

# PUBLIC HEARING

Approval of Concept Plan and Access Variance at 1566 Sunset Ridge/1072 FM 165  
(Blanco ABS A0001 Survey 24 H. Eggleston Acres 319.20, ABS A0001 Survey 24  
H. Eggleton Acres 37.5, and ABS A0094 Survey 6, Thomas J Callehan Acres 8.476),  
Blanco, Texas 78606, (Property Owner: Pharr Paradise Park, LLC).



September 8, 2023



Dear Property Owner:

The City of Blanco has received a request from the owner of the following property requesting consideration for road access variance within the city limits of the City of Blanco.

**Property Owner: Pharr Paradise Park, LLC**

**Property Location: 1566 Sunset Ridge, (1072 FM 165, Blanco, Tx)  
Blanco ABS A0001 Survey 24 H. Eggleston Acres 319.20, ABS A001 Survey 24 H Eggleston, Acres 37.5  
ABS A0094 Survey 6, Thomas J Callehan, Acres 8.476**

**The Planning and Zoning Commission of the City of Blanco will conduct a public hearing and regular meeting, for the purpose of considering the request on October 2, 2023, at 6:30 pm at the Byars Building, 308 Pecan Street, Blanco, Texas. The City Council will conduct a public hearing and regular meeting, for the purpose of considering the request on October 10<sup>th</sup>, 2023, at 6:00 pm at the Byars Building, 308 Pecan, Blanco, Texas 78606.**

You are receiving this notice as required by the Texas Local Government Code because you have been identified from the tax rolls as owning property approximately 200 feet of the tract proposed for rezoning. If you wish to protest the proposed change, you must do so prior to the public hearing in writing, sign the protest, and return it to the Blanco Assistant City Secretary at Blanco City Hall, 300 Pecan Street in Blanco or mail it to City of Blanco, P.O. Box 750, Blanco, Texas 78606.

Sincerely,

Olga Gamez  
Assistant City Secretary

## EMPLOYMENT / HELP WANTED

### Delivery Driver Wanted

Wednesdays & Thursdays  
\$12/hr



Delivering  
The Blanco County News  
The Johnson City Record Courier  
and the Hill Country Current

Email [wesnermedia@gmail.com](mailto:wesnermedia@gmail.com)  
for more info or to apply.

**KLEPAC GREENHOUSES** – Full-Time and Part-Time Positions Distribution Department.

**WE ARE ACCEPTING** applications for both full-time and flexible schedule part-time openings in our Distribution Department. Duties to include Non-CDL truck driving making city or warehouse deliveries, product packaging in warehouse, loading delivery trucks, and any other distribution/warehouse related tasks. Position requires ability to multi-task, hard-working, ability to lift 30 pounds, good communication skills, drug free, and willing to work weekends. Applications available at Creek Location, 6.5 miles west of Blanco, Hwy 1623. (TFN)

**LOOKING FOR A PART-TIME JOB?** Love driving in the Hill Country? Don't like people watching over your shoulder? We have the perfect job for you: delivering specialty news products around the area. If interested, please email [wesnermedia@gmail.com](mailto:wesnermedia@gmail.com). (TFN)

### DOVE HUNTING

**DOVE HUNTING**, only a few doves, 3 small ponds. Contact 830.385.9271

### DEER LEASE

**I'M LOOKING FOR** a Deer Lease for me, my Daughter and my 5 yr old Grandson, which is the main reason I'm looking for a place to take him. I don't care if it's only 50 acres. I've been a Hunter since I was about 9-10 years old. I was born and raised in Texas, just west of Austin. My Grandson needs to get in the woods. Call TJ 512-689-8254. (9/13)

## LEGAL NOTICES

### NOTICE OF PUBLIC HEARING

As required by Texas Government Code, Notice is given that the **Planning and Zoning Commission** of the City of Blanco, Texas, will conduct a **public hearing at the Byars Building at 308 Pecan Street, Blanco, Texas on October 2, 2023 at 6:30 p.m.**, and the **City Council** of the City of Blanco, Texas, will conduct a **public hearing at the Byars Building, 308 Pecan Street, Blanco, Texas on October 10, 2023 at 6:00 pm** for the purpose of a **road access variance** on the following described tract located within the city limits of the City of Blanco.

**Property Owner**

Pharr Paradise Park, LLC

**Property Description**

Blanco ABS A0001 Survey 24 H. Eggleston  
Acres 319.20 ABS A001 Survey 24 H  
Eggleston, Acres 37.5 ABS A0094 Survey 6  
Thomas J Callehan, Acres 8.476

**Property Location**

1566 Sunset Ridge,  
1072 FM 165, Blanco, Tx

### INVITATION FOR BIDS

**LENNAR HOMES OF TEXAS** (the Owner), on behalf of Canyon Ranch MUD, invites the submission of sealed Bids from qualified bidders for: Canyon Ranch MUD, **CANYON RANCH UNITS 1 & 2 "Water, Sewer, Street and Drainage Improvements."**

The work shall consist of the following: Stormwater Reinforced Concrete Pipe Including Approximately 18"- 60" Pipe, Headwalls and Appurtenances; Water Piping Including 8"-16" PVC and Ductile Iron Mains and Appurtenances; Wastewater Piping consisting of 4" - 8" PVC Pipe and Appurtenances and Vacuum Station; Pressure (Force main) Piping consisting of 6" PVC Pipe and appurtenances; Excavation, Embankment, and Paving of Streets, Curb and Gutter, Sidewalk; Sedimentation & Erosion Control; Water Quality Improvements Including...

## I BUY YOUR GOLF BALLS

Inquiries  
of 300 or more  
please.

(512)470-7252

[golfballhouse@gmail.com](mailto:golfballhouse@gmail.com)

# **PUBLIC HEARING**

Approval of Special Use Permit to allow Multi-Family Residential in the R-5 District at  
411 8<sup>th</sup> Street (Anna Harrison, Blk 3, Lot pt of 8/100ths (.08) of an acre),  
Blanco, Texas 78606, (Property Owner: John Michael Keith and Lois Iverson).



September 8, 2023



Dear Property Owner:

The City of Blanco has received a request from the owner of the following property requesting a Special Use Permit, R4 Multi Family Residential District in the city limits of the City of Blanco.

**Property Owner: Sam C. Keith**

**Property Location: 411 8<sup>th</sup> St 8/100ths (.08) of an Acre on Block 3, Anna Harrison**

**The Planning and Zoning Commission of the City of Blanco** will conduct a public hearing and regular meeting, for the purpose of considering the request on **October 2, 2023**, at 6:30 pm at the Byars Building, 308 Pecan Street, Blanco, Texas. **The City Council** will conduct a public hearing and regular meeting, for the purpose of considering the request on **October 10<sup>th</sup>, 2023**, at 6:00 pm at the Byars Building, 308 Pecan, Blanco, Texas 78606.

You are receiving this notice as required by the Texas Local Government Code because you have been identified from the tax rolls as owning property approximately 200 feet of the tract proposed for rezoning. If you wish to protest the proposed change, you must do so prior to the public hearing in writing, sign the protest, and return it to the Blanco Assistant City Secretary at Blanco City Hall, 300 Pecan Street in Blanco or mail it to City of Blanco, P.O. Box 750, Blanco, Texas 78606.

Sincerely,

Olga Gamez  
Assistant City Secretary

Class Mail  
may purchase Certified Mail  
to the addressee.  
restricted delivery service, which  
retail associate.  
Certified Mail receipt to the  
recipient's  
Postal Service  
including the recipient's  
signature that is retained by the Postal Service  
a specified period.  
Trant Reminders:  
may purchase Certified Mail  
to the addressee.  
restricted delivery service, which  
retail associate.  
Certified Mail receipt to the  
recipient's  
Postal Service  
including the recipient's  
signature that is retained by the Postal Service  
a specified period.

copies of BIDDING DOCUMENTS may be obtained without charge from [www.civcastusa.com](http://www.civcastusa.com). Bidders must register on this website in order to view and/or download plans, specifications and bidding documents.

A Cashier's Check, Certified Check, or acceptable Bidder's Bond in the amount of five percent (5%) of the Bid must accompany each bid. Performance and Payment Bonds will be required as stated in the Contract Documents.

All questions pertaining to the bid must be submitted at least seven (7) calendar days prior to bid opening through [www.civcastusa.com](http://www.civcastusa.com) in the Q&A portal. The prices and terms of the bid must be made on the forms included in the Contract Documents.

The Owner may, on its own initiative, issue Addenda before the Bid opening and, if necessary, delay the Bid opening to ensure that bidders have had sufficient time to consider the Addenda. All Addenda issued for this project will only be posted on [www.civcastusa.com](http://www.civcastusa.com). You will be notified of Addenda automatically through email if you download Contract Documents via [civcastusa.com](http://civcastusa.com).

A Bid which, in the opinion of the Owner, deviates significantly from the Contract Documents, and which has not been clarified through a written Addendum prior to Bid submission deadline, shall be considered an exception to the Contract Documents and grounds for the Bid to be rejected.

Bidders should read and understand all terms and conditions contained in the Contract Documents.

The contract will be awarded to the responsible bidder that will be most advantageous to Canyon Ranch MUD and will result in the best and most economical completion of the work. Owner reserves the right to reject any and/or all Bids. The Owner may request qualification information including references, bonding, insurance and other information for use in determining which bid will result in the best and most economical completion of the work.

Any bid may be withdrawn prior to the above scheduled time for the opening of the bids or authorized postponement thereof. Any bid received after the time and date specified will not be accepted.

**Classifieds get results. Email us at [news@blanconews.com](mailto:news@blanconews.com).**

dryer, tub/shower combination, Cooktop, living room, Bedroom and another small bedroom. Front porch, fenced yard. Washer, dryer hook-up. PAID electricity, water, sewer. Monthly \$1200.00, Deposit \$1500.00. Contact 830.385.9271.

**2 EFFICIENCY STYLE APARTMENTS** used for Air BnBs available for monthly rentals. 1 @ \$1200, 1 @ \$1400. No smoking, pets or children. 1st and last months rent required. Email [saskoutfitter@gmail.com](mailto:saskoutfitter@gmail.com) (9/13)

**BlancoNews.com**

**RIVERFRONT RV RANCH**  
Thirty acres of peace, quiet and beauty on the Blanco River.  
\* RV Spaces - \$350-\$450 per month + electric.  
\* Rental Trailers - \$500 to \$800 per month + utilities.  
All rental trailers are one bedroom/one bath and are well maintained. Some have decks.  
Jim and Sandee Taber  
570 River Oaks Rd.  
830-363-8995

**Classifieds get results. Call us at 830-833-4812!**

yard, a/c with heat. Washer, dryer hook-up. Refrigerator, living room, one bedroom. Shower, storage room. ALL PAID UTILITIES, electricity, water, sewer. \$1100.00 per month. \$1300.00 deposit. Contact 830.385.9271.

**Thank you for reading The Blanco County News!**

**LEGAL NOTICES**

**NOTICE OF PUBLIC HEARING**

As required by Texas Government Code, Notice is given that the Planning and Zoning Commission of the City of Blanco, Texas, will conduct a public hearing at the Byars Building at 308 Pecan Street, Blanco, Texas on October 2, 2023 at 6:30 p.m., and the City Council of the City of Blanco, Texas, will conduct a public hearing at the Byars Building, 308 Pecan Street, Blanco, Texas on October 10, 2023 at 6:00 pm for the purpose of a Special Use Permit, R4 Multi Family Residential on the following described tract located within the city limits of the City of Blanco.

Property Owner	Property Description	Property Location
Sam C. Keith	3/100ths (.08) of an Acre on Block 3, Anna Harbort	412 8 <sup>th</sup> St, Blanco Tx

Put local advertising to work! Call us at 830-833-4812!

**STAFF**  
**CITY HALL**

**STAFF  
POLICE  
DEPARTMENT**



# BLANCO POLICE DEPARTMENT MONTHLY STATISTICS 2023



January	February	March	April	May	June	July	August	September	October	November	December
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Crime Statistics													YTD
<b>Major Crimes</b>													
Assaults	1	2	2	2	0	1	1	0	0				9
Sexual Offenses	0	2	0	4	0	0	0	2	0				8
Other	0	0	0	0	1	0	2	1	0				4
<b>Burglaries</b>													
Residence	0	0	1	0	0	0	0	0	0				1
Vehicle	0	0	0	0	0	0	1	2	0				3
Business	1	1	0	0	0	0	0	1	0				3
Theft	0	0	1	3	5	3	6	4	5				27
Criminal Mischief	2	0	1	1	1	1	1	3	1				11
Alcohol Violations	2	4	5	3	6	5	3	1	1				30
Narcotics Violations	6	3	2	7	7	1	7	3	7				43
<b>Arrests</b>													
Individuals	6	9	10	11	12	6	13	5	4				76
Adult	5	6	10	11	12	6	11	5	4				70
Juvenile	1	3	0	0	0	0	2	0	0				6
Offenses	7	11	12	13	13	7	19	6	4				92
Felony	3	4	1	0	6	2	12	5	3				36
Misdemeanor	4	7	11	13	7	5	7	1	1				56
Emergency Detention						4	0	1					5
<b>Filed by CID</b>	3	6	8	0	7	1	2	7	10				44
<b>Calls for Service</b>													
<b>Total Calls for Service</b>	306	300	293	301	310	278	300	245	334				2667
Assist EMS	9	7	4	7	4	7	8	8	2				56
Assist Fire	2	4	2	2	0	0	1	3	1				15
Assist Other Agency	12	12	10	23	15	17	23	21	13				146
Assist Public	4	14	13	5	18	12	14	16	20				116
Accidents	7	7	8	5	13	11	10	5	8				74
Disturbances	7	10	11	4	5	3	5	1	2				48
Suspicious Activity	32	22	27	30	29	34	23	15	19				231
Alarms	3	7	8	8	8	12	8	2	5				61
Animal Calls	7	5	3	1	6	4	4	7	5				42
City Ordinance Viol.	1	1	0	1	2	1	5	2	0				13
<b>Traffic Enforcement</b>													
Citations	64	60	109	117	135	119	158	95	128				985
Warnings	194	155	145	221	240	210	146	214	187				1712
Speeding	35	41	52	57	70	76	85	63	69				548
D.L. Violations	17	9	15	14	22	15	21	9	16				138
Registration	8	11	18	22	18	18	14	7	14				130
Insurance	6	5	7	6	8	5	13	6	11				67
Stop Sign/Light	0	1	4	3	1	4	4	2	8				27
Equipment	1	1	3	2	0	1	4	0	1				13
Other	9	3	16	13	16	0	17	8	9				91
<b>Other</b>													
Time Out of City	22	28	27	31	37	29	38	21	17				250
Record Requests	10	14	13	11	17	15	12	14	10				116
Golf Cart Permits	0	0	0	1	0	0	0	1	0				2
Home Watches	150	131	118	152	63	95	110	70	157				1046

**CONSENT**  
**ITEM #1**

**REGULAR MEETING AND PUBLIC HEARING  
OF THE GOVERNING BODY OF  
THE CITY OF BLANCO**

**Meeting Minutes  
September 12, 2023**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on September 12, 2023, 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 Pledge of Allegiance was led by Gene Triesch, 419 Messianic Group. Council members present: Mayor Arnold, Mayor Pro-Tem Thraikill and Council Members Smith, Swinson, and Moses. Council Member McClellan was absent and excused by Mayor Arnold for medical reasons.

