

PUBLIC HEARING 1

NEW BUSINESS 1

Approval of Special Use Permit to allow lot size variance at 919 Main Street
(Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606
(Property Owner: Lynn and Pasquale DeVincenzo)



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 7/9/24

DESCRIPTION: Variance to allow a lot size of approximately 5500 square feet instead of the required 6500 in the R-5 zone as per table 5.1 in the UDC.

ANALYSIS: Variance to allow a lot smaller than 6500 square feet and to allow a lot width of 40' instead of the required 60'. Section 5.4 requires minimum lot size of 6500 for R-5 property. Applicant has also requested a Special Use Permit (separate agenda item) to be allowed to operate an STR that is NOT owner occupied. If both variance and SUP are granted the applicant will replat their property.

There is a house with the address of 919 Main Street with a physical location of the southwest corner of 10th Street and Hwy 281. According to Blanco CAD the main house was built in 1958 and the addition (or guesthouse) was constructed in 2000. The guest house is on the same lot or parcel as the main house and functions as one property currently. The STR application is being requested for the guest house as a NON-owner occupied property because the owner is requesting that the property be subdivided.

The STR could be granted as "owner occupied" even if the variance for a smaller lot (5550 sqft instead of 6500 sqft) is NOT granted. If the variance is granted the parcel will be subdivided and the new lot will be considered NON-owner occupied STR. Both the main house and guest house has it's parking and main access from 10th Street as it has significantly less traffic than Main Street (281). The guest house has 40' of frontage on to 10th street.

FISCAL IMPACT: It can be argued that two properties will be worth more thereby providing more taxes to the City. An STR that is fully operational and separate may provide more opportunities for hotel/motel tax.

RECOMMENDATION: An STR in this area close to 281 does not appear to adversely impact the neighborhood. P&Z recommends approval of a variance for smaller lot size at 919 Main Street.



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 6/27/24

DESCRIPTION: Variance to allow a lot size of approximately 5500 square feet instead of the required 6500 in the R-5 zone as per table 5.1 in the UDC.

ANALYSIS: Variance to allow a lot smaller than 6500 square feet and to allow a lot width of 40' instead of the required 60'. Section 5.4 requires minimum lot size of 6500 for R-5 property. Applicant has also requested a Special Use Permit (separate agenda item) to be allowed to operate an STR that is NOT owner occupied. If both variance and SUP are granted the applicant will replat their property.

There is a house with the address of 919 Main Street with a physical location of the southwest corner of 10th Street and Hwy 281. According to Blanco CAD the main house was built in 1958 and the addition (or guesthouse) was constructed in 2000. The guest house is on the same lot or parcel as the main house and functions as one property currently. The STR application is being requested for the guest house as a NON-owner occupied property because the owner is requesting that the property be subdivided.

The STR could be granted as "owner occupied" even if the variance for a smaller lot (5550 sqft instead of 6500 sqft) is NOT granted. If the variance is granted the parcel will be subdivided and the new lot will be considered NON-owner occupied STR. Both the main house and guest house has it's parking and main access from 10th Street as it has significantly less traffic than Main Street (281). The guest house has 40' of frontage on to 10th street.

FISCAL IMPACT: It can be argued that two properties will be worth more thereby providing more taxes to the City. An STR that is fully operational and separate may provide more opportunities for hotel/motel tax.

RECOMMENDATION: An STR in this area close to 281 does not appear to adversely impact the neighborhood. Recommendation is for P&Z to recommend approval of a variance for smaller lot size at 919 Main Street.

Guest House

new request lot wide 40'

FRONT SET BACK 77'

length 138.87

BACK 28' SETBACK

WEST SIDE 3.7' VESTED RIGHTS SINCE 196

new request EAST SIDE ~~7.7~~ 3.7' SETBACK

5,554.80 sq ft

Main House

new 10' BACK SET BACK

91.70 length (FRONT → BACK)

138.87 width

131.70
- 40.00

91.70

12,734.379 sq ft remaining

Section 5.3 Minimum Requirements

Every building erected or moved and every lot platted for development must conform to the following minimum requirements:

- (1) Meet the minimum lot requirements of at least one type of lot described in this Chapter;
- (2) Have direct access to an approved public or private street or street right of way, as specified in this Code;
- (3) Provide safe parking and fire and police access; and
- (4) Meet the minimum dimensional; environmental, parking, landscaping, and water conservation requirements of this Code.

Section 5.4 Lot Standards

Table 5.1 identifies the standards for lots within each zoning district that has been identified in Chapter 4. These standards apply to all developments but may be adjusted based on usage conditions and zoning overlays found in this Chapter.

Table 5.1 Lot Standards

Zoning District	Allowable Density (units/ac)	Min. Lot Area (ft ²)	Min. Lot Width	SETBACKS			Max Building Height	Max Lot Cover (%)	Maximum Impervious Cover (%)	On-Site Sewage
				Min. Front Yard	Min Back Yard	Min Side Yard				
Residential										
Residential 1	1 unit/ 1 acres	32,500	100	40	25	15	35	25	30	25
Residential 2	3 units/ acre	11,000	80	30	20	7.5	35	45	45	30
Residential 3	5 units/ acre	6,500	60	20	10	5	35	50	50	30
Residential 4	20 units/ acre	20,000	75	25	20	15	35	65	55	40
Residential 5	5 units/ acre	6,500	60	20	10	10**	35	50	65	50
MH	8 units/ acre	5,000	45	15	5	5	35	50	50	30
R (Existing)	-	-	-	25*	20	5	35	-		
Commercial			100	40	35	20	45		70	50
Industrial			100	40	35	20	45	35	75	55
Park			70	15	15	15	35		70	65
Agricultural		3 acres	200	35	30	20	35	25	25	20

**Minimum Side Yard Setback is increased to 20' if the structure is adjacent to residential zoning, or if the structure is greater than one story.

City of Blanco
Application for Variance Request Owner/Applicant Information
REZONING/SPECIAL USE

1. Owner Information (the holder (s) of a legal or equitable interest in the Subject Property as shown by the deed records of Blanco County.

Property owner's full legal name: Lynnand Pasquale DEVINCENZO
Property owner's mailing Address: PO BOX 143
City: Blanco State: TX Zip Code: 78606
Home Phone: Work Phone: Cell: 727.420.5209
Email Address: lynneub@gmail.com

2. Applicant Information (a person Seeking approval of an application ; can be the Owner or Designated Representative of the Owner)

[X] Same as Owner (if checked, skip to Section 3)
Applicant's full legal name:
Applicant's mailing address:
City: State: Zip Code:
Home Phone: Work Phone: Cell Phone:
Email Address:

3. Designated Contact (the individual who the Owner or Applicant has Chosen to receive all communications on his/her behalf related to the Application):

[X] Same as Owner (skip to section 4) [] Same as applicant (skip to Section 4)
Contact name:
Contact mailing address:
City: State: Zip Code:
Home Phone: Work Phone: Cell Phone:

4. Additional Information Required Of Business Entities Only:

Is The Owner a Corporation or Partnership? Yes (complete this section) No (skip and go to section 5)
[] Attach a letter on company stationery, signed by an authorized individual, authorizing the Applicant to file an Application on behalf of the company.
[] Not Applicable. The Company is serving as the Applicant.

5. Owner's / Applicant's Certification

I hereby certify that the information provided herein is true and correct to the best of my knowledge.
Signature: Lynn Devincenzo
Date: 5-17-24
Printed Name: Lynn Devincenzo

**City of Blanco Application for a Variance Request
Property Information**

1. Owner Information:
Property Owner's Full Legal Name: <u>Lynn + Pasquale Devincenzo</u>

2. Property Information (the property or tract for which this application has been submitted.)				
911 street address of property (if established) <u>919 Main St</u>				
Legal Description: <u>.42 AC, PART OF BLOCK 20, HORACE Eggleston Survey 24</u>				
Lot:	Block: <u>20</u>	Subdivision:	Sec:	Phase:
If not located in Subdivision: Survey: <u>ATTACHED</u>				
Abstract: <u>1</u>		Recorded (Vol/Page) <u>8-145</u> <u>1-16 PIAT</u>		

3. Type of Variance being requested

1. Sign
2. Building setback
3. Administrative
4. Other (please Explain) NO MAXIMUM LOT SIZE
LOT SPLIT + SIZE, (EXISTING SIDE SET
BACK GRANDFATHERED)

60/20/10/10

All Applicants Complete the Following:

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
<u>CHAPTER 5</u> <u>SUB +</u> <u>LAND DEVE.</u> <u>5.1 LOT</u> <u>STANDARDS</u>	<u>60/20/10/10</u>	<u>smaller lot size approx 40' or less</u> <u>frontage on 10th</u> <u>WITH VESTED RIGHTS SIDES /</u> <u>BACK - ASKING FOR</u>
	<u>REQUEST IS FOR MINIMUM</u> <u>LOT SIZE TO BE 5554.80</u> <u>AS OPPOSED TO THE 6500 SQ</u>	<u>NO MAXIMUM LOT WIDTH</u> <u>Already has its own</u> <u>utility hookups separate</u>
		<u>Plenty parking on +</u> <u>off street</u>

SCANNED

Hardship Findings (attach additional sheets if necessary):

Describe the actual situation of the subject property and any special or unique condition(s) found thereon which may cause unusual and practical difficulty or unnecessary hardship if Applicant is made to comply with strict enforcement of the ordinance:

VESTED IN EXISTING SETBACKS PRIOR 2000, smaller frontage requested so house may be on its own parcel, tax purposes and insurance, need to make highest + best use

Describe how strict enforcement of the provisions of the ordinance that are sought to be varied will (A) deny the applicant the privileges or safety commonly enjoyed by neighboring or similarly situated property in the City of Blanco with similarly timed development and (B) deprive the Applicant the reasonable use of his/her land, and that failure to grant this variance would result in undue hardship to the Applicant :

ABILITY TO SELL; AND TAX PURPOSES TO RENT + insure SEPARATELY, separate from primary residence

Describe how the granting of a variance will not be detrimental to public health, safety, and welfare, will not be injurious to other property, or will not prevent the enjoyment/use of adjacent property owners:

existing allows better use OF PROPERTY generate more tax revenue more 1-4 residential

Describe how the hardship sought to be avoided is NOT the result of (A) the applicant's own actions (self imposed or self created) and /or (economic or financial hardship)

can't use to its highest + best use

Describe how the variance will improve the functionality of the property:

Allows another 1-4 Single family stand alone property separate from primary

Attach any requested building plans, site plans, plats, surveys, or any other pertinent documents having any importance to this request behind this sheet and list documents and descriptions below:

1. Survey
2. legal
3. Drawing
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

Owner's/ Applicant's Certification:

I hereby certify and agree to the following:

1. I have carefully read the complete Application and know all statements herein and in the attachments hereto are true and correct to the best of my knowledge.
2. The Owner of the Subject Property, if different from the Applicant, has authorized the submittal of this application.
3. No work in relation to the requested variance may start until such variance is approved by the City Council of the City of Blanco.
4. Variance approval may be revoked if any false statements are made herein.
5. As the Owner of the above property or Duly Authorized Applicant, I hereby grant permission to the City of Blanco, its employees, officers and Duly appointed board and commission members to enter the premises to make all necessary inspections and to take all other actions necessary to review and act upon this Application.

