

**SPECIAL MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF BLANCO**

**Meeting Minutes  
March 7, 2023**

A special meeting of the City Council, City of Blanco, Texas was held on March 7, 2023, at 4:30 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 4:30 pm by Mayor Rachel Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Barron, and Council Members McClellan, Smith, Thrailkill, and Swinson.

City staff present: Warren Escovy, Laurie Cassidy, and Chief Scott Rubin.

Mayor Lumpee made the following announcements:

- The City of Blanco remains on Stage 2 water restrictions.
- Hill Country Holistic Health is having a ribbon cutting and open house on Friday, Mar. 31 from 3-5
- The next reading between the wines event is tomorrow March 8 from 5:30-7
- The Blanco State Park will be hosting a nature journaling program from 2-3:30 on March 14. Attendees will need to pay for a day pass but other than that all supplies will be provided.
- The first Blanco Market Day of the year will be held on March 18 from 9 - 4.
- Texas Healey Roundup 42 will be in Blanco from Mar. 24-26. Come out on the morning of Mar. 25 to see the beautiful Austin-Healeys on the square.
- Senior Services Expo will be held on March 31 from 10 a.m. to 1 p.m. at the CRC in JC.

**Public Comments:**

- Mike Arnold, 818 Pecan Street, spoke regarding big issues looming such as the 281 Overlay and Seven Oaks PDD. He requested that Council wait until after the May election when the new council is seated to approve these items.
- Wendy Smith, resident, spoke out against the reduction in size of the garden homes in the Los Altos PDD from 1400 to 1200 sq. ft.
- Gail McClellan, 1510 Greenlawn, spoke regarding the Los Altos PDD. She said this item was not tabled due to the upcoming election, rather it was tabled to gather more information. She also spoke regarding city ordinances being trashed for new ones and said Streetscape has also trashed our UDC. There are other ways to revise the UDC without trashing it.
- Julie Alexander, 301 4<sup>th</sup> Street, spoke in favor of the Los Altos PDD amendment. She said this item was not tabled due to the election. She also said a 1200 sq.ft. home should be allowed, and this would just be the minimum size, but the homes could be built larger. The smaller home size would reduce the cost not only for the builder but for the purchaser as well. She also spoke of the benefits of a smaller home.

**Old Business: Consider, discuss, and take appropriate action on the following:**

1. Consideration, Discussion and Take Possible Action on Approval of Proposed Amendment to Planned Development District (PDD) No. 2020-O-013 Project: Los Altos (Owners: RAM LLC, Phase 1 and 4 Cuatro Consultants, Ltd., Phase 2). Warren Escovy, City Administrator shared the Los Altos PDD has already been approved. Only asking for a reduction in minimum home size from 1,440 sq ft to 1,200 sq. ft. Phase One plans have already been approved. Planning & Zoning recommended approval of this item. Council members discussed the need for smaller, more affordable homes for the residents. A smaller home also equals more green space surrounding it. A lot of variances were made to bring this development into Blanco, hate to see changes at this stage. Rick Montelongo, home builder, spoke about the size and layouts for the future homes. **A motion was made by Council Member Smith to not approve the Proposed Amendment to Planned Development District (PDD) No. 2020-O-013 Project: Los Altos, seconded by Council Member McClellan, motion carried 3-2 with Mayor Pro Tem Barron and Council Member Swinson opposed.**

**New Business: Consider, discuss, and take appropriate action on the following:**

1. Consideration and Discussion Only (No Action) Regarding 281 Overlay Corridor Plan - Rezoning Methods and Next Step. Warren Escovy, City Administrator spoke about the process which began in late 2021 and is designed to protect the 281 corridor. Will be taking input from residents and will go back to Planning & Zoning Commission for their recommendation and then to City Council for final approval. Purpose is to ensure that all land uses, new development and redevelopment along the 281 corridor be constructed in a manner that is consistent with the public good. Council Members discussed the work still needed to integrate the overlay plan into the current UDC to ensure the clarity of the plan. Do not want any big box stores. Plan can be confusing if you don't understand codes. The plan is to promote new development while keeping same Blanco style lots with grid streets. Can no longer annex so need to look at land use and resources that support our City. Streets and building locations are permanent. Have received a lot of community input since the first meeting in February 2022. Committee members include business owner, resident, land owner, member from Historic Preservation Commission, Planning & Zoning Commission member, and City Council member. A survey was completed by 366 respondents, Town hall at Gem of the Hills last summer was well attended. Overall plan will help calm traffic on US Highway 281. There is some concern with how this overlay plan will affect the current UDC. Another concern is how the TxDOT bypass or relief route would affect the overlay plan. **No action taken.**

Closed regular meeting at 5:26 pm and convened into executive session.

**Executive Session in accordance with Texas Government Code:** in accordance with the authority contained in the Texas Government Code, Sections 551.071, 551.072, and 551.074.

1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award, and Notice to Proceed.

2. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05 Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding implementation of City of Blanco Ordinance 2023-O-001, providing for the Holding of a General Election on May 6, 2023.

Closed executive session at 6:28 pm and convened into regular meeting.


**Items 1-2: No Action Taken**

**Adjournment:**

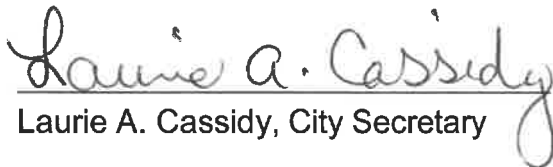
**A motion was made by Council Member Smith to adjourn the meeting, seconded by Mayor Pro-Tem Barron, all in favor.**

**The meeting was adjourned at 6:29 pm.**

Respectfully submitted,

  
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Rachel Lumpee, Mayor

ATTEST:

  
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Laurie A. Cassidy, City Secretary

These minutes were approved on the 11 day of April, 2023.