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

Mayor Arnold made the following announcements:

- Burn Ban is On, be careful.
- Water, Currently on Stage 3 Drought Restrictions, watch your water usage.
- Blanco's Founders Day Town Square, March 23, 2024, 10:00 am to 10:00 pm. Music by Bobby Mack.

**Public Comments:**

- Candy Rudy, Blanco County resident spoke regarding the trucks speeding through Blanco.
- Julie Alexander, City of Blanco resident, submitted letter to be read by Laurie Cassidy, City Secretary. She is disheartened to have Weber Subdivision neighbors so distraught over the decision that Planning & Zoning (PZ) Commission recommends approval of the Blanco River Run replat project to Council. The PZ decision was made out of the rules from the city code of ordinances that are currently set forth and the rights the property owner has for the use of his property. This scenario is a prime example of why she is in favor of the council looking into the overlay project further.
- Marcy Westcott, City of Blanco resident, spoke regarding the US 281 relief route. She shared an email she received from Council Member Moses saying he is eager to discuss concerns about the 281 relief route situation and discuss further as a council item on the September agenda. She further shared her concerns over the Mayor and transparency issues as well as the attack on Council Members Thraikill and Swinson.
- Courtney Trent, Blanco County resident of The Landing spoke regarding her concerns over the US 281 relief route and the devastation of trees due to Oak Wilt. Hearing now of the widening of US 281 and relief route. She does not live in the city limits and therefore cannot vote but the proposed route could exit next to her neighbor's property. Asking the council to listen to Marcy and others. Make this an agenda item so all the concerned residents can discuss. That TxDOT meeting was a joke. Want this on the agenda and want to discuss!

**Public Hearing Opened/Closed at 6:15 pm:**

1. Approval of Rezoning from R-2 to R-3 at 12 Elm Street (Blanco River Addition, 0.518 acres), Blanco, Texas 78606, (Property Owner: Stephen and Melinda Doster). – **No Comments.**

**Presentation:**

1. Sherry Jenkins spoke regarding the Blanco County Veterans Memorial. She is the Chapter President of Daughters of the American Revolution (DAR). DAR is a 5013c and this project will not cost the taxpayers anything. Jenkins Design and Build has donated their time to designing the structure. Being presented to the Blanco County Commissioner Court on September 26 and the site will be located in Johnson City, Texas (at bluebonnet and N. Nugent). They will have pavers and benches on site that can be engraved as part of a fundraiser. They will also have granite pieces, with the service branches.

**Proclamations:**

Mayor Arnold read the Hill Country Night Sky Proclamation.

**Staff Presentations:**

- City Hall, Warren Escovy, City Administrator shared the council will hold a special council meeting next Tuesday, regarding replacement of water meters at no additional cost to the residents. This will help with water loss and increased efficiency.
- Police Department, Chief Rubin presented and discussed the August Monthly Report. He announced the Homecoming Parade will be held tomorrow at 6:00 pm and will loop around the square and end at the high school with a pep rally. The department has been very busy, still trying to fill vacant positions, currently at one officer per shift. Note use of funds from citations is against the law. The majority of the fees collected are sent to the state.

**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.

2. Approval of Minutes from the August 14, 2023, Special Meeting and Public Hearing.
3. Approval of Minutes from the August 22, 2023, Special Meeting.

Consent agenda items number 1, 4, 5, and 6 were pulled from Consent and moved to New Business for discussion.

**A motion was made by Mayor Pro-Tem Thrailkill to approve the consent agenda items two and three as presented, seconded by Council Member Swinson, all in favor, motion carried unanimously.**

Closed regular meeting at 6:39 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.

**ES #7** 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 Update and Progress Report on all Pending City Engineer Projects, including City Council Direction, Guidance, and Enforcement of Related Performance Standards for City Engineer.

Closed executive session at 7:07 pm and convened into regular meeting.

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

- C#1 Approval of Minutes from the August 8, 2023, Regular Meeting (moved from Consent Agenda item #1). **A motion was made by Mayor Pro-Tem Thraikill to approve the minutes with correction to old business item #1 and new business item #5, seconded by Council Member Smith, all in favor, motion carried unanimously.**
- C#4 Approval of City of Blanco Social Media Policy (moved from Consent Agenda item #4). Sasha spoke regarding the proposed social media policy. Keep City of Blanco positive and keep city business off of personal social media pages. Council discussed. **A motion was made by Council Member Moses to table item for further review, seconded by Council Member Smith, all in favor, motion carried unanimously.**
- C#5 Approval of City of Blanco Purchasing Policy (moved from Consent Agenda item #5).
- C#6 Approval of City of Blanco Accounting Policy (moved from Consent Agenda item #6). Sasha Ricks, Finance Director discussed the need for and requirement of annual audit for the purchasing and accounting policies. Both our auditor and city attorney have reviewed and approved these policies. **A motion was made by Council Member Smith to approve Consent Agenda items five and six, the Purchasing Policy and the Accounting Policy, seconded by Mayor Pro-Tem Thraikill, all in favor, motion carried unanimously.**
- NB#3 Consideration, Discussion and Take Possible Action on Approval of Change Order #09 Exterior Lighting at the Water Treatment Plant (Warren Escovy, City Administrator). **Tabled**
- NB#4 Consideration, Discussion and Take Possible Action on Approval of Change Order #\_\_\_ Fencing at the Water Treatment Plant (Warren Escovy, City Administrator). **A motion was made by Council Member Smith to Table New Business items three and four (discussion of change orders), seconded by Mayor Pro-Tem Thraikill, all in favor, motion carried unanimously.**
- NB#5 Consideration and Discussion of Update and Progress Report on all Pending City Engineer Projects, including City Council Direction, Guidance, and Enforcement of Related Performance Standards for City Engineer. **A motion was made by Council Member Smith to table New Business item five for 90 days and then bring back to the Council for review, seconded by Council Member Moses, all in favor, motion carried unanimously.**
- NB#1 Consideration, Discussion, and Take Possible Action on Approval of Rezoning from R-2 to R-3 at 12 Elm Street (Blanco River Addition, 0.518 acres), Blanco, Texas 78606, (Property Owner: Stephen and Melinda Doster). Warren Escovy, City Administrator discussed. The current property consists of one lot zoned R-2 and includes three structures, the home at 12 Elm, a small stone house, and another home that operates a therapy center on Main Street. The Doster's are requesting to separate their property into three lots. A zoning designation of R-3 would allow for 6,500 square foot lots. The buildings on the property currently support an R-3 or even an R-5 designation. Based on the city code of ordinances, the Planning & Zoning Commission recommends approval of this zoning change. This will allow the Doster's to sell the building off Main Street to their tenant. Also, a zoning of R-3 more accurately reflects what is on the ground. No other lot can be added. If rezoning is approved an administrative plat will need to be approved through the city.

**A motion was made by Council Member Smith to approve the rezone of the entire property bound by Main Street, Fulscher and Elm Street from R2 to R3, seconded by Council Member Moses, all in favor, motion carried unanimously.**

- NB#2 Consideration, Discussion, and Take Possible Action on Approval of Concept Plan for Blanco River Run Subdivision, Lots 4 and 5 Weber Subdivision, Blanco, Texas, (Property Owner: Tejas Heritage Homes, LLC, James Boyce Polkinghorn, Managing Member). Warren Escovy, City Administrator discussed this request for approval of the concept plan which currently has two lots to be subdivided into six lots on River Run and to include an "eyebrow" or dedicated turn around to take advantage of the reduction in lot width allowed for lots taking access to an eyebrow. R-1 is the current zone. Planning & Zoning Commission recommended approval by a vote of 4-2 at their meeting of September 11, 2023. **A motion was made by Council Member Smith to approve the concept plan with six lots, River Run, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
- NB#6 Consideration, Discussion and Take Possible Action on Approval of Ordinance 2023-O-014 Amending Fee Schedule. Warren Escovy, City Administrator presented suggestions to the Council for line by line discussion of schedule of rates and charges. **A motion was made by Council Member Smith to table discussion of amendments to the fee schedule, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
- NB#7 Consideration, Discussion and Take Possible Action on Rescinding of Acceptance of a Gift of Land for Possible City Hall on Elm Street. Warren Escovy, City Administrator discussed staff's recommendation to rescind. **A motion was made by Mayor Pro-Tem Thraillkill to rescind acceptance of a gift of land for possible City Hall on Elm Street, seconded by Council Member Smith, all in favor, motion carried unanimously.**
- NB#8 Consideration, Discussion and Take Possible Action on Approval to Complete Market Analysis on City Surplus Properties at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres). Mayor discussed the need for market analysis and bring back to the council for discussion. Doug McKinzie, broker did a market analysis (at no cost to the city) 9.43 acres at \$50-60,000 per acre with the deed restrictions modified and the property use being commercial. Small well on 9.43 acre tract and cistern at Cherry Street location. If Council decides to sell the properties, the council will need to do a budget amendment to account for the proceeds. **No action taken.**
- NB#9 Consideration, Discussion and Take Possible Action on Approval of Administration Work Schedule (Sasha Ricks, Finance Director). Warren Escovy, City Administrator discussed modified work schedule for employee retention and to be competitive with other cities. 9/80 schedule (9 hours Monday through Thursday and 8 hours on Friday with every other Friday off. Teams to rotate schedule. **A motion was made by Council Member Smith to approve the implementation of the 9/80 Work Schedule for a 6 month trial period, seconded by Council Member Moses, all in favor, motion carried unanimously.**

NB#10 Consideration, Discussion and Take Possible Action on Approval of Mediated Agreement Between the City of Blanco and Texas Water Company. Tim Tuggey, City Attorney suggested this item be discussed in executive session. Mayor Arnold asked for a brief overview before going into executive Session. July 13, 2023 prompted water rationing and Stage 6 emergency water throughout the city. As a result, the City demanded mediation with TX Water Company. On September 5, 2023 mediation occurred, with Mayor Arnold, Mayor Pro-Tem Thrailkill, Tim Tuggey, OJ Armstrong, and Warren Escovy in attendance. OJ regaled the experts with his water knowledge, Rodney kept all stable in the middle, and the Mayor at the end came up with creative idea to deal with hanging point. Bottom line, entered into interim mediation agreement which will be asking the Council to approve, establishing minimum levels for Stallion tank and schedule of other items, back into mediation within next 60-120 days, replacement of capital items, and reuse of water, good faith matter. Also establish a working group to work on communication issues (Damon to head up) and establish our own internal study group for improvement/upgrade issues. Came up with provisions to pull down public statements from city website and Facebook, agreement to last for 12 months, may extend. Mayor and OJ made it happen. **No Action Taken.**

Closed regular meeting at 8:42 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 and 551.072 (Real Estate). Confer with City Attorney regarding City Property Evaluations at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres), City's interest.
2. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Consultation with City Attorney regarding Economic Development Project.
3. 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
4. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
5. 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.
6. 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 Pending Legal Matters.
7. 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 Update and Progress Report on all Pending City Engineer Projects, including City Council Direction, Guidance, and Enforcement of Related Performance Standards for City Engineer.

Closed executive session at 9:20 pm and convened into regular meeting.

New Business Item #10/Executive Session Item #3: **A motion was made by Mayor Pro-Tem Thrailkill to approve the Mediation Agreement from September 5, 2023 subject to further negotiation by the City Attorney, seconded by Council Member Smith, all in favor, motion carried unanimously.**

Executive Session, Items 1-2 and 4-7: **No Action Taken**

**Adjournment:**

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

**The meeting was adjourned at 9:21 pm.**

Respectfully submitted,

\_\_\_\_\_  
Mike Arnold, Mayor

ATTEST:

\_\_\_\_\_  
Laurie A. Cassidy, City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.



**CONSENT**  
**ITEM #2**

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

**Meeting Minutes  
September 19, 2023**

A special meeting of the governing body of the City of Blanco was held on September 19, 2023, 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 Pledge of Allegiance was led by Council Member Moses. Council members present: Mayor Arnold, Mayor Pro-Tem Thraikill and Council Members Swinson, and Moses. Council Members Smith and McClellan were absent (McClellan was medically excused by Mayor Arnold).

City staff present: Warren Escovy and Laurie Cassidy

Announcements from the Mayor:

- No announcement.

**Public Comments:**

- None

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

1. *Consideration, Discussion, and Take Possible Action on Approval to Submit Letter of Intent to Performance Services of Texas, Inc. ("PSI") Regarding Investment Grade Audit to perform services related to the installation of water meters and Advanced Metering Infrastructure or AMI, in an amount not to exceed forty three thousand eight hundred dollars and zero cents (\$43,800.00).* Chip Woods, Business Development Manager with Performance Services, Inc. (PSI) shared information regarding the history of PSI and their project objectives being reduction in water loss, increased accuracy and transparency, introduction to operations and maintenance efficiencies, addressing infrastructure challenges, and distribution monitoring. Brandon Carlson, CIAMAC committee member, reached out to five other cities. They were all very pleased with the customer service, reduction in water loss from 28 to 8 % and recovery of costs. The council discussed it in detail. Meter warranty, 20 year pro rated, improved battery technology, long lasting lithium, anticipates full 20 year life. 15 is the recommended years of life for the meters. This would be a time saver for current Inframark employees and a good opportunity to discuss expectations of the anticipated 100 plus hours. Recap – Why PSI? #1 focus is customer satisfaction, guaranteed performance, no upfront costs, no budget dollars needed (pays for itself with today's dollars and tomorrow's savings). The PSI Process has four stages of energy savings Performance Contracting. 1) Preliminary Utility Audit (identify existing conditions); 2) Investment Grade Audit (define existing conditions, establish utility baselines and final pricing) 60-90 day timeline; 3) Implementation (subcontracting, project schedule and management, training) estimated 4-5 months;

4) M&V/Energy Leadership (monitoring, measurement and verification, Blanco staff training/community education). The audit provides us with a benchmark and the lead and copper replacement would be a huge savings. **A motion was made by Mayor Pro-Tem Thraillkill to Submit Letter of Intent to Performance Services of Texas, Inc. ("PSI") Regarding Investment Grade Audit to perform services related to the installation of water meters and Advanced Metering Infrastructure or AMI, in an amount not to exceed forty three thousand eight hundred dollars and zero cents (\$43,800.00), seconded by Council Member Swinson, all in favor, motion carried unanimously.**

Closed regular session at 7:04 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, Section 551.071.

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 Pending Legal Matters.

**Closed executive session at 7:12 pm and convened into regular session.**

**Executive Session, Item 1: No Action Taken**

**Adjournment:**

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

**The meeting was adjourned at 7:12 pm.**

Respectfully submitted,

\_\_\_\_\_  
Mike Arnold, Mayor

ATTEST:

\_\_\_\_\_  
Laurie A. Cassidy, City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**CONSENT**  
**ITEM #3**

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

**Meeting Minutes  
September 27, 2023**

A special meeting of the governing body of the City of Blanco was held on September 27, 2023, 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 Pledge of Allegiance was led by Chief Scott Rubin. Council members present: Mayor Arnold, Mayor Pro-Tem Thrailkill and Council Members Swinson, Smith, and Moses. Council Member McClellan was absent (medically excused by Mayor Arnold).

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

Announcements from the Mayor:

- No announcements.