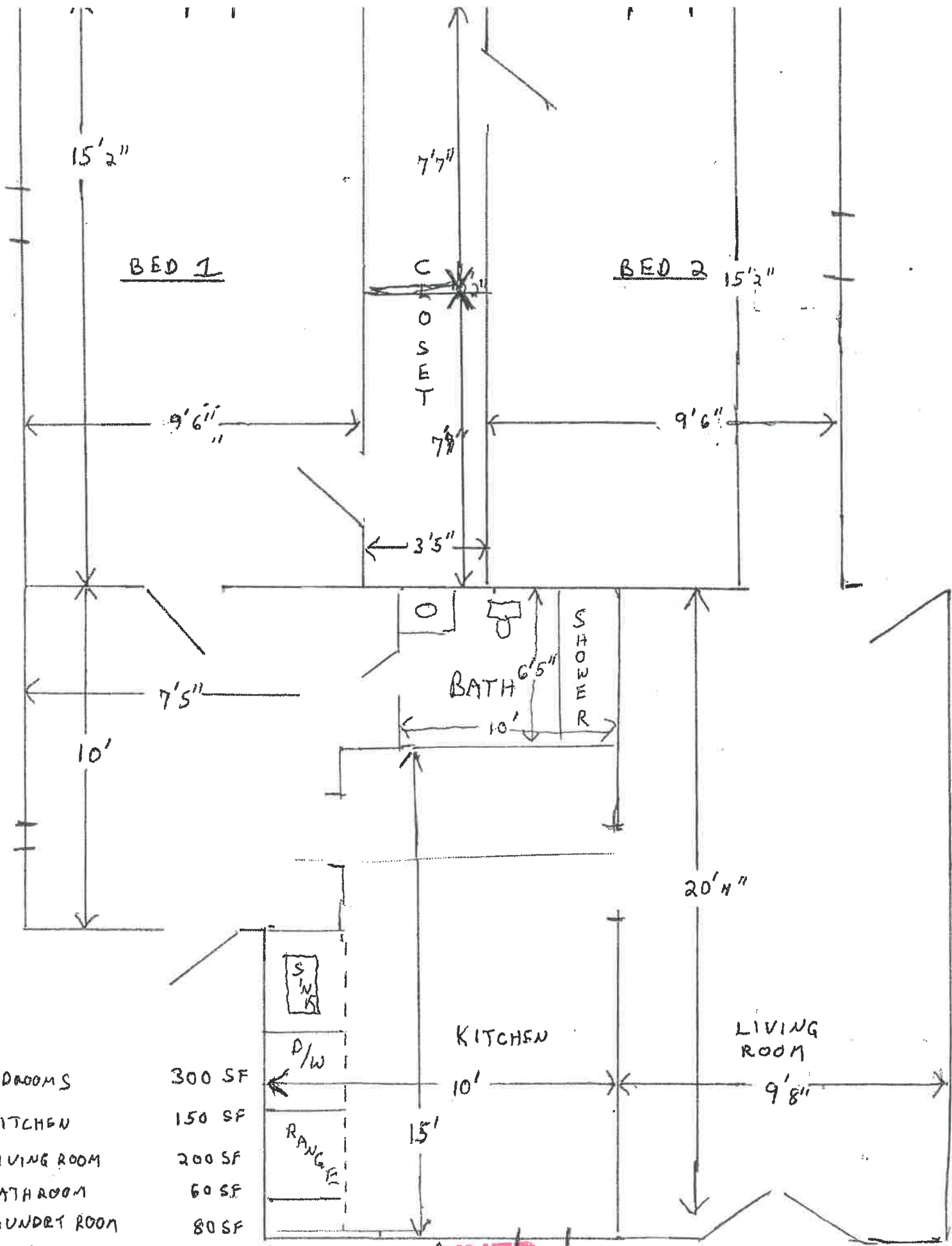
Signature: Lynn Devincenzo
Print Name: Lynn Devincenzo
Date: 5/17/24

Required Documents for Variance Submittal

1. ✓ Legal description and plat of subject site.
Two (1) copies of field note description typed and attached on a separate sheet (plain bond paper, not letterhead, or the subdivision name with lot and block number.
2. ✓ Map, clearly showing the site in relation to the adjacent streets and distance to the nearest thoroughfare.
3. ✓ Names and Addresses of legal property owners within 200 feet of the block or parcel (this can be obtained at the Blanco County Appraisal District located at 615 Nugent Ave. Johnson City, TX 78636. (830) 838-4013.)
4. ✓ A completed application.
5. ✓ A filing fee of \$750.00 plus \$8.53 per property owner within 200 feet.

SCANNED

$8 \times 8 = 68.24$
 $\frac{818.24}{8} = 102.28$



BEDROOMS

300 SF

KITCHEN

150 SF

LIVING ROOM

200 SF

BATHROOM

60 SF

LAUNDRY ROOM

80 SF

CLOSET

60 SF

850 SF

SCANNED

FRONT DOUBLE FRENCH DOOR

TO WHOM IT MAY CONCERN:

I THINK THAT TURNING THIS PROPERTY INTO A SHORT TERM RENTAL WOULD BE DETRIMENTAL TO THE NEIGHBORHOOD. I ALSO THINK IT WOULD AFFECT PROPERTY VALUES IN ADVERSE WAY.

BARBARA L. MITCHELL



PUBLIC HEARING 2

NEW BUSINESS 2

Approval of New Short-Term Rental permit, Main Street at 919 Main Street
(Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606
(Property Owner: Lynn and Pasquale DeVincenzo)



PERMIT #: 24-00083-01

SHORT-TERM RENTAL PERMIT APPLICATION

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: 5-17-24

Fee: See schedule below (due with application) Paid CK# _____ CASH _____
CC _____

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: <u>Lynn + Pasquale Devincenzo</u>	
HOME ADDRESS: <u>919 main St</u>	APT. NUMBER:
CITY, STATE: <u>Blanco, TX</u>	ZIP: <u>78606</u>
PHONE NUMBER: <u>727.420.5209</u>	
EMAIL ADDRESS: <u>lynneub@gmail.com</u>	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME: <u>Lynn + Pasquale Devincenzo</u>	
ADDRESS: <u>919 main St</u>	APT. NUMBER:
CITY, STATE: <u>Blanco, TX</u>	ZIP: <u>78606</u>
PHONE NUMBER: <u>727.420.5209</u>	
EMAIL ADDRESS: <u>lynneub@gmail.com</u>	

SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

ON SITE

LOCAL CONTACT PERSON'S NAME: <i>Lynn + Pasquale DeVincenzo</i>		
ADDRESS: <i>919 main st</i>	APT. NUMBER:	
CITY, STATE: <i>Blanco, TX</i>	ZIP: <i>78606</i>	
24-HOUR PHONE NUMBER: <i>727.420.5209 or 941-275.7201</i>		
EMAIL ADDRESS: <i>lynneub@gmail.com</i>		

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL: <i>MAIN STREET</i>		
ADDRESS AND/OR LOCATION OF REQUEST <i>919 Main St, Unit in back</i>		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN): <i>SEE ATTACHED; .42 AC, PART OF BLOCK 20 Horrace Eggleston Survey</i>		
EXISTING ZONING: <i>R5</i>	NUMBER OF BEDROOMS: <i>2</i>	OCCUPANCY LIMIT: <i>5</i>
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: <i>none -</i>		

**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant: *Lynn DeVincenzo* Date: _____

<p>FOR CITY USE ONLY</p> <p>PERMIT #: _____</p> <p><input type="checkbox"/> Update Short-Term Rental List/Map <input type="checkbox"/> Life Safety Inspection <input type="checkbox"/> Email Financial Dept. Information</p>	<p>FEES:</p> <p>\$300 per permit; to be paid annually</p> <p style="text-align: right;"><i>Ad. CK. #0004</i></p>
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The Applicant/Owner must provide the following with this application:

<input checked="" type="checkbox"/>	A site plan showing the proposed layout of the property use and any on-site parking available for the short-term rental. The site plan shall also include any proposed spas, hot tubs, pools, fire pits, bars, cabanas, and any other proposed uses or structures.
<input checked="" type="checkbox"/>	A copy of the floorplan of the existing or proposed structure to include bedroom sizes and dimensions.
	If the short-term rental was in operation prior to May 10, 2022, and the Applicant/Owner claims vested rights based upon this prior operation, attach documented evidence of such operation. <i>UNKNOWN</i>

AFFIRMATION: I hereby certify that I have carefully read the application and that all the information contained therein is true and correct upon penalty of perjury. I understand that any false statement made by me on this application could cause the City to revoke the permit. I understand that I am required to abide by all rules and regulation of the City of Blanco Short-Term Rental Ordinance. Further, I authorize the City of Blanco to investigate and verify the facts claimed by me on this application.

