio Biton)

No one showed up to represent applicant or to answer questions regarding request. Administrator Warren Escovy spoke regarding this property. I don't have an opinion about it other than the fact that if you rezone you must have a specific use to want to go to another zone. He needs to be here to represent himself.

Commissioner Carlson made a motion to table. Commissioner Perkins 2nd the motion. Passed unanimously.

2. Review and Discussion Only – Live Oak Medical Center Remodel.

Tabled from February. When they were here in February, they said they had all the paperwork and permits necessary, but this property is R5 and they may have to have a SUP. Warren, have you discussed this with them? I did discuss with them and Olga called them, they not only submit the paperwork for this meeting but also to pull the permits they needed but do not know where they stand.

Commissioner Roesch moved to table. Commissioner Perkins 2nd the motion. Passed Unanimously.

3. Review and Discussion Only – Rezoning of Property to Build Mini-Storage Building at 1917 Main Street.

Commissioner Moore, I didn't have much information on this but did print out a couple of maps showing that property and surrounding properties. David Kagan is here to speak regarding this property. What I have here is a survey of the property which is next door to the Buggy Barn. Commissioner Perkins ask if he had any discussions with the adjacent property owners? David, no we have not. The only concern is the Buggy Barn side, if you walk the property the city might want to address them to clean it up. Commissioner Moore, you are asking to build some mini-storage units which are not allowed in R5 unless you have a special use permit.

Warren, I can explain it a little bit then I'll go back and forth. When I look at the C1, I didn't see where the self-storage was allowed at all even with the SUP. Commissioner acknowledged the UDC shows a C1 but would still need a SUP unless it was an Industrial zone. Dave, the Brewery (Distillery) is industrial, is that correct. The main point is we would like to develop the property. In doing so, we want to know what we can do and can't do and then move forward. If I understand, C1 has its limitations. I don't understand C1 is commercial but still has so many restrictions. Commissioner Moore, C1 allows for various types of commercial businesses. Example: we wouldn't want a storage building a block from downtown. We would have to look at surrounding areas to make sure that it "fits" in the city. Dave, could the property be zoned as Industrial? Commissioner, Commercial along that area is probably going to be more feasible than an industrial site. That must be considered by all the commissioners – so speak up commissioners. There is a lot that goes into the decision, not just us saying we like it or we don't like it; the surrounding properties, turn lanes, traffic, etc. Commissioner Carlson, I get the storage units are a great investment, and I do think it is an ideal place. I am struggling with the rustic feeling of the Buggy Barn and then being able to sit out on the patio of Milam & Green. I am curious what the impact about what the impact of their business site would be. Dave, the Buggy Barn is one thing but fifty yards behind the Buggy Barn is like a dump. It is horrible, we are looking at how we can screen the property. Commissioner Roesch, I share the concern regarding the Distillery. Regarding the Buggy Barn, I don't think there is that much of a concern and it does not open towards that side. Commissioner Moore, would you be open to stepping up the landscaping that would shield the view from your property? Dave, yes. Owner: Owned property for 21 years, at one time was an RV park, seven or eight years ago, I tried to develop as RV park but the city denied request. I want something in there that looks nice. After more discussion, Commissioner, you need to talk to your neighbors and get a feel if they do or don't want that business there. You need to speak with Warren at the administration to plan your way to go forward.

Discussion Only. Tabled.

4. Discussion, Consideration, and take action on approval of Blanco Historic Preservation Commission (BHPC) "Paint Guidelines".

Commissioner Roesch, I read the Paint Guidelines Draft, I think in very general terms it is what we want to achieve for both sides. Commissioner DeVincenzo, I thought it was helpful that you included the color palate and the assistance in getting the proper paint. Wendy Cambridge, wanted something to give them the freedom to choose but keep it within the power of the Historic Commission which is basically muted colors. I am glad you appreciate the freedom yet the structure. I believe the businesses are pretty much on board with the muted colors. I believe most if not all want that continuity with the Historic feel. Hope these guidelines will be incorporated in and be included in the UDC code reference. The guideline will be going forward and current colors will be grandfathered in. We were getting a lot of questions and decided we would write guidelines to answer questions in a general sense. We are trying to put the "horse before the cart." If they can't match the color, they need to get as close to it as possible. Our Historic District is not cookie cutter by a stretch, so the variety is good. As said in our guidelines, we must respect the character of our community.

Commissioner Roesch made a motion to approve the HPC draft regarding the paint guidelines with proper reference made in the UDC. Commissioner DeVincenzo 2nd the motion. Passed unanimously.

5. Approval of the Minutes of the February 7, 2022 Regular Meeting.

Commissioner Carlson made a motion to approve the Minutes of February 7th. Commissioner Roesch 2nd the motion. Passed unanimously.

6. Discussion, Consideration and Take Action on Approval of Annual UDC Update. (Update/Corrections/Changes.)

Commissioner Moore, Warren, did you get a chance to read through the UDC changes? I didn't go through line by line but I didn't find anything illegal. Additional discussion on some of the items was covered. Additional discussion ensued on the city council had a consent agenda in January that restructured the members of the voting and membership in P&Z. After discussion, it was decided 3 must be residents/ 2 outside city but work or live in city/ 2 outside city limits but in Blanco County. All changes to be added to the UDC.

Commissioner Roesch made a motion to approve the UDC amendments as outlined in the draft papers as discussed. Commissioner Carlson 2nd the motion. Approved unanimously.

Motion to Adjourn

Commissioner Carlson made a motion to adjourn. Commissioner Roesch 2nd the motion. Adjourned at 7:52pm.