**Public Comments:**

- None

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

1. Consideration, Discussion, and Take Possible Action on Approval of Economic Development Project. **Moved to Executive Session - No Action Taken.**
2. Consideration, Discussion and Take Possible Action on Approval of Mediated Agreement Between the City of Blanco and Texas Water Company. **Moved to Executive Session.**
3. Consideration, Discussion and Take Possible Action on Approval of all Council Meeting Absences of Keith J. McClellan due to Medical Illness. **A motion was made by Council Member Smith to approve all of Keith J. McClellan's absences due to medical illness, seconded by Council Member Moses, all in favor, motion carried unanimously.**

Closed regular session at 6:02 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, Section 551.071.

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 Economic Development Project.
2. 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 Mediated Agreement Between the City of Blanco and Texas Water Company.

Closed executive session at 7:13 pm and convened into regular session.

**Executive Session, Item 1: No Action Taken.**

**New Business Item 2/Executive Session Item 2: A motion was made by Council Member Smith, to approve the second draft Texas Water Company revised Rule 11 Agreement from mediation on September 5, 2023 between the City and Texas Water Company, as amended, and as attached hereto, further resolved, that the Mayor and Mayor Pro Tem full are hereby granted full authority to convene the City in subsequent mediation with Texas Water Company pursuant to the September 5, 2023 agreement referenced above, and to negotiate a final agreement with Texas Water Company, if feasible and acceptable to both parties which shall be subject to final ratification by City Council. Further resolved, that if Texas Water Company does not accept the mediated agreement attached hereto then the original mediated agreement presented on September 12 is approved, seconded by Mayor Pro-Tem Thraikill, all in favor, motion passed unanimously.**

**Adjournment:**

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

**The meeting was adjourned at 7:16 pm.**

Respectfully submitted,

\_\_\_\_\_  
Mike Arnold, Mayor

ATTEST:

\_\_\_\_\_  
Laurie A. Cassidy, City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**NEW BUSINESS**

**ITEM #1**



# City of Blanco

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

STAFF REPORT: 10/10/23

**DESCRIPTION:** Concept Plan of a 627 acre project in Blanco's ETJ which will include up to 84 single family homes and 128 acres of commercial property. A variance to allow a portion of the entry way to Blanco River Ranch to be in the 100 year flood plain.

**ANALYSIS:**

The Concept Plan for Blanco River ranch consists of 627 acres in which 63 lots are shown with ROW frontage and 21 lots are indicated as future residential. There are vineyards, tasting room, event center, rentals and other commercial areas that make up 128 acres of non-residential development. The property is located north of and adjacent to RR 165 and the Blanco River and east of Sunset Ridge and the Blanco City Limits line. The main access to Blanco River Ranch will come from a main roadway that accesses from RR 165 over the Blanco River with secondary access from Sunset Ridge. The main roadway access be served from an improved water crossing.

The Concept plan has mostly 5 acre lots that will be served by well and septic. The plan also shows 63 lots with the other 21 being future lots. The concept plan will be considered a preliminary plat except for the areas that are "future." The basic roadway and concept plan meets all requirements of a plat except for the requirement to provide a main access that is "unflooded." This requirement has been addressed with the variance request. The secondary access is unflooded though not improved.

A variance has been requested to allow a portion of access roadway to be in the 100 year flood plain. The City of Blanco Unified Development Code (November 2020) Section 6.2 General Standards and Requirements has adopted the City of Austin Drainage Criteria Manual COA DCM as part of its drainage design criteria. Accordingly, a waiver will be required to allow access to RR 165 since this is in the regulatory FEMA floodplain. The owner applicant has addressed this issue with requesting a variance.

The City's responsibility is to review the concept plan, any platting required and approve all drainage or floodplain review of the project. Because the project is entirely in the ETJ, any permitting or site development review will be performed by Blanco County.





This development will provide residences and economic development for Blanco County but will not directly affect the City of Blanco. The event center and winery may provide an option for Blanco area residents and there may be some indirect traffic from the project. The Concept plan meets all City requirements if the variance is approved.

**FISCAL IMPACT:** No direct impact to the City.

**RECOMMENDATION:** P&Z voted 3-3 and therefore no formal recommendation can be made. However, project can be approved with the following conditions:

1. Along with the normal required documents for final plat the following will be required:

A floodplain study proving there are no-impacts (no rise to the 100-year water surface elevation (WSE) to the floodplain with the proposed improvements. (will be required with the first Final plat of any section).

2. Consider the secondary access at Sunset Ridge an emergency access and put up a gate (crash gate) at Lot 21 making that road an emergency "access only" for a majority of the property but still allowing the future residential (69 acres on the west end) to have Sunset Ridge access as it always has.

# City of Blanco Application for Plat

300 Pecan Street P.O. Box 750  
Blanco, TX 78606  
830-833-4525  
Utilities@cityofblanco.tx.gov

Check one:  Master Development Plan  Final Plat  Preliminary Plat  Vacating Plat  Replat  Amending Plat  Development Plat  Conveyance Plat

1. Name of Subdivision: Blanco River Ranch Unit No. \_\_\_\_\_  
Location Description/Nearest Intersection: 1072 FM 165  
1566 Sunset Ridge
2. Owner/Applicant: Pharr Paradise Park, LLC jpalmerno@palmcoinc.com  
Address: 7700 W Hwy 71 Suite 300 Austin 78735 Email: gpalmerno@palmcoinc.com  
Telephone: 512-732-2922 Fax: 512-732-2342 Mobile: 956-341-4591  
*Note: If applicant is person other than owner, a letter of authorization must be provided from owner.* 214-924-5098
3. Licensed Engineer/Surveyor (technical contact): John Noell  
Address: 5707 Southwest Pkwy Bld 2 Suite 250 Email: Jnoell@duhaway.com  
Telephone: 512-399-5361 Fax: Austin TX 78735 Mobile: 512-695-9955
4. Property Details:
- |                                   |                      |                       |                     |
|-----------------------------------|----------------------|-----------------------|---------------------|
| City Limits:                      | <u>In Out (ETD)</u>  | Water Source:         | <u>Well</u>         |
| Commercial:                       | <u>Yes No</u>        | Sewage Treatment:     | <u>septic</u>       |
| Residential:                      | <u>Yes No</u>        | TxDOT Frontage:       | <u>Yes No</u>       |
| No. of Lots:                      | <u>68</u>            | 100-Year Floodplain:  | <u>Yes No</u>       |
| Total Acreage without floodplain: | <u>638.22</u>        | Edwards Aquifer Zone: | <u>Recharge</u>     |
| Density Class:                    | <u>1 per 5 acres</u> |                       | <u>Contributing</u> |
| Zoning Class:                     | <u>none</u>          |                       |                     |
5. Waiver:  
 I have attached the notarized 30-day waiver signed by the owner waving my rights to sec 212.009 of the Local Government Code, allowing the City more time to properly review the application  
 I am opting out of the 30-day waiver acknowledging my application will be reviewed as is.

The undersigned agrees to comply with all platting and subdivision requirements of the City of Blanco, and hereby authorizes the surveyor/engineer to record the approved final plat. The undersigned agrees to pay the appropriate fees and agrees to pay fees for any additional review requiring consultation with City Consultants, including involvement of a contract engineer in a predevelopment conference. To the extent possible, City Staff will provide the Owner/Applicant with an estimate of fees should outside consultation be required.

[Signature]  
Signature of Owner/Applicant

8-30-23  
Date

**FEE PLUS THE COST OF ENGINEERING REVIEW WHICH WILL BE BILLED TO THE APPLICANT. PLAT WILL NOT BE APPROVED UNTIL FINAL INVOICE IS SETTLED**

Plat submittals should include one (1) hard copy of each required submittal document, as well as digital PDF versions of each required document, including application.

**City of Blanco  
Application for Variance Request/Special Use permit**

**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: <u>Pharr Paradise Park, LLC</u>		
Property owner's mailing Address: <u>7700 W Hwy 71 Suite 300</u>		
City: <u>Austin</u>	State: <u>TX</u>	Zip Code: <u>78735</u>
Home Phone:	Work Phone: <u>512.732.2922</u>	Cell: <u>956.341.4591</u> Jay
Email Address: <u>jpalm@palmcoinc.com</u>		<u>214.924.5098</u> Greg
<u>gpalm@palmcoinc.com</u>		

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

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):**

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: [Signature]

Date: 8-30-23

Printed Name: B.T. PALMER, JR.

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

<b>1. Owner Information:</b>
Property Owner's Full Legal Name: <u>Pharr Paradise Park, LLC</u>

<b>2. Property Information (the property or tract for which this application has been submitted.)</b>				
911 street address of property (if established) <u>1072 FM 165 1566 Sunset Ridge</u>				
Legal Description: <u>See attached exhibit A</u>				
Lot:	Block:	Subdivision:	Sec:	Phase:
If not located in Subdivision: Survey:				
Abstract:			Recorded (Vol/Page)	

<b>3. Type of Variance being requested</b>
--

- 1. Sign
- 2. Building setback
- 3. Administrative
- 4. Special Use
- 5. Other (please Explain) Access Variance (floodplain)

<b>All Applicants Complete the Following:</b>
---

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
	<u>The primary entrance be through no. flooded road</u>	<u>That with a secondary access through Sunset Ridge our primary FM 165 consider in floodplain be acceptable for plating purposes.</u>

<b>Hardship Findings (attach additional sheets if necessary):</b>
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 original 516 acre tract has no non-flooded entryway. Owner was told that purchasing property to the NW of the original tract that provides a secondary access would allow for primary entrance from 165 with variance.
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:
Without this variance the property owner would not be able to develop its property as its primary entrances are in a floodplain.
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:
The variance would ensure that owner could use its primary entrance and provide secondary access for public health, safety and welfare in the unlikely case of a flood emergency.
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)
FM 165 is considered to be in the floodplain by the City of Blanco. Blanco County and TRDot both approved access by 165. The applicant did not determine that FM 165 was a floodplain.
Describe how the variance will improve the functionality of the property:
It will allow the property to use its primary entrance at all times other than a flood emergency which ensures less traffic on Sunset Ridge.


<b>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:</b>
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

9.

**Owner's/ Applicant's Certification:**

I hereby certify and agree to the following:

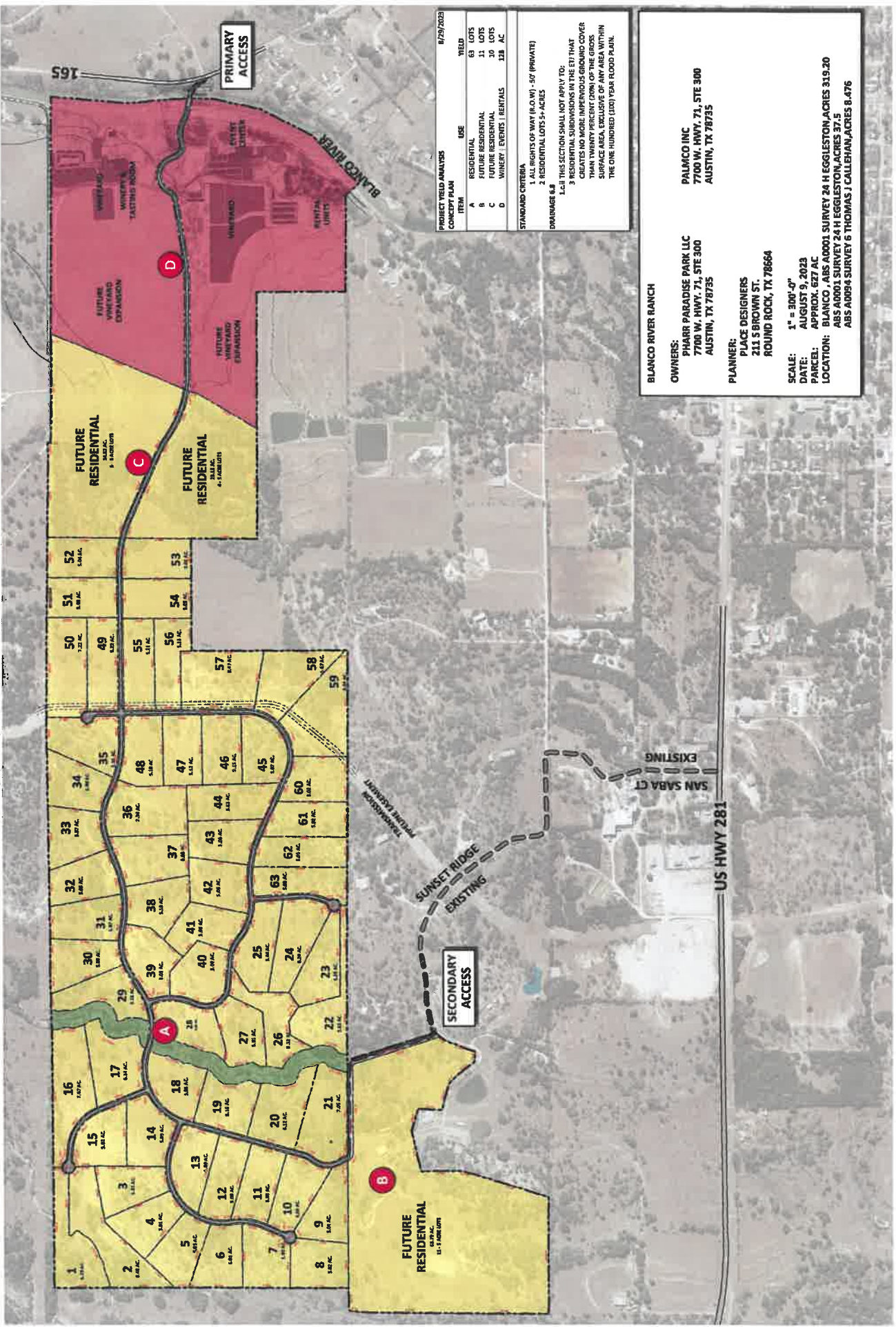
1. I have carefully read the complete Application and know all statements herein and in the attachments hereto are true and correct to the best of my knowledge.
2. The Owner of the Subject Property, if different from the Applicant, has authorized the submittal of this application.
3. No work in relation 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:   
Print Name: GARY PACKARD, JR.  
Date 8-30-73

**Required Documents for Variance Submittal**

1. Legal description and plat of subject site.  
Two (2) 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 \$7.58 per property owner within 200 feet.

# BLANCO RIVER RANCH



PROJECT FIELD ANALYSIS  
CONCEPT PLAN  
8/29/2023

ITEM	USE	YIELD
A	RESIDENTIAL	63 LOTS
B	FUTURE RESIDENTIAL	11 LOTS
C	FUTURE RESIDENTIAL	10 LOTS
D	WINERY / EVENTS / RENTALS	128 AC

STANDARD CRITERIA  
1. ALL RIGHTS OF WAY (R.O.W.) - 50' (PRIVATE)  
2. RESIDENTIAL LOTS 5+ ACRES

DISBURSE & J.P.  
1. THIS SECTION SHALL NOT APPLY TO:  
2. RESIDENTIAL SUBDIVISIONS IN THE CITY THAT  
3. CREATES NO MORE IMPROVED GROUND COVER  
THAN TWENTY PERCENT (20%) OF THE GROSS  
SURFACE AREA EXCLUSIVE OF ANY AREA WITHIN  
THE ONE HUNDRED (100) YEAR FLOOD PLAIN.