AUTHORIZATION: This application must be signed by the applicant if the person is an individual; if the person applying is a partnership, by a general partner; if their person applying is a corporation, by an officer.

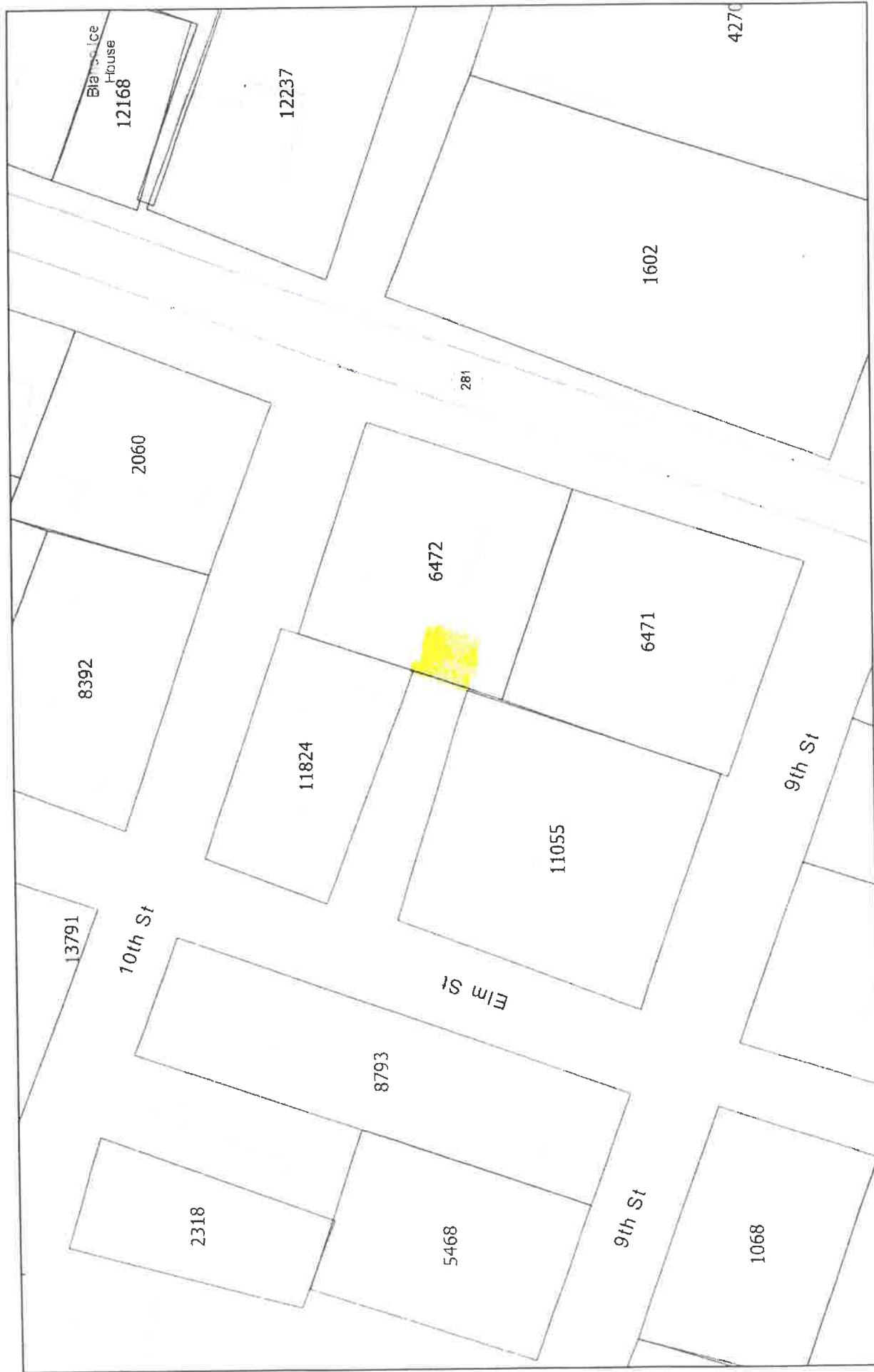
Signature of Applicant: *Lynn DeVincentis* Date: *5-17-24*

City Approval: _____ Date: _____

** ALREADY HAS SEPARATE UTILITIES HOOK UPS*

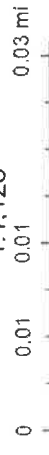
** Plenty of parking on + off street*

Blanco CAD Web Map

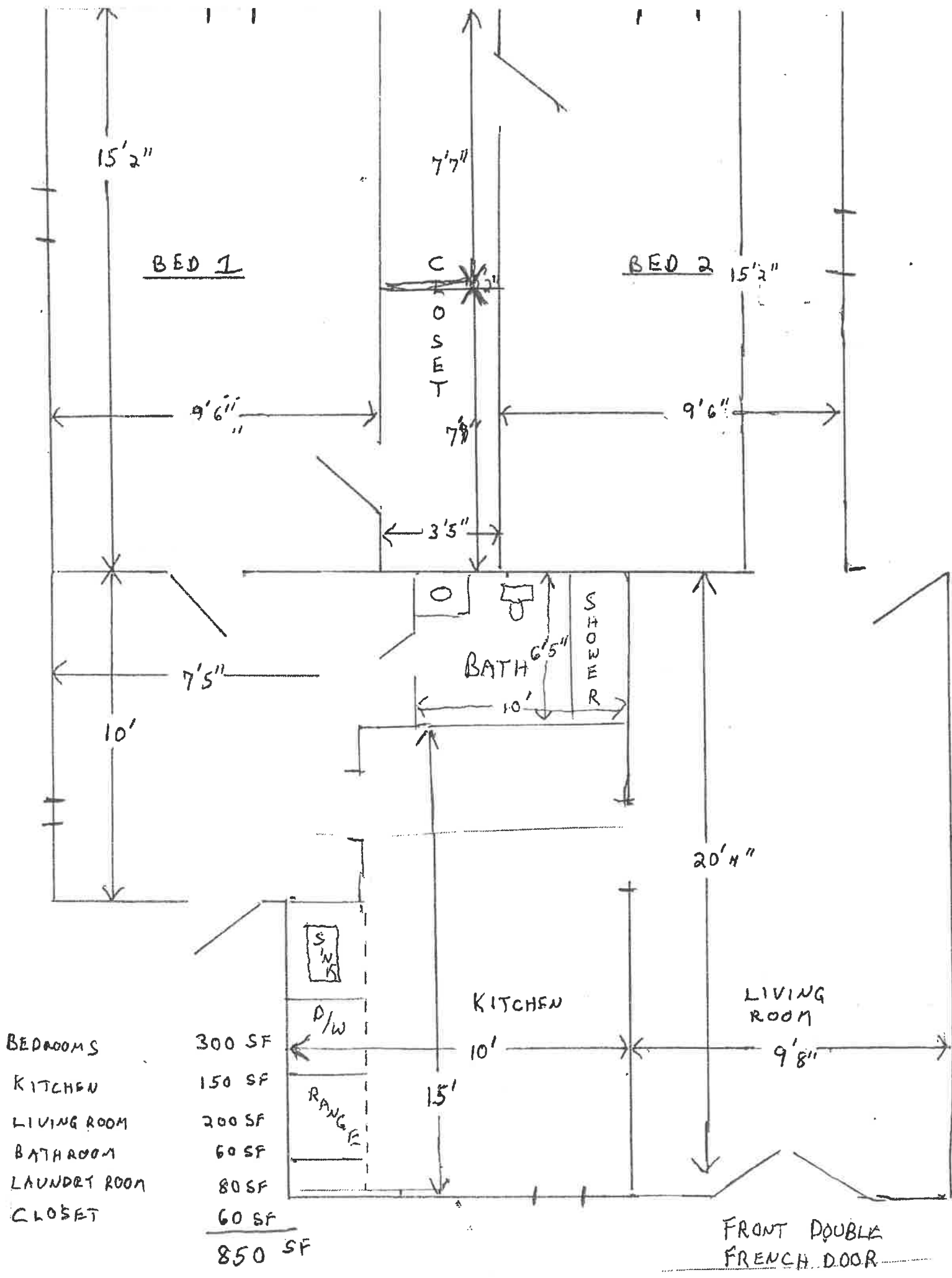


5/14/2024, 4:39:35 PM

1:1,128



Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com
Esri, Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph.



BEDROOMS	300 SF
KITCHEN	150 SF
LIVING ROOM	200 SF
BATHROOM	60 SF
LAUNDRY ROOM	80 SF
CLOSET	60 SF
	<hr/>
	850 SF

PUBLIC HEARING 3

NEW BUSINESS 3

Approval of Special Use Permit to allow building setback variance at 619 Live Oak Street
(Anna Harrison, Blk 11 (NE ¼), 0.4429 acres, Blanco, Texas 78606
(Property Owner: Michael and Denise Crisp)



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 7/9/24

DESCRIPTION: Allow a dual building line variance of 5' on the rear of the property instead of a 10' in an R-3 District

ANALYSIS:

Michael Crisp owns a home at 619 Live Oak which is in the R-3 District. It is at the southwest corner of Live Oak and 7th Street. The home is existing and the applicant would like to park his RV onsite which isn't allowed because of the aesthetics and not being allowed to live in an RV on a lot inside the City. The applicant would like to build a detached garage to house the RV (or any other vehicle). An in-ground swimming pool and the dimensions of the lot make adhering to a 10' building line infeasible. The request is to allow an encroachment into the 10' building line by 5' to allow for the building. According to the aerial on Blanco CAD the closest building near the applicant's lot is about 50' away.

