

Planning and Zoning Commission
City of Blanco
Minutes of the Meeting
November 1, 2021

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

REGULAR MEETING

1. The meeting was called to order at 6:31 p.m.

2. A quorum was established.

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

4. Announcements

* Neil Neyens has submitted his resignation from P&Z. That leaves two (2) openings. Please let anyone you know that if they would like to be considered for the vacant seats, please send their notice to the mayor.

*The Open Meetings Act update, if you are not physically present you cannot be counted in the quorum or vote. Must be four physically at the meeting to have a quorum.

5. Public Comments

None

NEW BUSINESS

1. Approve the minutes of the October 4, 2021, Planning and Zoning Meeting.

Commissioner Carlson moved to approve the minutes and Commissioner Anderson 2nd the motion. The motion carried unanimously.

2. Consider, Discuss and take possible action on Short Term Rental – Fredericksburg Ordinance No 28-001.

The Administration has asked us to review the Fredericksburg short term rental ordinance # 28-001, dated 1/2/18. Also, here is more documentation that I pulled up on the internet and found Fredericksburg is currently rewriting this ordinance. Attached is the Fredericksburg City Council Workshop and the proposed short term rental changes prepared on September 13, 2021. Also, shown is the web site that you can review yourselves.

I propose we send this back to the city administration along with both documents that are from the City of Fredericksburg in which the ordinance is currently being rewritten. Kelly spoke to us, that we are not Fredericksburg and that she gave us the document to review for an example for the City of Blanco. She will give us something to consider for Blanco to put on the next agenda. After she sees what their City Council has as a final version of short-term rentals regulations.

Brandon made a motion to table until we have updated information. Loris 2nd the motion. Passed unanimously.

PUBLIC HEARING:

3. Consider, Discuss and take possible action on McCann Property @ 205 Hackberry – Replat and Set Back Variance.

There are two structures on the property. A residence and a workshop (old upholstery shop). Want to convert the workshop into a 2/2 or 3/2 bedroom, residential home. Understand the zoning is residential. The property is current split through two structures, we want to split the property line to run between the two structures. Not really using as a commercial property, our neighbor has been doing some motorcycle work there and we have been doing a month-to-month lease but have now terminated that lease. Commissioners ask if they had a permit to use a residential property as a commercial business. Was not aware we needed to do that.

We just want to have the property zoned properly. We did speak to the administration but did not get much information, just directed us to this commission. Commissioner ask if they had anything other than the drawing with a black dotted line and note on the paper. We have looked into getting a replat, but it cost about \$3500.00 and would take a month or two to get. We do not want to incur that fee unless we could know that a variance would be highly likely to get.

Want to convert so it would go with the zoning – siding and cinder block exterior. I could not get clarity from the city regarding the property set-back. I think it is fifteen feet from the adjacent property on the sides. No close structure. The set back from the street is the same as the house is with a driveway. The lot size would be a little smaller than what the city code requires. Already has city water, sewer and electric (209 Hackberry) the workshop. Discussion regarding the lots look to be running the width and should be running the depth of the properties. From the privacy fence to the chain length fence is about 40+ feet.

A Commissioner thought it makes sense that the lot be split diagonally as they want. But the problem is, currently it is in an R zone but if you look at the proposed map it would fall under the R2 zone which is three units per acre, and we have a lot that is approximately 40' wide that will perhaps be sold as residential unit in the future. The PDD over by the grade school had to have a 45' or greater lot. My question is do we want to have that size lot in the neighborhood. Another commissioner noted that it would require a variance and the citizens have voiced their desire to avoid variances.

The owners questioned if a permit had previously been given to have the upholstery shop and would that be available to us? How does that work? A Commissioner replied they would need to address that to the city administration. Grandfathering goes with the use of the property. If previously out of code, it is still out of code. If they cannot obtain a variance, it is still a commercial building in a residential zone and what can we do with that.

A commissioner replied that talking about setting a precedent, this is a huge one off in terms of a commercial building in a residential zone – they cannot use it for what it was put there for, but they do not want to use it for what it was put there for. It sounds like this is a true reason for a variance to fix a problem and solve a lot of different things.

Another commissioner noted, he is not asking to do anything as for as a commercial unit. He is asking us to give him a variance so he can make it into a residential rental property. If it was out of code when he bought the property and there was any kind of code enforcement in the city it would not be an issue now. I think he has a legitimate case before the commission, but I am concerned if we let this lot width variance go less than 45'. We do not know who will eventually live next door to them.

A commissioner noted that if a replat was obtained you would have to move to the left almost against that building. Maybe 5' from the residence. Our concern is that you are going to redo this house and may rent it for a while and then you may sell it and someone else must put up with whatever we decide here. The problem I have with this is everything is already out of code.

After more discussion regarding the best use of the property. The owners' plans are to remove the garage door, apply siding and install high windows. Entrance on the left side with an installed sidewalk. Have enlisted the help of a designer.

I failed to note earlier this is a Public Hearing. This is a public hearing as required by the Texas Government Code, regarding the replat of existing lot line at 205 Hackberry, Blanco and Mr. John McCann is in front of the commission.

We seem to all agree that we do not have a major problem with what he is proposing to do as long as it looks like a residence and not a commercial building when done which would enhance the neighborhood and not make it look worse. We will not vote on it this evening. You need to get your replating done and come back with your engineering drawings. Unless there is a major problem, we can relook at providing the variance. We need the engineering drawings and see what it will look like as we cannot go by a black dotted line marked on a drawing of a property.

No Action.

TABLED

OLD BUSINESS

1. Consider, Discuss and take possible action to elect Vice Chair and Secretary.

Chairman Moore stated we need to have a full staff before electing new officers. I have notified the administration to put a notice out for the two vacant chairs on the commission.

You can notify anyone you know that would like to be on the commission and applicants only need to send a letter to the mayor. She will review and sent to us for interview. I have asked the administration to place an ad in the paper. Kelly said they had not put an ad in to paper but would put it over social media and it is on the city web site. If we do not get a good response, she will then put it in the paper.

Brandon made a motion to adjourn. Loris 2nd the motion. Passed unanimously.

Meeting Adjourned at 7:19pm

Submitted by Susan Moore, Chairman, Planning and Zoning Commission

NO ACTION TAKEN

Adjourn.

The regular meeting adjourned at 8:00 pm.

Submitted by Susan Moore, Chairman, Planning and Zoning Commission.