**BLANCO RIVER RANCH**

**OWNERS:**  
PHARR PARADISE PARK LLC  
7700 W. HWY. 71, STE 300  
AUSTIN, TX 78735

**PLANNER:**  
PLACE DESIGNERS  
211 S BROWN ST.  
ROUND ROCK, TX 78664

**SCALE:**  
1" = 300'-0"

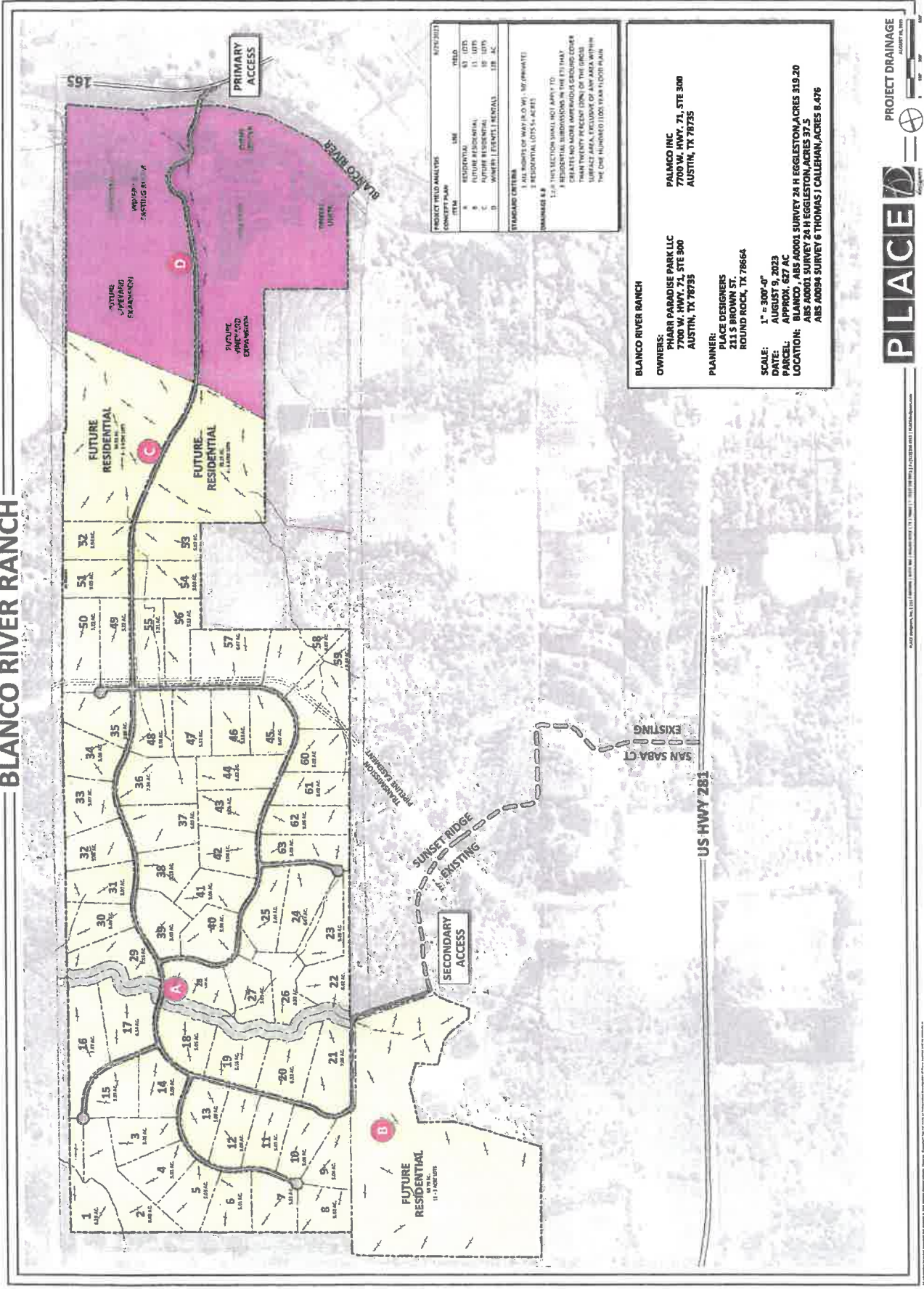
**DATE:**  
AUGUST 9, 2023

**PARCEL:**  
APPROX. 627 AC

**LOCATION:**  
BLANCO - ABS A0001 SURVEY 24 H EGGLESTON ACRES 319.20  
ABS A0001 SURVEY 24 H EGGLESTON ACRES 37.5  
ABS A0094 SURVEY 6 THOMAS I CALLEHAN ACRES 8.476

**PALMCO INC**  
7700 W. HWY. 71, STE 300  
AUSTIN, TX 78735

# BLANCO RIVER RANCH



**PROJECT FIELD ANALYSIS**

CONCEPT PLAN ITEM	LINE	FEED
A	RESIDENTIAL	15 LOTS
B	FUTURE RESIDENTIAL	15 LOTS
C	FUTURE RESIDENTIAL	15 LOTS
D	WATER EVENTS, RENTAL	178 AC

**STANDARD CRITERIA**

- 1. ALL RESIDENTIAL LOTS (20,000 SQ. FT. MINIMUM)
- 2. RESIDENTIAL LOTS (10,000 SQ. FT. MINIMUM)

**NOTES:**

1. THIS SECTION SHALL NOT APPLY TO:
2. RESIDENTIAL SUBDIVISIONS IN THE CITY OF AUSTIN.
3. CREATE NO MORE IMPROVED GROUND COVER THAN TWENTY PERCENT FOR THE LOTS.
4. THE LOTS SHALL BE DEVELOPED WITHIN THE ONE HUNDRED (100) YEAR FLOOD PLAIN.

**BLANCO RIVER RANCH**

**OWNERS:**  
**PHARR PARADISE PARK LLC**  
 7700 W. HWY. 71, STE 300  
 AUSTIN, TX 78735

**PLANNER:**  
**PLACE DESIGNERS**  
 211 S SHOWN ST.  
 ROUND ROCK, TX 78664

**SCALE:** 1" = 300'-0"

**DATE:** AUGUST 9, 2023

**PARCEL:** APPROX. 627 AC

**LOCATION:** BLANCO, ABS ADD001 SURVEY 24 H EGGLESTON, ACRES 319.20  
 ABS ADD001 SURVEY 24 H EGGLESTON, ACRES 37.5  
 ABS ADD004 SURVEY 6 THOMAS I CALLEHAN, ACRES 8.476

**PLACE DESIGNERS**

**PROJECT DRAINAGE**

August 14, 2023

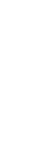
Scale: 1" = 300'-0"

North Arrow



LINE	DIRECTION	DISTANCE
L1	S71° 00' 00" W	517.72
L2	S71° 00' 00" W	517.72
L3	S85° 58' 35" W	52.65
L4	N32° 42' 02" W	67.81
L5	N31° 00' 05" W	299.72
L6	N70° 05' 28" E	215.89
L7	N59° 17' 22" E	95.16
L8	S88° 28' 40" E	211.81
L9	N55° 05' 24" E	201.94
L10	N72° 34' 22" W	240.64
L11	N58° 33' 28" W	112.87

BEARING BASIS IS NAD83, GRID NORTH  
TEXAS CENTRAL ZONE



LEGEND

- THREE INCH METAL POST
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- WATER WELL
- ⊕ ELECTRICAL METER
- ⊖ WIRE FENCE
- RECORD INFORMATION
- ( ) NAIL FOUND

INGRESS/EGRESS EASEMENT  
SUNSET RIDGE DRIVE

TRACT 2 VOLUME 179, PAGE 803

TRACT 3 VOLUME 177, PAGE 768

EXISTING ROADWAY

CLAYTONS VOLUME 152, PAGE 351

TRACT 7 VOLUME 132, PAGE 351

TRACT 8 VOLUME 171, PAGE 768

EXHIBIT C VOLUME 177, PAGE 768

EXHIBIT B

EASEMENTS AS LISTED IN SCHEDULE B OF TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 2301006-MSB EFFECTIVE FEBRUARY 28, 2022, AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON EXCEPT AS LISTED BELOW.

- 10.A. SANITARY SEWER EASEMENT TO THE CITY OF BLANCO RECORDED IN VOLUME 71, PAGE 371, DEED RECORDS, BLANCO COUNTY, TEXAS, (DOES NOT AFFECT)
- 10.B. SANITARY SEWER EASEMENT TO THE CITY OF BLANCO RECORDED IN VOLUME 71, PAGE 372, DEED RECORDS, BLANCO COUNTY, TEXAS, (DOES NOT AFFECT)
- 10.C. BLANKET UTILITY EASEMENTS TO THE CITY OF BLANCO RECORDED IN VOLUME 75, PAGE 331, DEED RECORDS, BLANCO COUNTY, TEXAS, (DOES NOT AFFECT)
- 10.D. COMMUNICATION LINE EASEMENT TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST RECORDED IN VOLUME 997, DEED RECORDS, BLANCO COUNTY, TEXAS, (DOES NOT AFFECT)
- 10.E. COMMUNICATION LINE EASEMENT TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST RECORDED IN VOLUME 123, PAGE 805, DEED RECORDS, BLANCO COUNTY, TEXAS, (EXACT LOCATION CAN NOT BE DETERMINED)
- 10.F. SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESERVATIONS AND OTHER MATTERS IN THE EASEMENT AGREEMENT RECORDED IN VOLUME 152, PAGE 351, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

**SURVEY CERTIFICATION**

TO PHAR PARADISE PARK, LLC AND THEIR SUCCESSORS AND/OR ASSIGNS, TITLE RESOURCES GUARANTY COMPANY AND INDEPENDENCE TITLE COMPANY.

(G) THIS SURVEY WAS MADE ON THE GROUND, AS PER THE ACCOMPANYING FIELD NOTES AND CORRECTLY REFLECTS THE LOCATION AND DIMENSIONS OF THE SUBJECT PROPERTY, THE LOCATION, ADDRESS, TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY, (H) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (I) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (J) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (K) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (L) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (M) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (N) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (O) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (P) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (Q) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (R) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (S) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (T) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (U) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (V) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (W) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (X) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (Y) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY, (Z) THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

(4) ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON.

(4) THE SUBJECT PROPERTY HAS NOT BEEN STUDIED BY FEMA, THEREFORE NO FLOODPLAIN OPINION CAN BE GIVEN.

(1) THIS SURVEY CONFORMS AND IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2022 AND MEETS THE REQUIREMENTS FOR A STANDARD CLEARANCE CONTAINING ITEMS 12.2, 4.6, 7.8, 13 AND 16 OF TABLE A OF THE ALTA/NSPS STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 24, 2022.

THE SUBJECT PROPERTY ADDRESS IS 1586 SUNSET RIDGE, BLANCO, TEXAS 78606

THE SUBJECT PROPERTY LIES WITHIN AN AREA THAT HAS NOT BEEN STUDIED BY FEMA, THEREFORE NO FLOODPLAIN OPINION CAN BE GIVEN BY THIS SURVEYOR.

THE SUBJECT PROPERTY HAS NO CURRENT ZONING CLASSIFICATION KNOWN TO THIS SURVEYOR.

THERE IS NO EVIDENCE OF UNDERGROUND UTILITIES

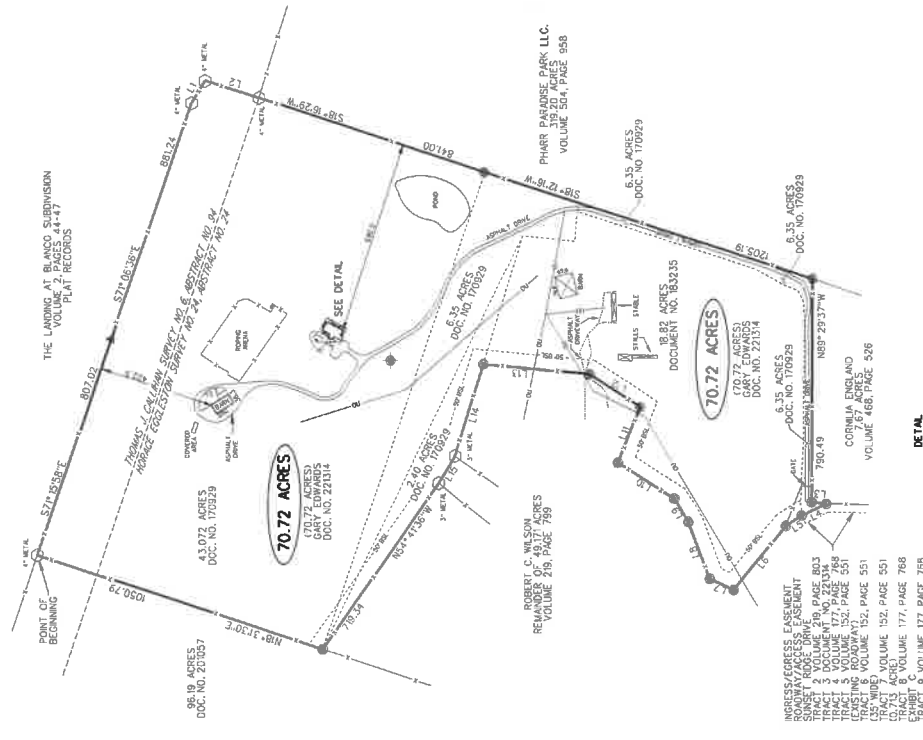
THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.



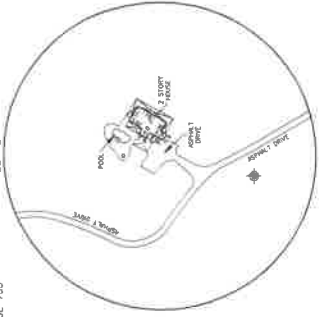
Randall H. Hambright  
STATE OF TEXAS REGISTRATION NO. 5283  
COMMISSION EXPIRES 03-06-23  
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS

**NOTES:**

- THIS SURVEY MEETS OR EXCEEDS THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 24, 2022.
- TABLE A (2)
- TABLE A (3)
- TABLE A (13)
- TABLE A (16)
- TABLE A (17)
- TABLE A (18)



**DETAIL**



MAP TO ACCOMPANY FIELD NOTE NO. 023-035

ALTA/NSPS LAND TITLE SURVEY  
OF 70.72 ACRES SITUATED IN THE  
HORACE EGLESTON SURVEY NO. 24,  
ABSTRACT NO. 1 AND THE THOMAS J. CALLIHAN  
SURVEY NO. 6, ABSTRACT NO. 94,  
BLANCO COUNTY, TEXAS

**HAMBRIGHT LAND SURVEYING**

703 WEST 113TH  
JOHNSON CITY, TEXAS 78636  
PHONE (830) 868-2574  
TEXAS FIRM NO. 100597-00  
EMAIL: HAMBRIGHT.SURVEY@GMAIL.COM

**NOTES:**

- 1) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING"
- 2) BASIS OF BEARING IS THE TEXAS CENTRAL ZONE 4203, NAD 83.
- 3) TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, G.F. NO. 15028818 EFFECTIVE DATE: JANUARY 29, 2015, ISSUED DATE: JANUARY 29, 2015.
- 4) CORRESPONDING METES AND BOUNDS DESCRIPTION PREPARED.
- 5) IMPROVEMENTS ARE SHOWN.
- 6) PROPERTY IS SUBJECT TO ALL BLANCO COUNTY ORDINANCES AND RESTRICTIONS
- 7) EASEMENT AND RIGHT-OF-WAY TO TEXAS PIPE LINE COMPANY OF RECORD IN VOLUME 45, PAGE 292, DEED RECORDS AND VOLUME 51, PAGE 206, DEED RECORDS OF BLANCO COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 8) EASEMENT AND RIGHT-OF-WAY TO PEDERNALES ELECTRIC COOPERATIVE OF RECORD IN VOLUME 55, PAGE 119, DEED RECORDS OF BLANCO COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT.
- 9) BLANKET PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE 429.33 ACRE TRACT, THE 3.18 ACRE TRACT AND THE 0.146 OF AN ACRE TRACT, BOTH RECORDED IN VOLUME 346, PAGE 388, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10) RIGHTS OF OTHERS IN AND TO THE ACCESS EASEMENT OVER AND ACROSS THE 429.33 ACRE TRACT OF RECORD IN VOLUME 346, PAGE 388, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT.