FISCAL IMPACT: N/A

RECOMMENDATION: P&Z recommends disapproval of a 5' dual building line to allow the encroachment on the 10' rear building line. The 10' will be reestablished if the building is ever removed.



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 6/27/24

DESCRIPTION: Allow a dual building line variance of 5' on the rear of the property instead of a 10' in an R-3 District

ANALYSIS:

Michael Crisp owns a home at 619 Live Oak which is in the R-3 District. It is at the southwest corner of Live Oak and 7th Street. The home is existing and the applicant would like to park his RV onsite which isn't allowed because of the aesthetics and not being allowed to live in an RV on a lot inside the City. The applicant would like to build a detached garage to house the RV (or any other vehicle). An in-ground swimming pool and the dimensions of the lot make adhering to a 10' building line infeasible. The request is to allow an encroachment into the 10' building line by 5' to allow for the building. According to the aerial on Blanco CAD the closest building near the applicant's lot is about 50' away.

FISCAL IMPACT: N/A

RECOMMENDATION: Recommend a 5' dual building line to allow the encroachment on the 10' rear building line. The 10' will be reestablished if the building is ever removed.

City of Blanco
Application for Variance Request Owner/Applicant Information
REZONING/SPECIAL USE

1. Owner Information (the holder (s) of a legal or equitable interest in the Subject Property as shown by the deed records of Blanco County.

Property owner's full legal name: Michael Crisp and Denise Crisp		
Property owner's mailing Address: 619 Live Oak St.		
City: Blanco	State: Texas	Zip Code: 78606
Home Phone: N/A	Work Phone: N/A	Cell: 210-326-6221 / 210-862-0402
Email Address: onlybygrace02@yahoo.com / texasbirdlover@yahoo.com		

2. Applicant Information (a person Seeking approval of an application ; can be the Owner or Designated Representative of the Owner)

<input checked="" type="checkbox"/> Same as Owner (if checked, skip to Section 3)		
Applicant's full legal name:		
Applicant's mailing address:		
City:	State:	Zip Code:
Home Phone:	Work Phone:	Cell Phone:
Email Address:		

3. Designated Contact (the individual who the Owner or Applicant has Chosen to receive all communications on his/her behalf related to the Application):

<input checked="" type="checkbox"/> Same as Owner (skip to section 4)	<input type="checkbox"/> Same as applicant (skip to Section 4)	
Contact name:		
Contact mailing address:		
City:	State:	Zip Code:
Home Phone:	Work Phone:	Cell Phone:

4. Additional Information Required Of Business Entities Only:

Is The Owner a Corporation or Partnership? Yes (complete this section) No (skip and go to section 5)

Attach a letter on company stationery, signed by an authorized individual, authorizing the Applicant to file an Application on behalf of the company.

Not Applicable. The Company is serving as the Applicant.

5. Owner's / Applicant's Certification

I hereby certify that the information provided herein is true and correct to the best of my knowledge.

Signature: Michael Crisp Denise Crisp

Date: 6/10/2024 4/10/24

Printed Name: Michael Crisp and Denise Crisp

**City of Blanco Application for a Variance Request
Property Information**

1. Owner Information:
Property Owner's Full Legal Name: Michael Crisp and Denise Crisp

2. Property Information (the property or tract for which this application has been submitted.)			
911 street address of property (if established) 619 Live Oak St., Blanco, TX 78606			
Legal Description: ANNA HARRISON, BLK 11, LOT NE 1/4, ACRES 0.4429			
Lot: NE 1/4	Block: 11	Subdivision: ANNA HARRISON	Sec: Phase:
If not located in Subdivision: Survey: Horace Eggleston League Survey No. 24			
Abstract: No. 1	Recorded (Vol/Page)	Vol 509 / Page 332	

3. Type of Variance being requested
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1. Sign
- 2. Building setback**
3. Administrative
4. Other (please Explain) _____

All Applicants Complete the Following:

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
City of Blanco UDC, Table 5.1	As defined for Residential 3 properties, the setback for the back of the yard is 10 feet.	A variance is requested to reduce this setback to 6 feet instead. No other setback requirements will be affected.
		* (Five Feet) Msc 6/12/2024

Hardship Findings (attach additional sheets if necessary):
Describe the actual situation of the subject property and any special or unique condition(s) found thereon which may cause unusual and practical difficulty or unnecessary hardship if Applicant is made to comply with strict enforcement of the ordinance:
The location of the inground pool by the previous owner does not allow sufficient space for a building to house a moderate size RV or a garage to house vehicles without an adjustment to the 10 foot setback requirement.
Describe how strict enforcement of the provisions of the ordinance that are sought to be varied will (A) deny the applicant the privileges or safety commonly enjoyed by neighboring or similarly situated property in the City of Blanco with similarly timed development and (B) deprive the Applicant the reasonable use of his/her land, and that failure to grant this variance would result in undue hardship to the Applicant :
Describe how the granting of a variance will not be detrimental to public health, safety, and welfare, will not be injurious to other property, or will not prevent the enjoyment/use of adjacent property owners:
Not only will the well built and maintained structure enhance the property and neighborhood aesthetics, but it will also provide additional privacy to the adjoining neighbors. Also, neither of the two neighbors on either side of the fence of the planned building site have any structures in close proximity.
Describe how the hardship sought to be avoided is NOT the result of (A) the applicant's own actions (self imposed or self created) and /or (economic or financial hardship)
Covered parking is needed since the previous owner enclosed the garage, and due the large trees on the northwest side of the house, the only location that is accessible and would not engulf the backyard is in the southwest corner. Additionally, wrapping the building around the pool would provide for additional privacy to the immediate neighboring properties.
Describe how the variance will improve the functionality of the property:
The structure will provide an enclosure of a trailer travel for its protection and from public view, an enclosed work/hobby shop to minimize external noise, and a garage to house vehicles rather than parking them in the short driveway or on the street.

Attach any requested building plans, site plans, plats, surveys, or any other pertinent documents having any importance to this request behind this sheet and list documents and descriptions below:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____

Owner's/ Applicant's Certification:

I hereby certify and agree to the following:

1. I have carefully read the complete Application and know all statements herein and in the attachments hereto are true and correct to the best of my knowledge.
2. The Owner of the Subject Property, if different from the Applicant, has authorized the submittal of this application.
3. No work in relation to the requested variance may start until such variance is approved by the City Council of the City of Blanco.
4. Variance approval may be revoked if any false statements are made herein.
5. As the Owner of the above property or Duly Authorized Applicant, I hereby grant permission to the City of Blanco, its employees, officers and Duly appointed board and commission members to enter the premises to make all necessary inspections and to take all other actions necessary to review and act upon this Application.

Signature: _____

Michael Crisp *Denise Crisp*

Print Name: _____

Michael Crisp and Denise Crisp

Date _____

6/10/2024

6/10/24

Required Documents for Variance Submittal

1. Legal description and plat of subject site.
Two (1) copies of field note description typed and attached on a separate sheet (plain bond paper, not letterhead, or the subdivision name with lot and block number.
2. Map, clearly showing the site in relation to the adjacent streets and distance to the nearest thoroughfare.
3. Names and Addresses of legal property owners within 200 feet of the block or parcel (this can be obtained at the Blanco County Appraisal District located at 615 Nugent Ave. Johnson City, TX 78636. (830) 838-4013.)
4. A completed application.
5. A filing fee of \$750.00 plus \$8.53 per property owner within 200 feet.

SURVEY OF A 0.44 ACRE (19,293 SQUARE FEET MORE OR LESS) TRACT OF LAND, SITUATED IN BLOCK 11, ANNA HARRISON ADDITION TO THE CITY OF BLANCO OUT OF THE HORACE EGGLESTON LEAGUE SURVEY NO. 24, ABSTRACT NO. 1 AND BEING ALL OF THE NORTHEAST ONE FOURTH OF BLOCK 11, ANNA HARRISON ADDITION AS CONVEYED TO REBECCA LIGHTFOOT O'SHEA OF RECORD IN VOLUME 509, PAGE 332, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

Flood Statement: According to the Flood Insurance Rate Map (FIRM) No. 48031C0110C, dated February 06, 1991, this property is located in Zone X: Areas determined to be outside the 500 year floodplain.

Survey Notes:

1. Bearings Based on NAD83, Texas Central Zone (4203).
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. No title commitment provided at the time of survey.