**PLAT SHOWING:**  
 A TITLE SURVEY OF 516.36 ACRES OF LAND, SITUATED IN BLANCO COUNTY, TEXAS OUT OF THE HORACE EGGLESTON LEAGUE SURVEY NO. 24, ABSTRACT NO. 1, BEING ALL OF THE REMAINDER OF A 429.33 ACRE TRACT CONVEYED TO BROWN DISTRIBUTING HOLDING, LTD. OF RECORD IN VOLUME 346, PAGE 388, OFFICIAL PUBLIC RECORDS, A 193.27 ACRE TRACT CONVEYED TO J. DAN AND GEORGIA BROWN OF RECORD IN VOLUME 360, PAGE 842, OFFICIAL PUBLIC RECORDS, A 0.50 OF AN ACRE TRACT CONVEYED TO J. DAN AND GEORGIA BROWN OF RECORD IN VOLUME 370, PAGE 343, OFFICIAL PUBLIC RECORDS, A 3.18 ACRE TRACT, CALLED TRACT A AND A 0.146 OF AN ACRE TRACT, CALLED TRACT B BOTH CONVEYED TO J. DAN AND GEORGIA BROWN OF RECORD IN VOLUME 346, PAGE 377, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS	CHIRG	CHOST
C1	68.9747°	108.33	1183.83	N 83.9377° W	108.33

**LINE TABLE**

LINE	LENGTH	BEARING
L1	11.95	S 100° 00' 00" W
L2	81.84	S 207° 24' 00" W
L3	245.22	S 172° 14' 00" W
L4	254.87	S 18 26' 48" W
L5	235.03	S 18 26' 48" W
L6	83.77	S 207° 24' 00" W
L7	78.71	S 207° 24' 00" W
L8	144.89	S 207° 24' 00" W
L9	121.94	S 88° 57' 48" W
L10	453.79	S 88° 57' 48" W
L11	255.27	S 18 26' 48" W
L12	183.84	S 21 21' 36" W
L13	444.89	S 207° 24' 00" W
L14	121.94	S 88° 57' 48" W
L15	121.94	S 88° 57' 48" W
L16	121.94	S 88° 57' 48" W
L17	121.94	S 88° 57' 48" W
L18	121.94	S 88° 57' 48" W
L19	121.94	S 88° 57' 48" W
L20	121.94	S 88° 57' 48" W
L21	121.94	S 88° 57' 48" W
L22	121.94	S 88° 57' 48" W
L23	121.94	S 88° 57' 48" W
L24	121.94	S 88° 57' 48" W
L25	121.94	S 88° 57' 48" W

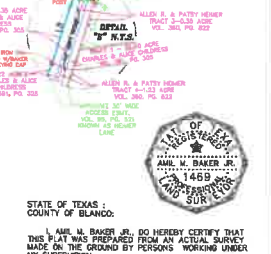
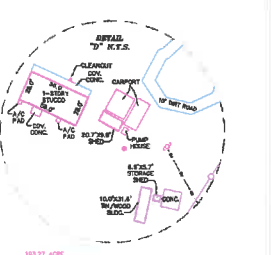
**BAKER SURVEYING, INC.**  
 (830) 833-2250  
 FAX (830) 833-2257  
 2250 US 781 N.  
 BLANCO TX 72806

THE SURVEY IS THE PROPERTY OF BAKER SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BAKER SURVEYING, INC.



**LEGEND**

- 1/2" IRON PIN (1/2" DIA) (YELLOW PLASTIC CAP)
- 1/2" IRON PIN (1/2" DIA) (NO CAP)
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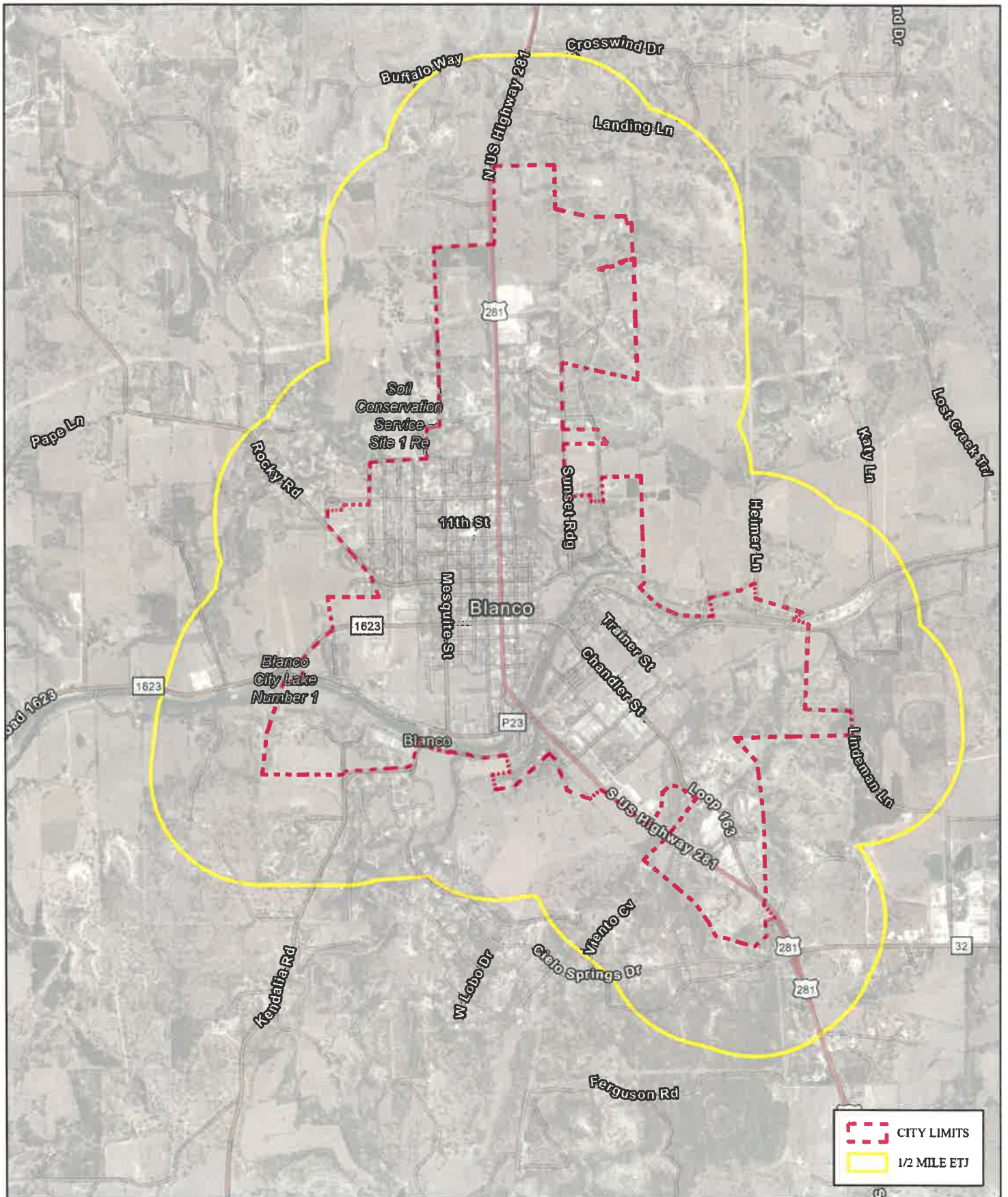


STATE OF TEXAS  
 COUNTY OF BLANCO

I, AMIL M. BAKER, JR., DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

*Amil M. Baker, Jr.*  
**AMIL M. BAKER JR.**  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469

REVISED - FEBRUARY 20, 2015  
 SURVEYED - APRIL 10, 2012  
 UPDATED - FEBRUARY 15, 2015 - CHANGED SOUTH BOUNDARY  
 PROJECT NO: 12-058-03 LAND ADVISORS ORGANIZATION  
 DWG NO: N:\proj\2012\12-058-03 LAND ADVISORS ORGANIZATION



	CITY LIMITS
	1/2 MILE ETJ

**CITY LIMITS AND ETJ**

**CITY OF BLANCO**



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**NEW BUSINESS**

**ITEM #2**



# City of Blanco

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

**STAFF REPORT: 10/10/23**

**DESCRIPTION:** Request to grant a Special Use Permit to allow multi-family use in an R-5 District.

**ANALYSIS:** Property is a .08 acre tract that has a duplex and 16 storage units located on premises. It is listed at 411 8<sup>th</sup> street and currently has a duplex and a business that is actually a non-conforming use (mini-storage). As an R-5 zoned property mini-storage would not be allowed if it were permitted today. Multi-family is a use that can be permitted as a "special use" in the R-5. The owner/applicant is asking to convert 16 mini-storage units to three multi-family units.

No variances have been requested, however, if the building remodel uses the same building footprint setbacks will be allowed as an existing condition. Infill is always encouraged and Staff considers a transition from Mini-storage to multi-family to be more compatible with a neighborhood that has both residential and light business. There is currently a duplex on the property so the whole tract will now have multi-family instead of commercial and residential uses. New residential units should be an improvement to the property. There is one email from a business owner in support of the request.

**FISCAL IMPACT:** Monthly rent for three units plus provides housing inside the city

**RECOMMENDATION:** P&Z recommends approval to City Council for a SUP to allow multi-family use in an R-5 District.



# City of Blanco

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

**STAFF REPORT: 10/2/23**

**DESCRIPTION:** Request to grant a Special Use Permit to allow multi-family use in an R-5 District.

**ANALYSIS:** Property is a .08 acre tract that has a duplex and 16 storage units located on premises. It is listed at 411 8<sup>th</sup> street and currently has a duplex and a business that is actually a non-conforming use (mini-storage). As an R-5 zoned property mini-storage would not be allowed if it were permitted today. Multi-family is a use that can be permitted as a "special use" in the R-5. The owner/applicant is asking to convert 16 mini-storage units to three multi-family units.

No variances have been requested, however, if the building remodel uses the same building footprint setbacks will be allowed as an existing condition. Infill is always encouraged and Staff considers a transition from Mini-storage to multi-family to be more compatible with a neighborhood that has both residential and light business. There is currently a duplex on the property so the whole tract will now have multi-family instead of commercial and residential uses. New residential units should be an improvement to the property. There is one email from a business owner in support of the request.

**FISCAL IMPACT:** Monthly rent for three units plus provides housing inside the city

**RECOMMENDATION:** Staff recommends that P&Z recommend approval to City Council for a SUP to allow multi-family use in an R-5 District.

RECEIVED  
SEP 05 2023

City of Blanco

Application for Variance Request/Special Use permit

23-00175-01

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: <u>JOE SAMUEL C KEITH, JOHN M &amp; WIS C KEITH</u>		
Property owner's mailing Address: <u>716 MAIN ST</u>		
City: <u>Blanco</u>	State: <u>TX</u>	Zip Code: <u>78604</u>
Home Phone: <u>710 478 7771</u>	Work Phone:	Cell:
Email Address: <u>SAMCKEITH@GMAIL.COM</u>		

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

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):

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: Samuel C Keith

Date: 8/29/2023

Printed Name: SAMUEL C KEITH

N/A

SCANNED

SCANNED

Completed 9/8/23  
LTKS

9/6/23

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

<b>1. Owner Information:</b>				
Property Owner's Full Legal Name: <u>SAMUEL C KEITH, JOHN M. &amp; LOIS C KEITH</u>				
<b>2. Property Information (the property or tract for which this application has been submitted.)</b>				
911 street address of property (if established) <u>411 8th STREET</u>				
Legal Description: <u>ANNA HARRISON BLK #3 LOT PT OF ACRES .08 (MWA)</u>				
Lot:	Block: <u>#3</u>	Subdivision: <u>ANNA HARRISON</u>	Sec:	Phase:
If not located in Subdivision: Survey:				
Abstract:			Recorded (Vol/Page)	

<b>3. Type of Variance being requested</b>
<ul style="list-style-type: none"> <li>1. Sign</li> <li>2. Building setback</li> <li>3. Administrative</li> <li><u>4. Special Use</u></li> <li>5. Other (please Explain) _____</li> </ul>

**All Applicants Complete the Following:**

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
<u>4.3 ZONING</u>	<u>RS - HIGH DENSITY RESIDENTIAL TRANSITIONAL</u>	<u>R4 - MULTI FAMILY RESIDENTIAL DISTRICT - SPECIAL USE</u>



**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:

SEE APPENDIX PAGE 3, ITEM 1

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 :

SEE APPENDIX PAGE 3, ITEM 2

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:

SEE APPENDIX PAGE 3, ITEM 3

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)

SEE APPENDIX PAGE 3, ITEM 4

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

SEE APPENDIX PAGE 3, ITEM 5

**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. FLOW PLAN (EACH UNIT OF 3)
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

City of Blanco

Application of Variance Request/Special Use Permit

411 8<sup>th</sup> Street, Blanco TX 78606

## Appendix

### Page 3, Item 1:

The building is a residential duplex combined with 16 mini-storage units that are zoned R5 (High density residential transitional). As owners of the property, we want to convert the existing storage units into three (3) individual apartments which would require an R4 zoning change. Without the rezoning approval, we would not be able to realize the desired use of the property which would hinder the owners' ability to maximize the profitability of the investment.

### Page 3, Item 2:

Without the rezoning of the property, the strict enforcement of the zoning regulations would hinder the owners from maximizing the investment and we would not be able to enjoy the opportunity to realize that maximized investment as others have in the city. An example of another property that enjoys that same benefit is evident just across the street at 803 Pecan St, which was formerly a single-family unit that was repurposed into a multi-family three (3) unit property. The inability of the owners to rezone would deny them of the same reasonable use that other property owners have enjoyed throughout the city.

### Page 3, Item 3:

The granting of this variance would not in any way be detrimental to the public health, safety and welfare nor be injurious to other property or prevent the enjoyment of adjacent property owners. By adding additional residential units, it will allow an increase in availability of housing to those that are looking for moderately priced housing to reside in Blanco in an economic environment that is sometimes prohibitive to moderate to lower income individuals. The conversion to residential units will reduce traffic along 8<sup>th</sup> Street due to the fewer number of tenants. The remodeling of the building will include the complete exterior including new windows and doors. The adjacent properties will benefit from the increased value of the property and the reduction of the commercial nature of the current mini-storage business.