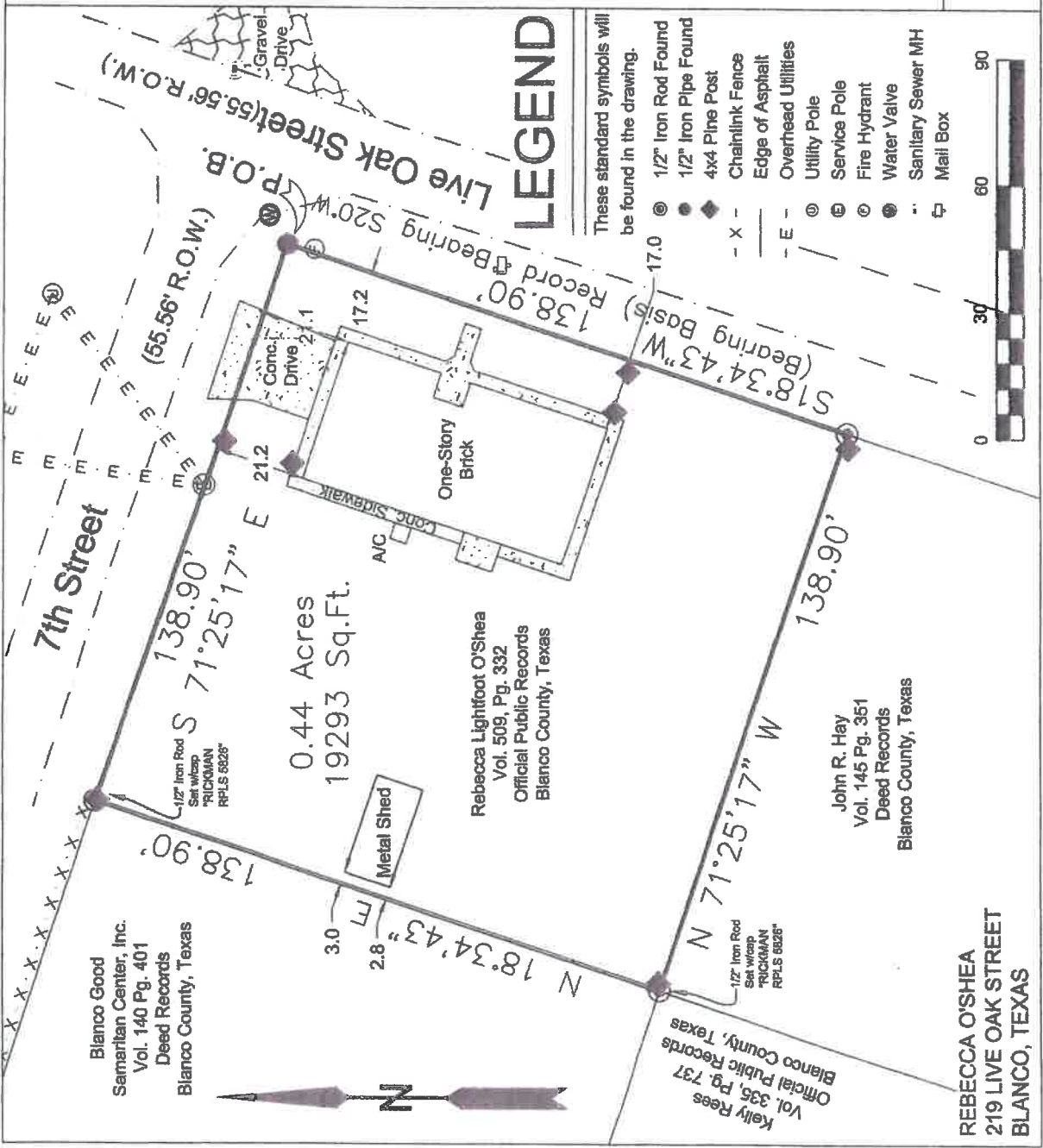
CERTIFICATION: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON JUNE 09, 2017, OF THE PROPERTY SHOWN HEREON:



J. Derrick Rickman
J. Derrick Rickman, RPLS No. 5826

Rickman Land Surveying

419 Big Bend Canyon Lake, Texas 78133 Phone (830) 935-2457
www.rickmanlandsurveying.com TBPLS Firm No. 101919-00





STAFF
CITY HALL

**STAFF
POLICE
DEPARTMENT**

BLANCO POLICE DEPARTMENT MONTHLY STATISTICS 2024



January February March April May June July August September October November December

Crime Statistics												YTD 2024	YTD 2023
Major Crimes													
Assaults	3	1	2	0	6	2						14	5
Sexual Offenses	1	1	0	0	0	0						2	2
Other	0	0	0	3	0	0						3	0
Burglaries													
Residence	0	0	1	1	0	0						2	1
Vehicle	0	0	1	3	0	0						4	0
Business	1	1	0	0	0	0						2	2
Theft	3	4	5	2	3	2						19	1
Criminal Mischief	1	1	3	4	4	0						13	3
Alcohol Violations	4	2	1	0	1	1						9	11
Narcotics Violations	4	3	2	1	1	1						12	11
Arrests													
Individuals	10	5	5	0	0	2						22	25
Adult	10	5	5	0	3	2						25	21
Juvenile	0	0	0	0	0	0						0	4
Offenses	13	5	5	0	0	0						23	30
Felony	3	0	1	0	1	2						7	8
Misdemeanor	10	5	4	0	3	0						22	22
Emergency Detention	0	0	0	3	0	0						3	0
Filed by CID	6	1	1	2	1	1						12	17
Calls for Service													
Total Calls for Service	252	218	176	173	239	170						1228	899
Assist EMS	2	1	2	3	1	0						9	20
Assist Fire	1	0	0	0	0	0						1	8
Assist Other Agency	20	14	13	4	4	1						56	34
Assist Public	7	9	5	4	7	3						35	31
Accidents	6	6	10	8	8	16						54	22
Disturbances	4	4	3	6	2	4						23	28
Suspicious Activity	29	14	10	10	1	6						70	81
Alarms	17	9	8	4	10	7						55	18
Animal Calls	4	7	6	7	8	4						36	15
City Ordinance Viol.	1	0	2	0	0	0						3	2
Traffic Enforcement													
Citations	70	78	37	17	21	13						236	233
Warnings	116	174	103	68	44	46						551	494
Speeding	51	48	22	11	37	29						198	128
D.L. Violations	10	8	5	2	4	3						32	41
Registration	5	7	5	2	10	5						34	37
Insurance	0	8	5	2	0	2						17	18
Stop Sign/Light	3	1	0	0	1	7						12	5
Equipment	0	0	0	0	6	9						15	5
Other	1	6	0	0	5	5						17	28
Other													
Time Out of City	41	20	21	1	7.47	4						94.5	77
Record Requests	17	8	3	21	8	9						66	37
Golf Cart Permits	0	0	0	1	0	0						1	0
Home Watches	97	94	32	39	39	1						302	399

CONSENT
ITEM #1

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

**Meeting Minutes
June 11, 2024**

A regular meeting of the City Council, City of Blanco, Texas was held on June 11, 2024, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:00 pm by Mayor Arnold, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Ric Walters. Council members present: Mayor Arnold, Mayor Pro-Tem Mack-McClung and Council Members Swinson, Moses, Cargill, and Moore.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, and Interim Chief/Lt. Jerry Thornhill.

Mayor Arnold made the following announcement:

- 19th Annual Lavender Festival was a success

Public Comments:

- Trey Atchley, Blanco County resident, spoke regarding public safety and use of precious resources. He urged the Council to make public safety and staffing of Police Department a priority.
- Kenneth Welch, Blanco County resident, spoke 1) against the use of Certificates of Obligation, 2) Pecan Bottom Park, and 3) Transportation Committee, requests to be added to the Council agenda to update the Council on the progress and direction that TPAC is going regarding the considerations surrounding US-281.
- Retta Martin, City of Blanco resident, spoke regarding the Pecan Bottom Park and the Rock Wall which is in need of repair.
- Valerie Shoemaker, City of Blanco resident, spoke regarding the Pecan Bottom Park. She does not believe you have to spend a lot of money to make improvements to the park, just need something simple for the children to play on, the City needs a playground. \$2,200 donation was made to KBB specifically for the Pecan Bottom Park.

PUBLIC HEARING: (Opened and closed at 6:13 pm)

- Final Public Hearing for the CDBG Contract #CDV21-0456 Generator project at the Main Lift Station, Janell Foster, Langford Community Management Services. **No public Comments.**

PROCLAMATIONS:

Mayor Arnold read the following Proclamations:

1. Flag Day and Week Proclamation
2. Texas Wildlife Habitats Proclamation, honoring Sheryl Smith-Rodgers and James Hearn.

PRESENTATIONS:

1. Blanco County Conservation Initiative, Bob Heinonen spoke to the Council in Bill Sisak's absence. He gave an overview of the history and best practices.
2. Capital Improvements & Asset Management Advisory Committee, Brandon Carlson gave the presentation with included current road conditions and rating chart from February 2022, water distribution system, and wastewater collection system, HR Green 2019 assessment, and Blanco CIP potential financial scenario.
3. New Police Officer Kaley Gassmann was sworn in.
4. Streetscape Committee update was presented by Eric Burkhart. He said an updated letter of agreement with Sue Ann Pemberton was signed yesterday. Budget projection, to be completed, design surveying engineering, close to one million dollars. Two-pronged effort, community engagement and education. Key word is preservation of Blanco. Mailouts are going out next week. Will be holding various events this year.

Staff Presentations:

- Police Department, Acting Chief/Lt. Thornhill presented the May Monthly Report.

Consent Agenda: *The following items may be acted upon in one motion.* No separate discussion or action is necessary unless requested by the Mayor or a Council Member, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the May 14, 2024, Regular Meeting.
2. Approval of Minutes from the May 30, 2024, Special Meeting.

A motion was made by Mayor Pro-Tem Mack-McClung to approve the consent agenda items one and two as amended (May 30, Old Business Item 1, Council Member Moses made the motion), seconded by Council Member Moses, all in favor, motion carried unanimously.

NEW BUSINESS: Consider, discuss, and take appropriate action on the following:

1. *(NB Item 4 moved up)* Consideration and Discussion (No Action) on a proposal from County Administration to move a helipad from Blanco High School to a location at Security State Bank. Mayor Pro-Tem Mack-McClung introduced Charles Riley and Tommy Weir to explore the idea of moving helipad from the current location at the Blanco High School to an alternative location near Security State Bank and Trust. The Council discussed. **No Action Taken.**
2. Consideration, Discussion, and Take Possible Action on Promotion of Interim Chief/Lt. Jerry Thornhill to Chief of Police. Warren Escovy, City Administrator spoke of all the hard work that Jerry Thornhill has done. Recommend Jerry Thornhill be promoted to Chief of Police. **A motion was made by Council Member Cargill to promote Jerry Thornhill to Chief of Police, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Possible Action on Approval of Cost Sharing Agreement between the City of Blanco and Akil Momin Regarding the Proposed Convenience Store and Gas Station. Warren Escovy, City Administrator spoke regarding a cost sharing agreement between the city and Neighbors Market. Build sewer line within 18 months and they agree to contribute \$95,000 to the cost. Staff recommends the Council direct staff to finish a cost sharing agreement with Neighbors Market. HR Green is completing the capacity study. **A motion was made by Council Member Swinson to direct the staff to finish a cost sharing agreement with Neighbors Market, seconded by Mayor Pro-Tem Mack-McClung, motion carried 4-1 with Council Member Moore opposed.**

4. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2024-R-014, Pecan Bottom Park (Mayor Arnold). Council Member Swinson recused herself and Council Member Moore recused himself from this item, they both own adjoining properties. The Council discussed. **No Action Taken** (work with Warren and bring back next month).
5. Consideration and Discussion (No Action) on Introduction to Street Lights and Signage inside the City. Chief Thornhill spoke regarding increasing street lighting 4th and 10th streets conduct a survey to increase street lighting for safety. Secondly, complete survey to access missing signage. Need a couple of residents input and asking for one council member to assist with this project along with the Gosnell's. Council Member Moses volunteered to assist with this project. **No action Taken.**

OLD BUSINESS: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Possible Action on Formation of Grants Committee. Warren Escovy spoke regarding the formation of Grants Committee. Vision of 4 to 5 people from different parts of town. Need most assistance with finding the correct grants that the City is qualified to apply for and focus on smaller grants. Larger grants we use Langford Grant Management Services. Next step is to create committee (will come up with names to be approved next month). **A motion was made by Council Member Moses to take action on formation of grant committee, seconded by Council Member Moore, all in favor, motion carried unanimously.**

Closed regular meeting and convened into executive session at 7:35 pm.

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 Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding City Water Agreements with Texas Water Company
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 legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
3. 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 Review of Current Contract between City of Blanco and Tim Tuggey Law.

Closed executive session at 8:45 pm and convened into regular meeting.

Adjournment:

A motion was made by Council Member Moore to adjourn the meeting, seconded by Council Member Cargill, all in favor.

The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Mike Arnold, Mayor

ATTEST:

Laurie A. Cassidy, City Secretary

These minutes were approved on the _____ day of _____, 2024.

NEW BUSINESS

ITEM #1

NEW BUSINESS

ITEM #2

NEW BUSINESS

ITEM #3

NEW BUSINESS 4

Approval of Ordinance to Amend UDC
Chapter 4 Zoning Districts and Use Regulations
Section 4.11 Historic Preservation
B. Historic Preservation Commission
(2) The Commission shall consist of seven (7) members

§ 4.11 Historic Preservation.

B. Historic Preservation Commission

(2) The Commission shall consist of **six (6) members** to be appointed from the residents in the City of Blanco and its extra-territorial jurisdiction by the City Council. Up to two (2) members may live outside the extra-territorial jurisdiction but inside the Blanco Independent School District. Skills listed below should be used as available when making these appointments. The commission may appoint two (2) to four (4) longtime residents of the area to serve as advisors/historians on local historic matters. These advisors/historians shall serve in a non-voting capacity for a term of two (2) years. These are preferred representatives.

§ 4.11 Historic Preservation.

B. Historic Preservation Commission

G. Certificate of Appropriateness for Alteration or New Construction Affecting Landmarks or Historic Districts (See Appendix D for copy of Certificate of Appropriateness)

H. Criteria for Approval of a Certificate of Appropriateness

I. Certificate of Appropriateness Application Procedure

J. Certificate of Appropriateness Required for **Demolition**

(1) A permit for the **demolition** of a historic landmark or property within a historic district, including secondary buildings and landscape features, shall not be granted by the building inspector or other city official without the review of a completed application for a Certificate of Appropriateness by the Commission, as provided for in Sections 8, 9, and 10 of the ordinance [sic].

NEW BUSINESS

ITEM #5



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 7/9/24

DESCRIPTION: Certificate of Obligation of \$1.5 million for public works Projects

ANALYSIS:

A Certificate of Obligation of \$1.5 million is needed for public works projects which will be paid through our debt service (I&S) for the following items:

- \$445,000 for FTW at the Water Plant
- \$600,000 for sewer line from 15th Street to north City limits line
- VFD's at Stallion - \$30k
- Generator disconnects - \$100k
- Pot hole filling machine- \$100k
- Portable generator - \$50k
- 10 fire hydrants- \$100k

FUNDING: Certificate of Obligations

RECOMMENDATION: Approve request from City Administrator and Bond Council

MEMORANDUM

TO: Warren Escovy
FROM: J. Bart Fowler
RE: City of Blanco, Texas Combination Tax and Revenue Certificates of Obligation,
Series 2024A
DATE: June 26, 2024

Below is the proposed agenda language in connection with the Resolution for the above-captioned obligations scheduled for an upcoming City Council meeting:

- * Consideration and action with respect to "RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A."

Please do not hesitate to contact me if you have any questions.

cc: Steven Perry

RESOLUTION NO. 2024-_____

**RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF
CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE
PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF
BLANCO, TEXAS COMBINATION TAX AND REVENUE
CERTIFICATES OF OBLIGATION, SERIES 2024A**

**THE STATE OF TEXAS §
COUNTY OF BLANCO §
CITY OF BLANCO §**

WHEREAS, the City Council (the "Council") of the City of Blanco, Texas (the "City") has determined it to be in the City's best interest to issue certificates of obligation for paying all or a portion of the City's contractual obligations incurred or to be incurred for constructing, improving, designing, acquiring, and equipping the City's (i) water/wastewater system, (ii) street improvements, to include acquisition of street maintenance equipment, (iii) public safety, to include improvements to the City's fire suppression system, and (iv) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates (collectively the "Project"); and

WHEREAS, the Council has deemed it advisable to give notice of intention to issue the Certificates in a maximum principal amount not to exceed \$1,500,000 pursuant to the provisions of the Certificate of Obligation Act of 1971, Section 271.041 et seq., Local Government Code, as amended (the "Act"), for the purpose of financing the Project; and

WHEREAS, prior to the issuance of the Certificates, the Council is required under Section 271.041 et seq., Local Government Code to publish notice of its intention to issue the Certificates in a newspaper of general circulation in the City and continuously on the City's website, the notice stating: (i) the time and place tentatively set for the passage of the order authorizing the issuance of the Certificates, (ii) the purpose of the Certificates to be authorized; and (iii) the manner in which the Certificates will be paid; (iv) the then-current principal of all outstanding debt obligations of the issuer; (v) the then-current combined principal and interest required to pay all outstanding debt obligations of the issuer on time and in full; (vi) the maximum principal amount of the certificates to be authorized; (vii) the estimated combined principal and interest required to pay the certificates to be authorized on time and in full; (viii) the estimated interest rate for the certificates to be authorized or that the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (ix) the maximum maturity date of the certificates to be authorized.

WHEREAS, the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Government Code, as amended.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS:

1. Attached hereto is a form of the Notice of Intention to Issue the Certificates, the form and substance of which is hereby adopted and approved.

2. The City Secretary shall cause said notice to be published in substantially the form attached hereto, in a newspaper, as defined by Subchapter C, Chapter 2051, Texas Government Code, of general circulation in the area of the City, once a week for two consecutive weeks, the date of the first publication thereof to be before the 45th day before the date tentatively set for the passage of the ordinance authorizing the issuance of the Certificates.

3. The City Secretary shall cause said notice to be continuously published in substantially the form attached hereto on the City's website for at least 45 days before the date tentatively set for the passage of the ordinance authorizing the issuance of the Certificates.

4. This Resolution shall become effective immediately upon adoption. The City Secretary is hereby authorized and directed to execute the certificate to which this Resolution is attached on behalf of the City and the Mayor, City Secretary, the City Manager and Director of Finance are further authorized to do any and all things proper and necessary to carry out the intent of this Resolution including approving appropriate changes to the notice and approving the final form of any Preliminary Official Statement for distribution to the market in connection with the sale of the Certificates.

5. The City hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of each series of the obligations being issued or (ii) \$9,500 per series, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the City's staff is hereby instructed to take the necessary measures to make this payment. The City is also authorized to reimburse the appropriate City funds for such payment from proceeds of the obligations.

[Execution Page Follows]

PASSED, APPROVED AND EFFECTIVE THIS JULY 9, 2024.

City Secretary, City of Blanco, Texas

Mayor, City of Blanco, Texas

[SEAL]

**NOTICE OF INTENTION TO ISSUE
CITY OF BLANCO, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION,
SERIES 2024A**

NOTICE is hereby given that it is the intention of the City Council of the City of Blanco, Texas to issue Certificates of Obligation (the "Certificates") of the City in one or more series for the purpose of providing funds for paying contractual obligations incurred or to be incurred for constructing, improving, designing, acquiring, and equipping the City's (i) water/wastewater system, (ii) street improvements, to include acquisition of street maintenance equipment, (iii) public safety, to include improvements to the City's fire suppression system, and (iv) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates. The City Council tentatively proposes to authorize the issuance of the Certificates at its regular meeting place, Byars Building, 308 Pecan St., Blanco, Texas to be commenced at 6:00 p.m., on the 10th day of September, 2024. The City Council presently proposes to provide for the security and payment of the Certificates by a pledge of ad valorem taxes upon all taxable property within the City within the limits allowed by law and from a limited pledge of the City's sewer system revenues not to exceed \$1,000.

The following information is required pursuant to Texas Local Government Code, Section 271.049(b)(4): As of July 9, 2024 the principal of all outstanding debt obligations of the City is \$13,110,000. As of July 9, 2024, the combined principal and interest required to pay all outstanding debt obligations of the City on time and in full is \$15,835,163.25. The maximum principal amount of the Certificates to be authorized is \$1,500,000. The estimated combined principal and interest required to pay the Certificates to be authorized on time and in full is \$2,814,087.50. The estimated interest rate for the Certificates to be authorized is 4.75%. Such estimates take into account a number of factors, including the issuance schedule, maturity schedule and the expected ratings of the proposed Certificates. Such estimated maximum interest rates are provided as a matter of information, but are not a limitation on the interest rate at which the Certificates, or any series thereof, may be sold. The maximum maturity date of the Certificates to be authorized is August 15, 2054.