### Page 3, Item 4:

The hardship is not a result of the owners' actions. We inherited the current zoning from the previous owners that had this business model established previously, in fact I believe that the business model dated back to multiple owners in the past. This is not a hardship request based on economic or financial distress, it is simply the desire to improve our investment in this property and continue to contribute to the improvement of the city in general. We strongly believe that this variance will allow us the opportunity to do both.

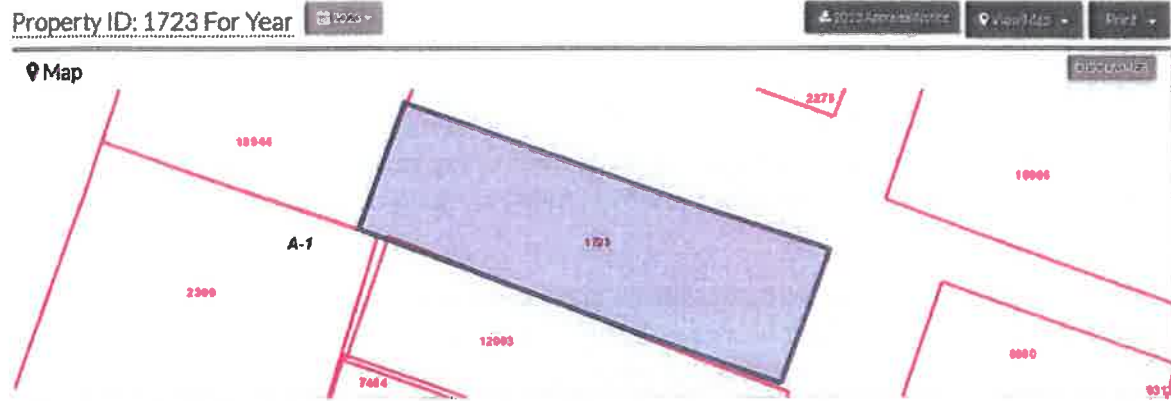
### Page 3, Item 5:

The variance will improve the functionality of the property by reducing the commercial traffic on 8<sup>th</sup> Street. It will provide a more stable residential area in what we believe will be a future bedroom community area of the city. The mini-storage business does not have many tenants that reside in the city of Blanco and thus do not contribute locally to the economy apart from limited funds that currently are received by the business. Adding long term residents or short-term residents will directly impact the city economy and growth.

Field Note Description:

411 8<sup>th</sup> Street, Blanco Texas 78606

8/100ths(.08) of an Acre on Block 03, Anna Harrison



Field Note Description:

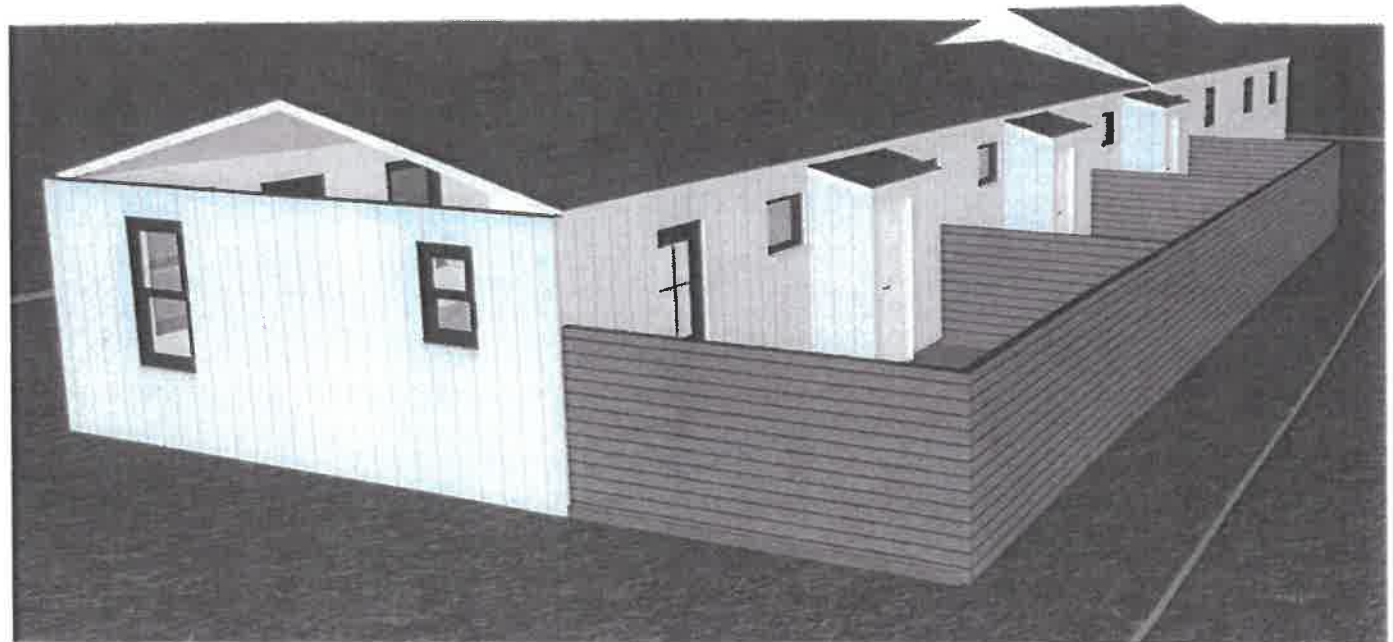
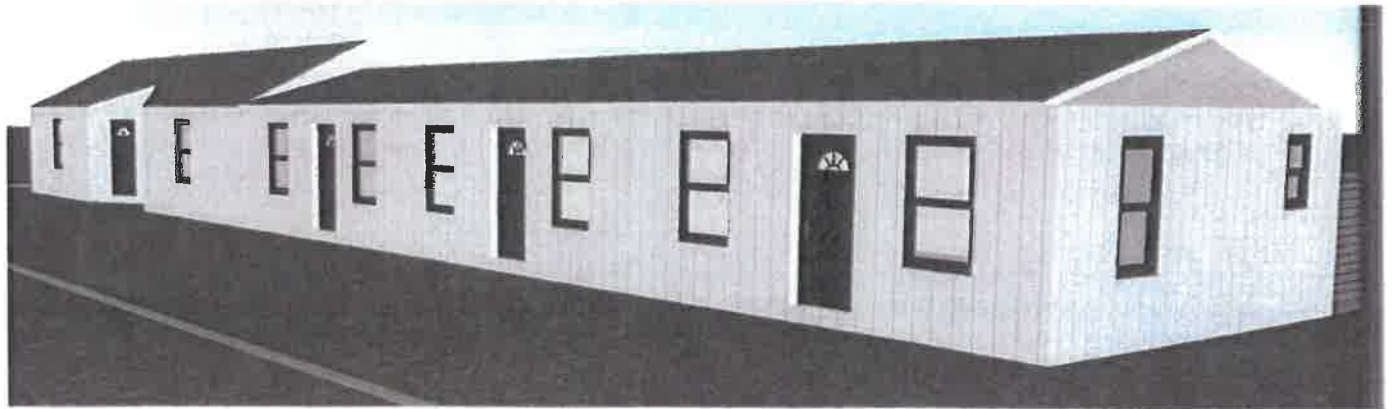
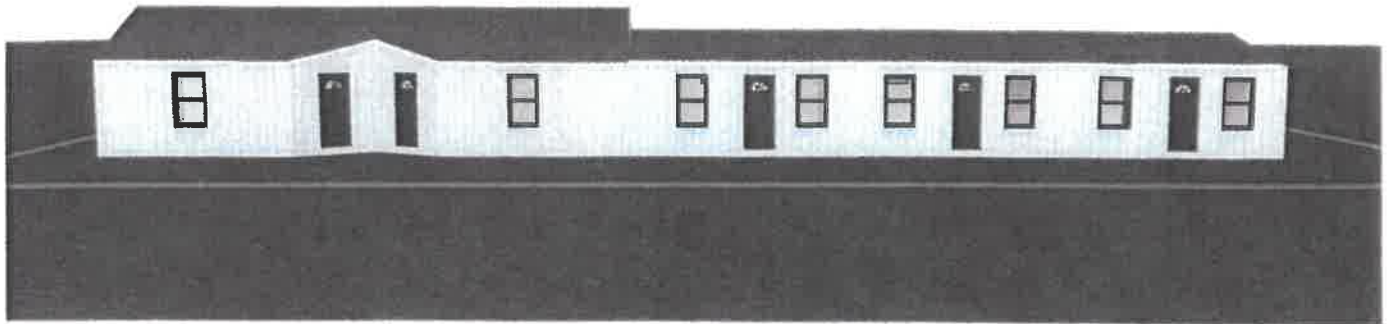
411 8<sup>th</sup> Street, Blanco Texas 78606

8/100ths (.08) of an Acre on Block 03, Anna Harrison

Existing Elevations:



Proposed Elevations:



**Legend**

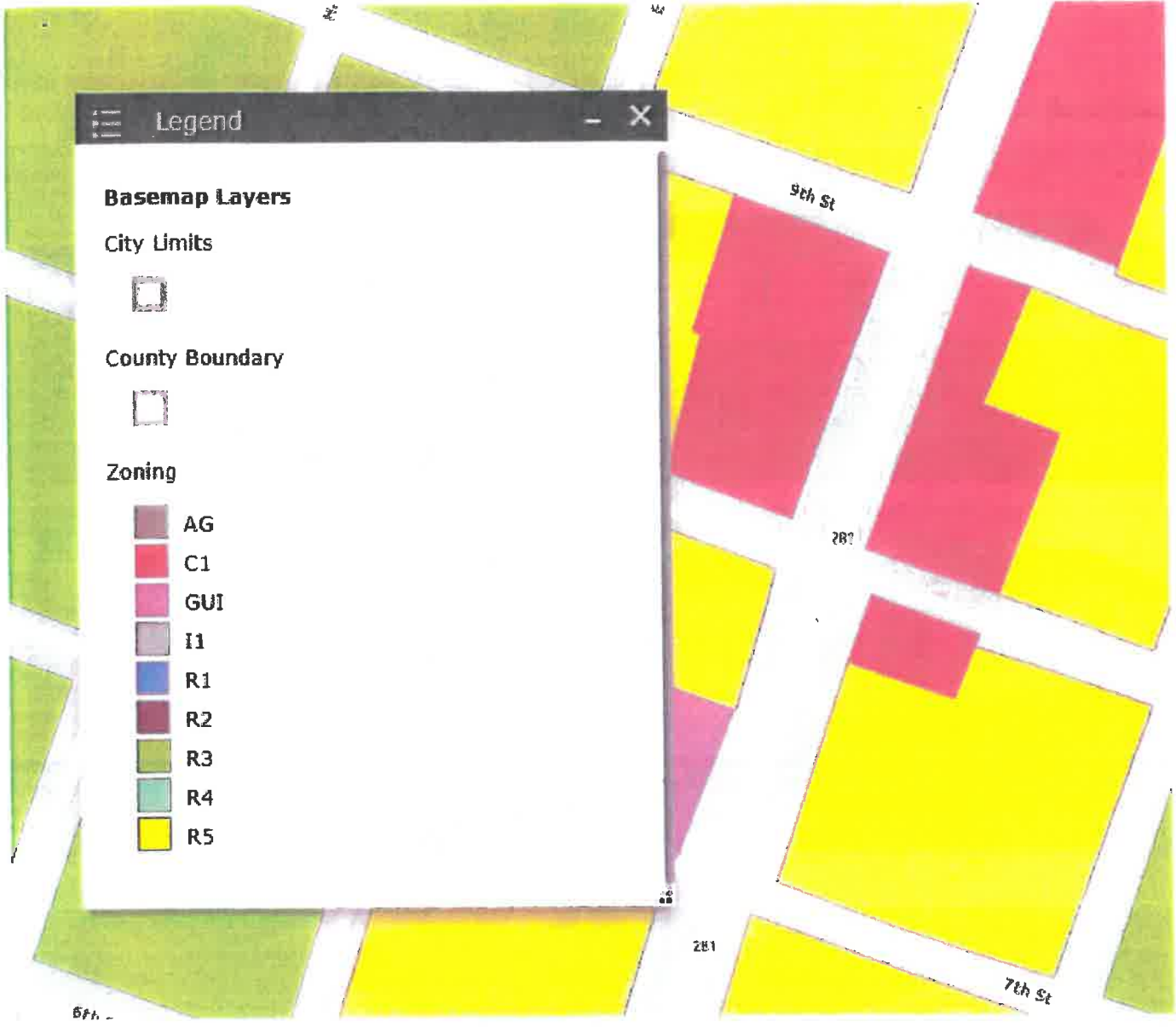
**Basemap Layers**

City Limits

County Boundary

**Zoning**

AG	AG
C1	C1
GUI	GUI
I1	I1
R1	R1
R2	R2
R3	R3
R4	R4
R5	R5





Warren Escovy <cityadmin@cityofblancotx.gov>

---

## Support for 411 8th street

---

**Mike Betzer** <mike.j.betzer@gmail.com>  
To: Warren Escovy <cityadmin@cityofblancotx.gov>

Tue, Sep 19, 2023 at 7:17 AM

Warren,

This is Mike Betzer - owner of 419 8th street.

I want you to know that we support the plans from Sam Keith at 411 8th street.

Mike

--

Mike  
512.228.9977



**NEW BUSINESS**

**ITEM #3**



# City of Blanco

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

**STAFF REPORT: 10/10/23**

**DESCRIPTION: Final Plat with six lots on River Run**

**ANALYSIS:** Blanco River Run subdivision is a replat of lots 4 and 5 of the Weber Subdivision. The project consists of a Concept plan (now approved by P&Z and City Council) required by the UDC because it is a subdivision of 6 lots or greater. It also requires a final plat. Staff has been reviewing the utility and drainage plan simultaneously.

The final plat consists of 6 lots and a “eye brow” or dedicated turn around to take advantage of the reduction in lot width allowed for lots taking access to an eye brow. This project is located within the R-1 district and meets the minimum 32,500 sq feet requirement as well as the 1 lot per acre requirement.

**FISCAL IMPACT:** Value of ad valorem taxes for 6 homes within close access to the state park

**RECOMMENDATION:**

P&Z recommends approval of the final plat to City Council.



# City of Blanco

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

**STAFF REPORT: 10/2/23**

**DESCRIPTION: Final Plat with six lots on River Run**

**ANALYSIS:** Blanco River Run subdivision is a replat of lots 4 and 5 of the Weber Subdivision. The project consists of a Concept plan (now approved by P&Z and City Council) required by the UDC because it is a subdivision of 6 lots or greater. It also requires a final plat. Staff has been reviewing the utility and drainage plan simultaneously.

The final plat consists of 6 lots and a "eye brow" or dedicated turn around to take advantage of the reduction in lot width allowed for lots taking access to an eye brow. This project is located within the R-1 district and meets the minimum 32,500 sq feet requirement as well as the 1 lot per acre requirement.

**FISCAL IMPACT:** Value of ad valorem taxes for 6 homes within close access to the state park

**RECOMMENDATION:**

Staff recommends that P&Z recommends approval of the final plat to City Council.

I, CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING INSTRUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT.