CHANGE ORDER

TO:	Byron Sander, P.E, FM, LEED AP BD+C		CO #	15
	Ardurra		DATE	3/08/2024
	8918 Tesoro Drive Suite 401		PROJECT NAME	Blanco WTP
	San Antonio, Texas 78217		PROJECT #	1309

Filter to Waste Design Issue

Cost Summary:	Material	\$	74,604.02	
	Subcontract	\$	128,327.00	
	Labor	\$	122,768.81	
	Subsistance	\$	22,742.86	
	Equipment	\$	42,161.48	
	Delay Cost	\$	97,644.47	
	Tax, Profit, Bond	\$	54,485.17	
	Total	\$	542,733.81	= 97,644.47 (Delay Cost)
	Days Required		422	

If you have any questions, feel free to contact me at (210) 259-8276.

Sincerely,
Fernando Cadena, Project Manager
 Associated Construction Partners, Ltd.
 215 W Bandera Rd., Ste. 114-461
 Boerne, TX 78006
 210-698-8714

	3/8/2024
Contractor Signature	Date
	04/16/24
Engineer Signature	Date
	4/16/24
Owner Signature	Date

Blanco, Texas

\$1,500,000.00 Certificates of Obligation, Series 2024

Public Offering

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2024	-	-	-	-
09/30/2025	25,000.00	4.750%	70,656.25	95,656.25
09/30/2026	25,000.00	4.750%	69,468.75	94,468.75
09/30/2027	25,000.00	4.750%	68,281.25	93,281.25
09/30/2028	25,000.00	4.750%	67,093.75	92,093.75
09/30/2029	30,000.00	4.750%	65,787.50	95,787.50
09/30/2030	30,000.00	4.750%	64,362.50	94,362.50
09/30/2031	30,000.00	4.750%	62,937.50	92,937.50
09/30/2032	30,000.00	4.750%	61,512.50	91,512.50
09/30/2033	35,000.00	4.750%	59,968.75	94,968.75
09/30/2034	35,000.00	4.750%	58,306.25	93,306.25
09/30/2035	35,000.00	4.750%	56,643.75	91,643.75
09/30/2036	40,000.00	4.750%	54,862.50	94,862.50
09/30/2037	40,000.00	4.750%	52,962.50	92,962.50
09/30/2038	45,000.00	4.750%	50,943.75	95,943.75
09/30/2039	45,000.00	4.750%	48,806.25	93,806.25
09/30/2040	45,000.00	4.750%	46,668.75	91,668.75
09/30/2041	50,000.00	4.750%	44,412.50	94,412.50
09/30/2042	50,000.00	4.750%	42,037.50	92,037.50
09/30/2043	55,000.00	4.750%	39,543.75	94,543.75
09/30/2044	55,000.00	4.750%	36,931.25	91,931.25
09/30/2045	60,000.00	4.750%	34,200.00	94,200.00
09/30/2046	65,000.00	4.750%	31,231.25	96,231.25
09/30/2047	65,000.00	4.750%	28,143.75	93,143.75
09/30/2048	70,000.00	4.750%	24,937.50	94,937.50
09/30/2049	70,000.00	4.750%	21,612.50	91,612.50
09/30/2050	75,000.00	4.750%	18,168.75	93,168.75
09/30/2051	80,000.00	4.750%	14,487.50	94,487.50
09/30/2052	85,000.00	4.750%	10,568.75	95,568.75
09/30/2053	90,000.00	4.750%	6,412.50	96,412.50
09/30/2054	90,000.00	4.750%	2,137.50	92,137.50
Total	\$1,500,000.00	-	\$1,314,087.50	\$2,814,087.50

Yield Statistics

Bond Year Dollars	\$27,665.00
Average Life	18.443 Years
Average Coupon	4.7500000%
Net Interest Cost (NIC)	4.7500000%
True Interest Cost (TIC)	4.7500000%
Bond Yield for Arbitrage Purposes	4.7500000%
All Inclusive Cost (AIC)	4.7500000%

IRS Form 8038

Net Interest Cost	4.7500000%
Weighted Average Maturity	18.443 Years

Public offer COs 1.5 for | SINGLE PURPOSE | 7/5/2024 | 12:20 PM

NEW BUSINESS

ITEM #6

**City of Blanco
Transportation Planning & Advisory Committee**

**The Transportation Planning & Advisory Committee
(TPAC) serves in an advisory capacity to the City
Council with responsibility to:**

1

- 1. Recommend a comprehensive Transportation Plan.**
- 2. Coordinate all Transportation plan recommendations with CIAMAC, Planning and Zoning Commission, Comprehensive Master Planning, Streetscape Committee and City Police.**
- 3. Coordinate city transportation infrastructure issues with TxDOT when state highway are involved.**
- 4. Provide community outreach to ensure public input on all transportation related matters impacting residents.**

2

City of Blanco Transportation Planning & Advisory Committee (TPAC)

Members:

- Kenneth Welch
- Jo Nell Haas
- Wendy Cambridge
- Libbey Aly
- Brandon Carlson
- Bill Depew
- VACANCY

3

TPAC Current Projects and Activities Future of Main Street

**...Working with TxDOT regarding the 281
Expansion.**

Current Status: TxDOT is Working to Reduce Options

- No Build Option –
Utilize existing route through downtown Blanco
- One Relief Route –
Narrow down multiple relief route options to one.

**TxDOT will announce options at
Public meeting in October**

4

TxDOT Evaluation Criteria

- **Safety**
- **Cost**
- **Transit Time / Congestion**
 - total traffic diversion
 - truck diversion
- **RofW Acquisition / Displacements**
- **Environmental**
 - Water, Historical, Biological
- **Public Feedback**

5

TPAC Approach & Analysis

- **Gather Experiences of Bypassed Communities**
 - Eighteen Studies looking Back and Three Models predicting Future Outcomes
- **Apply Blanco Specific Data**
 - Traffic Projections
 - Population Growth Predictions
 - City Revenue and Business Sales
 - Public Vision for Blanco

6

Communication:

- **Residents are dissatisfied with lack of answers**
- **Hold Periodic Community Forums - Updates**
 - Provide current status
 - Answer Questions
 - Utilize social media, newspaper, and email announcements
- **Seek Public Input on “Vision for Blanco”**
 - Coordinate with Comprehensive Master Plan work

7

Develop Mitigation Plans

- **Advanced Planning for the Future Will Improve the Outcomes**
- **Develop Potential Mitigating Actions**
 - Work with Other City Committees and Council to Identify and Implement Actions
 - Work With TxDOT to Incorporate Design Features

8

Next Steps

- **Approve Scott Ruben to Fill TPAC Vacancy**
 - Extensive Safety knowledge
 - Extensive Statewide contacts with various agencies
- **Public Forum - July 25, 6 PM at the Buggy Barn**
 - Q & A - Answer All Questions

NEW BUSINESS

ITEM #7

NEW BUSINESS

ITEM #8

NEW BUSINESS

ITEM #9

NEW BUSINESS

ITEM #10

NEW BUSINESS

ITEM #11

NEW BUSINESS

ITEM #12

July 2, 2024

Dear Councilmembers Babb and Swinson,

The Hill Country Alliance has been working with the Blanco Pedernales GCD (BPGCD) and Blanco County Conservation Initiative (BCCI) to bring the statewide *Texas Runs on Water* campaign to Blanco County. Together with representatives from BPGCD and BCCI, we've developed a concept for a county-wide art poster competition and campaign that aims to build community awareness for--and desire to protect--local water resources.

Blanco County is unique in that it is home to two major river basin, with one city in each basin. As such, we are hoping that both the City of Blanco and Johnson City might partner with us in bringing this competition and campaign to life. **We are hoping that each city might:**

- Agree to be listed as a sponsor of the Blanco Runs on Water poster competition
- Send a representative from the city to participate in poster judging
- Where possible, help promote the poster competition and campaign

Additionally, we are hoping to raise a \$250 contribution from each partner, but that is not a requirement for partnership if a financial contribution is not feasible. Ultimately, we believe that having a campaign that is sponsored by both cities and the GCD in Blanco County would be a major win.

I have included more information on the project on the following page. Please let me know if you have any questions.

Thank you for your time and consideration,

Marisa Bruno
Water Program Manager, Hill Country Alliance
marisa@hillcountryalliance.org

Blanco County Runs on Water Project Description

Project Background

Texas Runs on Water® is a first-of-its-kind statewide water campaign working to address the state's growing water supply needs by inspiring all Texans to participate in a cultural movement that spurs action and conversation around water.

In partnership with Texas Runs on Water, the Hill Country Alliance is supporting public art projects that celebrate the Hill Country's unique relationship to water. Water is the lifeblood of all we know and love about the Hill Country. It supports our region's unique biodiversity, underpins our economic vitality, and creates the quality of life that has drawn humans to live here for millennia. In the face of growing pressures on our limited water supplies, it is critical that we build community awareness for--and desire to protect--this vital natural resource. After a successful first mural in Junction (see case study on page 2), ***Texas Runs on Water is coming to Blanco County.***

Project Information

In partnership with local groups the Blanco-Pedernales GCD and Blanco County Conservation Initiative, we are supporting the roll-out of a **poster competition and poster campaign that will celebrate Blanco County's connection to water.**

Target Audience: Residents of Blanco County

Target Timeline: Fall 2024

Goals for the Campaign:

1. Foster pride in the two rivers/watersheds and two river-centered cities in the county (Blanco and Johnson City)
2. Empower the community to be part of the solution for the water supply and water quality challenges in the county

Funding the Campaign

Draft Budget-- May be scaled up or down based on fundraising

Grand Prize Winner & Runner-up Cash Prize	\$2000
Printing and Distribution	\$1000
Social Media Promotion	\$1000
Total	\$4000 (seeking \$1000*)

***The Hill Country Alliance will contribute up to \$3000 to this campaign. We hope to raise a \$1000 match from within the community. BCCI and the BPGCD have agreed to contribute \$250 each.**

Junction Mural Case Study

The first “Texas Runs on Water” mural in the Hill Country was revealed in Junction in April 2023. HCA partnered with the Llano River Watershed Alliance, a Junction-based group, to pick a location, engage the community on brainstorming ideas for the mural, and secure support, both administrative and financial, from the City of Junction. They also introduced us to two young artists from the community who were hired to paint the mural and received mentorship from Big Seed.