DATE: 01/27/2023

CHRISTOPHER W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 8440  
 DOUCET & ASSOCIATES, INC.  
 10000 WINDYBROOK DRIVE, SUITE 100  
 AUSTIN, TEXAS 78735

STATE OF TEXAS  
 COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN MY OFFICE ON THIS DAY OF \_\_\_\_\_, A.D. 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE PLAT OF RECORDS OF BLANCO COUNTY, TEXAS IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

BY: COUNTY CLERK  
 LAURA WALLA

COOPER WEBER CORPORATION, A TEXAS CORPORATION  
 CALLED 68.76 ACRES  
 WARRANT DEED  
 VOLUME 100, PAGE 10  
 O.P.A.B.C.T.  
 FILED: SEPTEMBER 15TH, 1995

CURVE	LENGTH	BEARING	DELTA	CHORD BEARING	CHORD LENGTH
C1	12.70'	48.81°	37°32'06"	S80°30'04"E	32.18'
C2	79.76'	78.81°	59°27'15"	S77°02'21"E	78.23'
C3	48.03'	76.81°	3°47'01"	S50°09'24"E	45.35'
C5	207.82'	78.81°	143°00'45"	N29°17'33"W	148.99'

LINE	BEARING	DISTANCE
L1	N22°26'01"W	104.11'
L2	N45°37'09"W	128.10'
L3	N29°35'00"W	33.40'



OWNER:  
 JAMES DOUCET, PRESIDENT/CHIEF EXECUTIVE OFFICER  
 SUPERVISOR  
 DOUCET AND ASSOCIATES, INC.  
 7401 B HIGHWAY 123, WEST SUITE 100  
 AUSTIN, TEXAS 78735  
 (512) 343-2600

ENGINEER:  
 DOUCET AND ASSOCIATES, INC.  
 7401 B HIGHWAY 123, WEST SUITE 100  
 AUSTIN, TEXAS 78735  
 (512) 343-2600

OWNER'S CERTIFICATION  
 STATE OF TEXAS  
 COUNTY OF BLANCO

WE, THE UNDERSIGNED, JAMES DOUCET, PRESIDENT/CHIEF EXECUTIVE OFFICER AND SUPERVISOR OF DOUCET AND ASSOCIATES, INC., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY DESCRIBED HEREIN IS OUR OWN AND IS NOT SUBJECT TO ANY OTHER INTERESTS, CLAIMS, OR ENCUMBRANCES.

RESUBDIVISION OF LOTS 4 & 5  
 WEBER SUBDIVISION

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE OR WHEN THE SUBDIVISION IS COMPLETED TO THE CITY OF BLANCO, TEXAS, FOR THE BENEFIT AND CONVENIENCE OF THE INHABITANTS OF THE SUBDIVISION.

IN WITNESS WHEREOF, JAMES DOUCET, PRESIDENT/CHIEF EXECUTIVE OFFICER AND SUPERVISOR OF DOUCET AND ASSOCIATES, INC., HAS CAUSED THESE PRESENTS TO BE GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

WE HEREBY CERTIFY THAT THIS PLAT HAS BEEN DULY PRESENTED TO THE CITY OF BLANCO AND AUTHORIZED ITS APPROVAL TO BE RECORDED IN THE COUNTY PLAT OF RECORDS OF BLANCO COUNTY, TEXAS.

BY: \_\_\_\_\_  
 MAYOR  
 BY: \_\_\_\_\_  
 CITY SECRETARY  
 LAURIE A. CASSIDY  
 BY: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION CHAIR  
 BRANDON CARLSON

FLOODPLAIN NOTE:  
 A PORTION OF THE PROPERTY (AS SHOWN HEREON AS ATLAS 14 100-YEAR FLOODPLAIN) IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON ATLAS 14, DATED APRIL 1982, AND IS SUBJECT TO FLOODING. ESTIMATES, TOPOGRAPHIC DATA, AND HYDRAULIC MODELING PERFORMED BY DOUCET & ASSOCIATES, INC. IN APRIL 2023.

**LEGEND**

- PROPERTY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- P.V.C. - SET BACK LINE
- 1/2" ROW FROM WITH
- 3/4" ROW FROM FOUND (UNLESS NOTED)
- WATER WELL
- POINT OF BEGINNING
- P.O.B.
- VOL.
- PAGE
- RIGHT-OF-WAY
- COUNTY, TEXAS
- BLANCO COUNTY, TEXAS
- RECORD INFORMATION
- RIGHT-OF-WAY DEDICATION



# RESUBDIVISION OF LOTS 4 & 5 WEBER SUBDIVISION CITY OF BLANCO, TEXAS

**DOUCET**  
 Civil Engineering // Surveying // Geospatial  
 10000 WINDYBROOK DRIVE, SUITE 100  
 AUSTIN, TX 78735, TEL: (512) 343-2600  
 WWW.DOUCETENGINEERS.COM  
 TYPE Firm Number: 3937  
 IPEFL Firm Number: 1010860

**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTES:  
 1. THE CITY OF BLANCO REVIEW ONLY. THIS FINAL PLAT DOCUMENT WILL BE PROVIDED TO THE CITY FOR RECORDED AFTER ANY AND ALL CITY STAFF COMMENTS HAVE BEEN RECEIVED AND ADDRESSED ON THIS MAP.

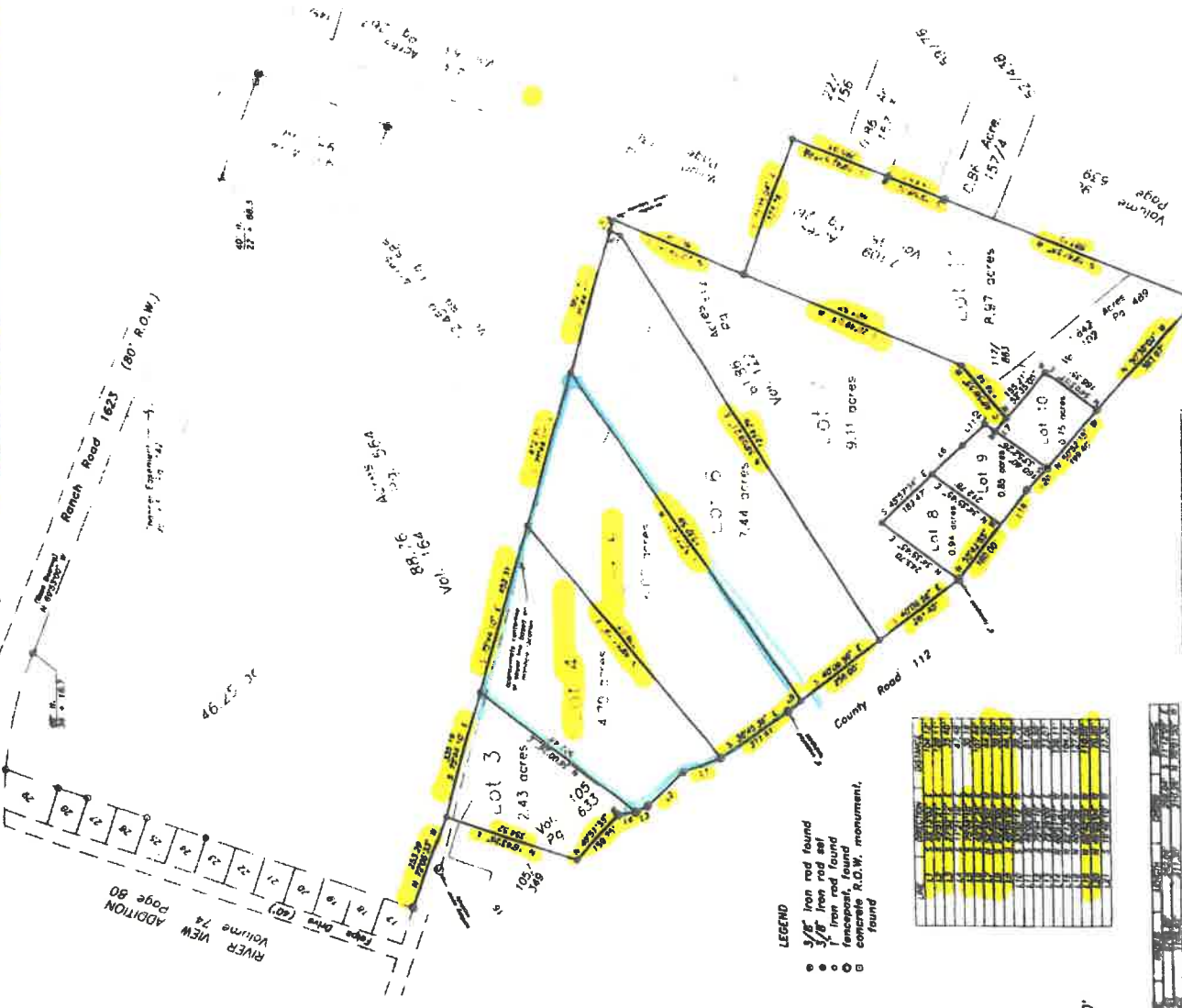
SURVEY NOTES:  
 1. WE GRASSO, P.E. DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY DESCRIBED HEREON IS OUR OWN AND IS NOT SUBJECT TO ANY OTHER INTERESTS, CLAIMS, OR ENCUMBRANCES.

DATE: 01/27/2023

WE GRASSO, P.E.  
 TEXAS REGISTRATION NO. 73285  
 10000 WINDYBROOK DRIVE, SUITE 100  
 AUSTIN, TEXAS 78735



# Weber Subdivision



NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

- LEGEND**
- 3/8" iron rod found
  - 3/8" iron rod set
  - iron rod found
  - fencepost, found
  - concrete R.O.W. monument, found

NO.	DATE	DESCRIPTION

The State of Texas  
County of Blanco

I, David A. Sulzberger, County Clerk, within and for the County and State aforesaid, do hereby certify that the within and foregoing plat of subdivision of land, with the corrections and amendments thereto, was duly approved and recorded in the County Plat Records of Blanco County, Texas, on this 8th day of July, A.D. 1986, at 10:58 o'clock A.M. and duly entered in the 1577 Volume of 1577 of the County Plat Records of said County, in said State, as requested.

Witness my hand and seal of office of the County Clerk of said County, the 8th day of July, A.D. 1986.

*[Signature]*  
County Clerk - Blanco County, Texas

This plat was prepared from an on the ground survey performed under my direction and supervision.



*[Signature]*  
Date: June 24, 1986  
Registered Professional Land Surveyor  
No. 4542 - State of Texas

THE STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BLANCO :

We certify that we are the owners of the property shown and described hereon and that we hereby adopt this plat of subdivision with our free consent, subject to any and all easements or restrictions herebefore granted.

WITNESS MY HAND, this the 8 day of July, A.D., 1986.

*[Signature]*  
owner

This instrument was acknowledged before me on the 8 day of July, A.D., 1986.



*[Signature]*  
Notary

My commission expires 1-06-98

We hereby certify that this plat has been duly presented to the City of Blanco and authorizes its approval to be recorded in the County Plat Records of Blanco County, Texas.

*[Signature]*  
MAYOR: Ryan Trimble

*[Signature]*  
CITY CLERK: Bobbie Hainery

**SULTEMEIER SURVEYING**  
304 East Main  
Johnson City, Texas 78636  
(210) 868-7308

BLANCO CODE

Table 5.1 Lot Standards

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

- (1) Allowable Density. Each Zoning District has a maximum number of dwelling units per acre that can be placed on a tract, without regard for any land area needed to accommodate infrastructure and environmental factors such as right-of-way, drainage, floodplains, steep slopes, impervious cover limitations, minimum lot size standards, yard setbacks, and maximum lot coverage.
- (2) Minimum Lot Area.
  - (a) Minimum Lot Area is the minimum amount of square footage allowed within a lot, based on its zoning district classification.
  - (b) The Minimum Lot Area in the ETJ shall be seven thousand five hundred (7,500) square feet.
- (3) Minimum Lot Width. The Minimum Lot Width is the minimum width of a lot (in feet), measured parallel to and along the front property line.
  - (a) The average depth of any lot shall not exceed four times the average width of the lot.
  - (b) Residential lots on cul-de-sacs and eyebrows may have a reduced minimum lot width at the front property line as found in Table 5.2.

**Table 5.2 Reduced Lot Width**

<b>Zoning District</b>	<b>Cul-de-Sac and Eyebrow Minimum Lot Frontage (ft)</b>
Low Density Residential:	45
Medium Density Residential:	35
High Density Residential:	30
Multifamily Residential:	NA
Manufactured Housing Residential:	30

- (4) Setback Measurements. A setback is the minimum distance, extending across the full width of the lot, between the property line and the nearest exterior wall or structure.
  - (a) Front, side, and rear yard setbacks are measured to the foundation from the front, side, and rear lot lines, respectively.
  - (b) For corner lots, the side yard setback on side facing public right-a-way shall be the same as the front yard setback.
- (5) Maximum Building Height. Maximum building height is the maximum allowed distance measured from finished grade to the highest point on a flat roof or the midpoint between the cornice and the eave on a pitched roof.
- (6) Maximum Lot Coverage. Each buildable residential lot has a Maximum Lot Cover, expressed as a percentage which represents the maximum percentage of impervious surface area allowed on a lot within each particular Zoning District.



# Blanco River Run Subdivision

## CITY OF BLANCO, BLANCO COUNTY, TEXAS



CONCEPT PLAN

BLANCO RIVER RUN DEVELOPMENT  
RESUBDIVISION OF  
LOTS 4 & 5 WEBER SUBDIVISION  
RIVER ROAD/C.R. 112  
CITY OF BLANCO, BLANCO COUNTY, TEXAS



Project No.	2400-002
Sheet No.	1
Of	1
Date	08/09/2023
Drawn By	ADP
Checked By	ADP
Scale	AS SHOWN

### LEGEND

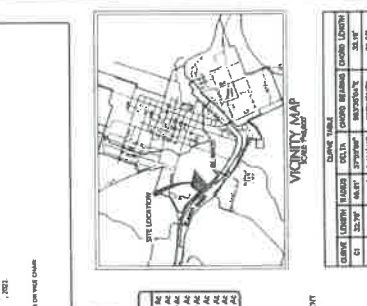
	SUBDIVISION BOUNDARY
	STREET RIGHT OF WAY
	EASEMENT
	PROPOSED STREET
	PROPOSED LOT
	PROPOSED BUILDING FOOTPRINT
	PROPOSED DRIVEWAY
	PROPOSED UTILITY

THE OWNER IS RESPONSIBLE FOR STORMWATER UTILITIES AND POND MAINTENANCE. ALL CONSTRUCTION IMPROVEMENTS WILL BE DONE IN ONE PHASE.