Image: The Junction mural artists with Big Seed.

The mural, which features an image of the Llano River and a Guadalupe bass, garnered great community support, both financially and in social media platforms. To celebrate the mural “reveal,” HCA, the Llano River Watershed Alliance, Big Seed, and the Texas Water Foundation organized a community block party that brought community members from all parts of Junction together for a celebration of the arts and the Llano River. The mural has continued to generate interest and enthusiasm from community members and visitors to the city of Junction.



Image: Community members gathering for photo in front of Junction mural.

OLD BUSINESS

ITEM #1



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

7-~~9~~-24

STAFF REPORT: Agreement with Neighbor's Market

DESCRIPTION:

Development or shared cost agreement between the City of Blanco and Neighbors Market

ANALYSIS:

There is a need for a sanitary sewer line west of 281 and south of a manhole near 15th street. The entire area north of 15th is NOT served by City Sewer. Neighbor's Market requests a Sanitary sewer line to serve their property within 18 months and is willing to enter into an agreement to pay 25% of total costs (City 50%, Brewer to the north 25%). This would be a cost sharing agreement with a timeline attached. Neighbors Market is an owner who plans to build a convenience store, gas station, and retail on a 5 acre site with direct access to Hwy 281.

FISCAL IMPACT:

25% of a \$380,000 sewer line is worth about \$95,000. Providing sewer to an under served area has not yet been defined.

RECOMMENDATION:

Staff recommends Council approve the agreement and authorizes the City Administrator or Mayor to sign said agreement.

WASTEWATER DEVELOPMENT AND SERVICE AGREEMENT

This WASTEWATER DEVELOPMENT AND SERVICE AGREEMENT is made this day of _____, 2024 between the CITY OF BLANCO, a municipality organized under the laws of the State of Texas (hereinafter called the "City") and Alp Morrin (hereinafter called the "Applicant" or "Customer");

WHEREAS, the Applicant wishes to develop certain property described in the attached legal description at Exhibit "A" (the "Property"), for the purposes of construction and operation of a service station operation;

WHEREAS, the Property is currently served by municipal water service, but not wastewater service;

WHEREAS, Applicant has requested that the City provide wastewater service in order to permit full development of the Property as intended by the Applicant;

WHEREAS, the City has agreed to provide wastewater service to the Property so long as Applicant contributes financially to the extension of such service in accordance with the terms of this agreement;

NOW THEREFORE, for good and valuable consideration, the City and Applicant agree as follows:

1. The City shall sell wastewater service to the Applicant and the Applicant shall purchase, receive, and/or reserve wastewater service from the City in accordance with the City Ordinances and any applicable rate order, as the same be amended from time to time by the Blanco City Council. Upon compliance with said policies, including payment of any required Fees, and other conditions of this agreement, the Applicant qualifies for wastewater service as a new applicant or customer.
2. The Applicant shall pay the City for service hereunder as determined by the City's ordinances, and rate order and upon the terms and conditions set forth therein. The Applicant may request a copy of the City's ordinances, and rate order. A copy of this agreement shall be executed before wastewater service may be provided to the Applicant.
3. The City shall have the authority to discontinue wastewater service and cancel the account of Customer if it does not comply with any policy or not paying any utility fees or charges as required by the City's published rates, fees, and conditions of service, including the terms of this agreement. At any time, service is discontinued, terminated, or

suspended, the City shall not re-establish service unless it has a current, signed copy of this agreement and the Applicant/Customer has complied with all terms and conditions that caused the service discontinuance/termination.

4. All wastewater usage shall be determined by the water meter serving the subject property as supplied by the City. The wastewater service connection is for the sole use of Customer and is to provide service to only one (1) business. Extension of pipe(s) to transfer utility service from one property to another, to share or resell wastewater to any other persons, dwellings, businesses, or property, etc., is prohibited.
5. The City shall have the right to locate a wastewater service connection and the pipe necessary to connect the wastewater service connection on to the Applicant's property at a point to be chosen by the City, and shall have access to its property and equipment located upon the Applicant's premises at all reasonable and necessary times for any purpose connected with or in the furtherance of its business operations, and upon discontinuance of service the City shall have the right to remove any of its equipment from the Customer's property.
6. In order to facilitate and support the City's construction of a wastewater connection and pipe, together with additional infrastructure, necessary to connect the City's wastewater system to the Property, the Applicant shall share in and advance to the City, prior to commencement of any construction, an amount in dollars not to exceed twenty-five percent (25%) of the City's total cost for such construction. The City and Applicant shall agree on the exact amount payable in advance prior to the commencement of construction, after development of full and final plans of construction. Notwithstanding any other terms of this agreement, the City shall have no obligations under this agreement until Applicant has advanced the funds required under this paragraph of the agreement.
7. The Applicant shall install, at its own expense, any necessary lines from the City's facilities and equipment to the point of use, including any customer service isolation valves, backflow prevention devices, clean-outs, and other equipment as may be specified by the City.
8. The City shall also have access to the Customer's property for the purpose of inspecting for possible cross-connections, potential contamination hazards, illegal lead materials, and any other violations or possible violations of state and federal statutes and regulations

relating to the federal Safe Drinking Water Act or Chapter 341 of the Texas Health & Safety Code or and the City's ordinances, and rate order.

9. The City is responsible for ensuring against contamination or pollution which could result from improper plumbing practices. This service agreement serves as notice to Customer of the restrictions which are in place to provide this protection. The City shall enforce its ordinances to ensure public health and welfare. The Applicant may request a copy of the City's ordinances, and rate order.
10. The City shall maintain a copy of this agreement as long as the Customer and/or premises are connected to the City's wastewater collection system.
11. The Customer shall allow their property to be inspected for possible cross-connections, potential contamination hazards, and illegal lead materials. These inspections shall be conducted by the City's designated agent prior to initiating service and periodically thereafter. The inspections shall be conducted during the City's normal business hours.
12. The City shall notify the Customer in writing of any cross-connections or other undesirable practices which have been identified during the initial or subsequent inspection. The Customer shall immediately correct any undesirable practice on their premises.
13. The Customer shall, at its expense, properly install, test, and maintain any backflow prevention device required by the City. Copies of all testing and maintenance records shall be provided to the City as required. Failure to comply with the terms of this service agreement shall cause the City to either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Customer.
14. By execution hereof, the Applicant shall hold the City harmless from all claims for damages caused by service interruptions due to mechanical failure, line breaks by utility or like contractors, tampering of City facilities, normal failures of the

15. The Applicant shall grant to the City a permanent recorded easement(s) dedicated to the City for the purpose of providing reasonable rights of access and use to allow the City to construct, maintain, replace, upgrade, parallel, inspect, test, and operate any facilities necessary to provide wastewater service to the Applicant as well as the City's purposes in providing system-wide wastewater services for existing or future Customers.
16. Applicant guarantees payment of all other rates, fees, and charges due on its account(s). Said guarantee shall pledge all deposits against any balance due the City. Liquidation of the Customer's account shall give rise to discontinuance of wastewater service under the terms and conditions of the City's ordinances, and rate order.
17. By execution hereof, the Applicant agrees that non-compliance with the terms of this agreement by the Applicant shall constitute denial or discontinuance of service until such time as the violation is corrected to the satisfaction of the City.
18. Any misrepresentation of the facts by the Applicant on this agreement shall result in discontinuance of service pursuant to the terms and conditions of the City's ordinances, rate order, and this agreement.

Agreed:

Applicant:

_____ 

By: Akil Morrin Blanco NM Holding LLC

Date: 6/26/2024

Agreed & Accepted:

City of Blanco

By: _____

Date: _____

City of Blanco
Sanitary Sewer Service to Akil Property
Opinion of Probable Construction Cost



Item	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	MOBILIZATION	LS	1	11%	\$ 36,087.50
101	PREPARATION OF RIGHT-OF-WAY	LS	1	4%	\$ 13,122.73
515	TOPSOIL	CY	39	\$ 35.00	\$ 1,348.15
520	HYDROMULCHING	SY	347	\$ 15.00	\$ 5,200.00
530	BARRICADES, SIGNS & TRAFFIC HANDLING	LS	1	\$ 40,000.00	\$ 40,000.00
540	STORMWATER POLLUTION PREVENTION PLAN	LS	1	3%	\$ 9,842.04
550	TRENCH EXCAVATION SAFETY PROTECTION	LF	1040	\$ 7.00	\$ 7,280.00
848	8" PVC SANITARY SEWER LINE (SDR-26), (0'-6')	LF	1040	\$ 200.00	\$ 208,000.00
852	SANITARY SEWER MANHOLE (0'-6')	EA	4	\$ 15,000.00	\$ 60,000.00
866	POST-CONSTRUCTION SANITARY SEWER MAIN TELEVISION INSPECTION (8"-15" MAIN)	LF	1040	\$ 6.00	\$ 6,240.00
	CONTINGENCY	LS	1	30%	\$ 116,136.12
Option 2 - Construction Total					\$ 380,880.41

List of Key Assumptions:

1. The above opinion of probable construction cost was developed based on the best
2. Site and field verifications were not conducted for these estimates.
3. Topographic surveying, environmental review, and geotechnical engineering services were
4. Land acquisition costs are not included in the above estimates. The estimates are based on
5. This estimate assumes that there are no utility conflicts with, but not limited to, existing
6. This estimate assumes that both options can hydraulically operate via gravity without the
7. The alignments shown in the corresponding exhibit are for graphical purposes only and
8. TxDOT coordination was not completed during the development of these estimates.

OLD BUSINESS

ITEM #2

OLD BUSINESS

ITEM #3

OLD BUSINESS

ITEM #4