FINAL SUBDIVISION PLAN(S) TO BE EXAMINED BY THE CITY ENGINEER, PLANNING DEPARTMENT, CITY OF BLANCO, TEXAS. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE PLAN(S) AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE PLAN(S) AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE PLAN(S) AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

### TABLE

ITEM NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	08/09/2023	ADP
2	CONCEPT PLAN	08/09/2023	ADP
3	FINAL PLAN	08/09/2023	ADP



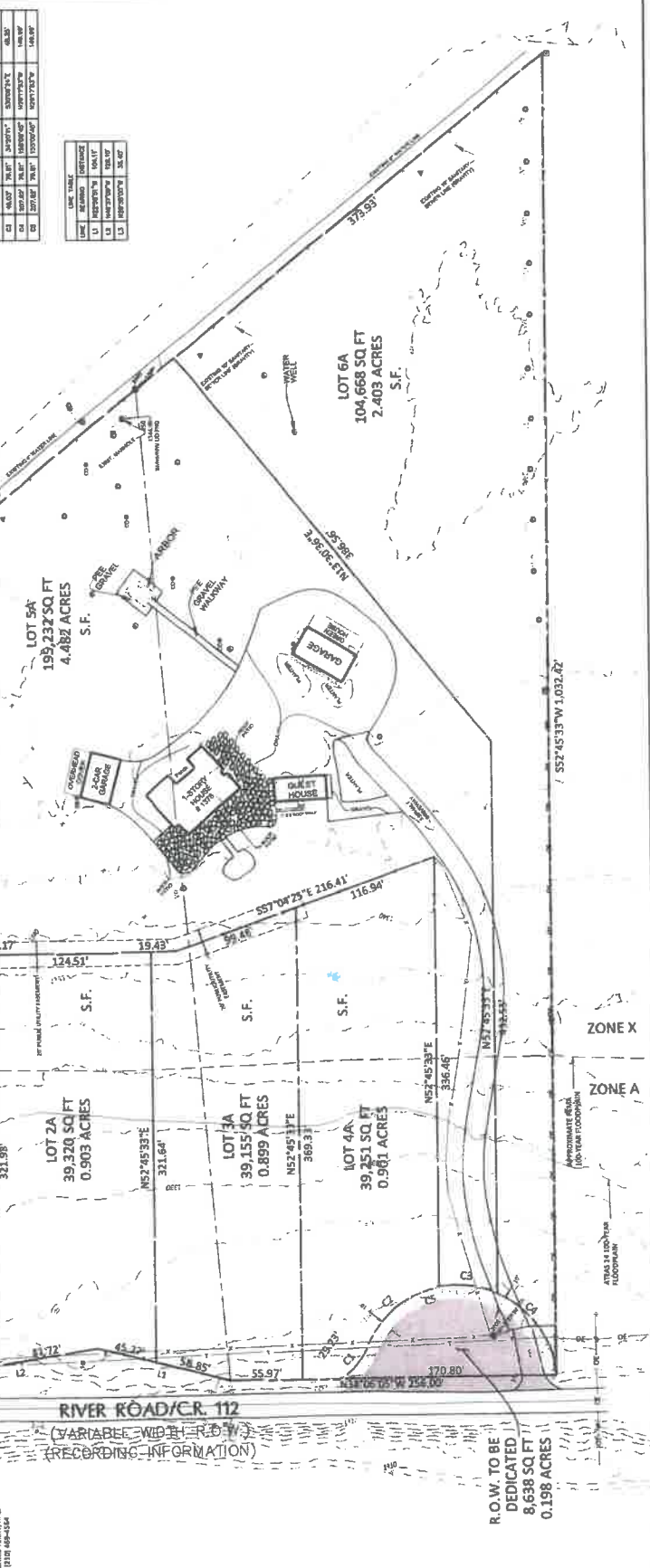
### DETAILED DATA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
LOT 1A	42,679	0.980
LOT 2A	39,320	0.903
LOT 3A	39,155	0.899
LOT 4A	39,251	0.901
LOT 5A	199,237	4.482
LOT 6A	104,668	2.403
<b>TOTAL</b>	<b>565,149</b>	<b>12.868</b>

### TABLE

ITEM NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	08/09/2023	ADP
2	CONCEPT PLAN	08/09/2023	ADP
3	FINAL PLAN	08/09/2023	ADP

APPROXIMATE FEMA 100-YEAR FLOODPLAIN FLOODPLAIN  
ATLAS 14 (10-YEAR 2)  
ATLAS 14 (10-YEAR 2)



RIVER ROAD/C.R. 112  
(VARIABLE WIDTH R.O.W.)  
(RECORDING INFORMATION)  
R.O.W. TO BE DEDICATED 8,638 SQ FT 0.198 ACRES

OWNER: MERRIVA WICKREY FAYARD  
OF ANDERSON, GA 30003  
ENGINEER: DONET CIVIL ENGINEERING, P.C.  
7001 WINTERBURN WEST  
FORT WORTH, TEXAS 76116  
CONTACT: DONET CIVIL ENGINEERING, P.C.  
(817) 944-4444 - CELL  
(817) 944-4444 - CELL  
LAWYER: DONET CIVIL ENGINEERING, P.C.  
7001 WINTERBURN WEST  
FORT WORTH, TEXAS 76116  
CONTACT: CHRISTOPHER WILSON  
(817) 489-4154

DATE: 08/09/23 10:00 AM  
PROJECT: BLANCO RIVER RUN SUBDIVISION  
SHEET: 1 OF 1  
DRAWN BY: ADP  
CHECKED BY: ADP  
SCALE: AS SHOWN

**CITY OF BLANCO**  
**Residential Building Permit Application**  
 300 Pecan Street P.O. Box 750  
 Blanco, TX 78606, 830-833-4525

**PERMIT NUMBER \_\_\_\_\_ FOR INSPECTIONS CALL 877-837-8775**  
**EMAIL TO: UTILITIES@CITYOFBLANCOTX.GOV**

\*\*\* NO WORK IS TO BE STARTED PRIOR TO ISSUANCE OF A PERMIT TO AVOID BEING SUBJECT TO FINES. \*\*\*

\*\*\*Application shall not be accepted and processed until all requested information is submitted.\*\*\*

**PROJECT SQUARE FOOTAGE:** 468,943      **PROJECT NAME:** Blanco River Run Subdivision (Concept Plan & Final Plat)

**PROJECT ADDRESS:** River Run (C.R. 112)

**PROJECT TYPE: PLEASE CHECK ALL THAT APPLY:** NEW     ADDITION     REMODEL     FINISH OUT     PLUMBING

     MECHANICAL       ELECTRICAL

OTHER, SPECIFY: \_\_\_\_\_

**SCOPE OF WORK:** Preliminary Plat and Final Plat for proposed Blanco River Run Subdivision      **SQ. FT.:** 468,943

**IF SUBJECT TO TDLR REVIEW, REGISTRATION NUMBER PRIOR TO PLAN SUBMITTAL:** \_\_\_\_\_

**OWNER NAME:** Tejas Heritage Homes, LLC      **PHONE:** 512-517-3485

**ADDRESS:** 7401 W. Hwy. 71, Ste. B160      **CITY, STATE ZIP:** Austin, TX 78735

**CONTACT NAME:** John Doucet      **ALT. PHONE:** \_\_\_\_\_

<b>Engineer:</b> Doucet	<b>Contact Person:</b> Joe Grasso, PE	<b>Phone Number:</b> 512-583-2636
<b>Engineer email address:</b>	jgrasso@doucetengineers.com	
<b>Architect:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>General Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>General Contractor email address:</b>		
<b>Mechanical Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>Electrical Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>Plumbing Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

All sub-contractors must apply for application (plumbing, electrical, mechanical, etc. ) at City Hall. Applications for sub-contractors are \$50.00 in addition to building permit application fee and all licensing information must be provided.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature:

Date: 7/17/2023

THIS PORTION FOR OFFICE USE ONLY

**PAYMENT OF THE PLAN REVIEW FEE IS EXPECTED WHEN APPLICATION IS SUBMITTED**

---

## PERMIT APPLICATION REQUIREMENTS

1. Two (2) copies of a formal, scaled plot plan of the property showing all easements and dimensions to property lines.
2. Two (2) copies of the complete plans of the project, including framing and roof plan, and civil plans. (The building Official is authorized to waive the submission of construction documents and other data to be prepared by a registered design professional if it is found that the documents submitted clearly show that the proposed project complies with the 2015 International Building Codes).
3. Two (2) copies of the engineered foundation plans, to include: both the cable details and the beam details must show the engineers seal, date, signature and location of the project.
4. **Digital PDF versions of the submittal documents specified in items 1, 2, and 3 above.**
5. A form survey will need to be at the job site.
6. A COMcheck Energy Letter needs to be submitted and is available at [www.energycodes.gov](http://www.energycodes.gov).
7. Original and one copy of the permit application.
8. One copy (1) of each of the above will be returned to the builder and must be retained at the job site, in a waterproof container, and available for all inspections.
9. **A driveway permit must be obtained from the City of Blanco in conjunction with a Commercial Building permit, *excluding gated communities, State roads, and finish out projects.* In addition, driveway must be completed prior to the final inspection of the building project. (\$125.00 application fee with a \$500.00 deposit. Deposit is refundable after the final driveway inspection). A Pre-Pour Inspection must take place before a driveway is poured. A Pre-Pour Inspection constitutes a Final Driveway Inspection. Failure to complete a Pre-Pour Inspection shall result in deposit not being refunded.**
10. **ALL REASIDENTIAL PLANS MUST HAVE A TREE PLOT PLAN SUBMITTED WITH THE PERMIT APPLICATION IF TREES ARE BEING REMOVED.**
11. No structure (including wells) can be built within the property setback.

*Note: If a septic system is required for this project a permit must be obtained from the Blanco County Engineer's Office (ph. (830) 868-2117 [inspector@co.blanco.tx.us](mailto:inspector@co.blanco.tx.us)). A copy of the septic permit must be retained on site with the building permit.*

### SECTION 1: GENERAL PROVISIONS

1. **No work of any kind may start until a permit is issued.**
2. The permit may be revoked if any false statements are made herein. If revoked, all work must cease until permit is re-issued.
3. All construction waste and/or disposal services must be provided by Progressive Waste [www.wasteconnections.com](http://www.wasteconnections.com) (800) 307-4374.
4. The permit will expire if no work is commenced within 180 days of issuance.
5. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
6. A Certificate of Occupancy Application and a Fire and Life Safety Registration Form are required prior to scheduling final inspections.
7. Applicant hereby gives consent to the City Secretary or his/her representative to make reasonable inspections required to verify compliance.

THE APPLICANT CERTIFIES THAT ALL STATEMENTS HEREIN AND ATTACHMENTS TO THIS APPLICATION TRUE AND ACCURATE ARE TO THE BEST OF MY KNOWLEDGE.

  
\_\_\_\_\_  
APPLICANT SIGNATURE

7/17/2023

\_\_\_\_\_  
DATE OF APPLICATION

Joe Grasso, PE

\_\_\_\_\_  
APPLICANT PRINTED NAME

**SECTION 2: DESCRIPTION OF WORK**

**A. STRUCTURAL DEVELOPMENT**

ACTIVITY

- New Structure
- Addition
- Alteration
- Relocation
- Demolition
- Replacement

**B. OTHER DEVELOPMENT ACTIVITIES**

- Clearing     Fill    Mining     Drilling     Grading
- Excavation (except for structural development checked above)
- Watercourse Alteration (including dredging and channel modifications)
- Drainage Improvements (including culvert work)
- Road, street, or bridge construction
- Subdivision (new or expansion)
- Individual water or sewer system
- Other (specify):

**SECTION 3: FLOODPLAIN DEVELOPMENT**

1. The proposed development is located on FIRM Panel No. 48031C0110C , Dated 2/06/1991
2. The proposed development:
  - Is NOT** located in a Special Flood Hazard Area (No Floodplain Development permit is required)
  - Is partially** located in the Special Flood Hazard Area, but building/development is **not**.  
*\*\*\* In this event, the owner/contractor must provide a building elevation certificate obtained only from a certified Land Surveyor, Engineer, or Architect authorized by law to certify elevation information.*
  - Is located** in a Special Flood Hazard Area - FIRM zone designation is  
*100-Year flood elevation at the site is: \_\_\_\_\_ ft. NGVD (MSL)  Unavailable*  
*\*\*\* In this event, the owner, contractor must provide a building elevation certificate obtained only from a certified Land Surveyor, Engineer, or Architect authorized by law to certify elevation information.*
  - Is located in the floodway** - FBFM Panel No. \_\_\_\_\_ Dated: \_\_\_\_\_  
 (If different from the FIRM panel and date)
  - See **Section 4** for additional instructions.

  
Signature

7/17/2023  
Date

**SECTION 5: PERMIT DETERMINATION** (To be completed by City Personnel)

I have determined that the proposed activity:      A.  Is      B.  Is not      in conformance with  
the City's Flood Damage Prevention Ordinance.

Signed

Date

**If Box A is checked:** City personnel may issue a building permit upon payment of the designated fees.  
**If Box B is checked:** City personnel will provide a summary of deficiencies to the applicant. Applicant may revise and resubmit the application to the City or may request a variance from the City Council.

Accepted by:

Date:

**NEW BUSINESS**

**ITEM #4**



# City of Blanco

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

STAFF REPORT: 10/10/23

DESCRIPTION: Request from Ryan and Eric Moses for sewer service or to be de-annexed

ANALYSIS: Estimated cost to put in the forcemain is \$33,570 and the engineering is \$20,750. Administration's suggestion would be to not do an engineering plan because this is a force main and not gravity but to add about \$6,000 for any possible engineering that may occur. Cost about \$40,000.

Options:

1. Provide sewer but require applicant to pay all costs associated with getting the sewer to said applicant.
2. Provide the sewer but require a cost sharing agreement and timeline to bring sewer service.
3. Allow applicant to De-annex property.

FISCAL IMPACT:

RECOMMENDATION: Provide guidance to City administrator to come back to requestor for an agreement on how to proceed with said request.

Dworaczyk Enterprises, LLC  
 DBA Dirt Works  
 711 Ranch Road 32  
 Blanco Texas 78606



Ph# 830-833-2097 Fax# 830-833-1122  
 dirtworks.com Email  
 info@dirtworks.com

City of Blanco  
 Project Location:  
 TO: 14th Street  
 Blanco, Tx 78606

## Estimate

Date	P.O. No.	Project	Terms		
9/15/2023		8578W-Install Sewer Main	50% Down Balance on Completion		
Description		Qty	Cost	Total	
DIRT WORKS TO PROVIDE EQUIPMENT, LABOR AND MATERIALS FOR THE FOLLOWING:  INSTALL 900' OF 4" SCH 40 SEWER MAIN  1. EXCAVATE AT MANHOLE ON 14TH STREET AT 281 TO BORE INTO MANHOLE. TIE IN 4" PIPE  2. UTILIZE EXCAVATOR AND ROCK SAW TO CUT TRENCH UP 14TH STREET FOR PIPING  3. INSTALL SAND FOR BEDDING, PIPE, AND COVER PIPE WITH SAND  4. SAW CUT CONCRETE CROSSING AND REMOVE CONCRETE. EXCAVATE JUST ABOVE EXISTING CULVERTS. INSTALL PIPING, BED WITH SAND. POUR CONCRETE BACK INTO CROSSING AND FINISH OUT  5. BACKFILL REMAINING TRENCHES. HAUL OFF EXCESS MATERIAL AND DRESS UP ALL DISTURBED AREAS  DIRT WORKS IS NOT RESPONSIBLE FOR ANY UNDERGROUND UTILITIES THAT ARE NOT LOCATED PROPERLY OR IMPROPERLY INSTALLED.			33,570.00	33,570.00	
I hereby authorize the above work to commence. I further understand that along with this authorization, a 50% down payment is required to be placed on the schedule. Progress Payments if applicable. Any "extras" will be billed accordingly. Prices are good for 30 days from the date of this estimate. Any balance due past 15 days is subject to finance fees.		<b>Subtotal</b>		\$33,570.00	
		<b>Sales Tax (8.25%)</b>		\$0.00	
		<b>Total</b>		\$33,570.00	
		Accepted by _____			



City of Blanco,

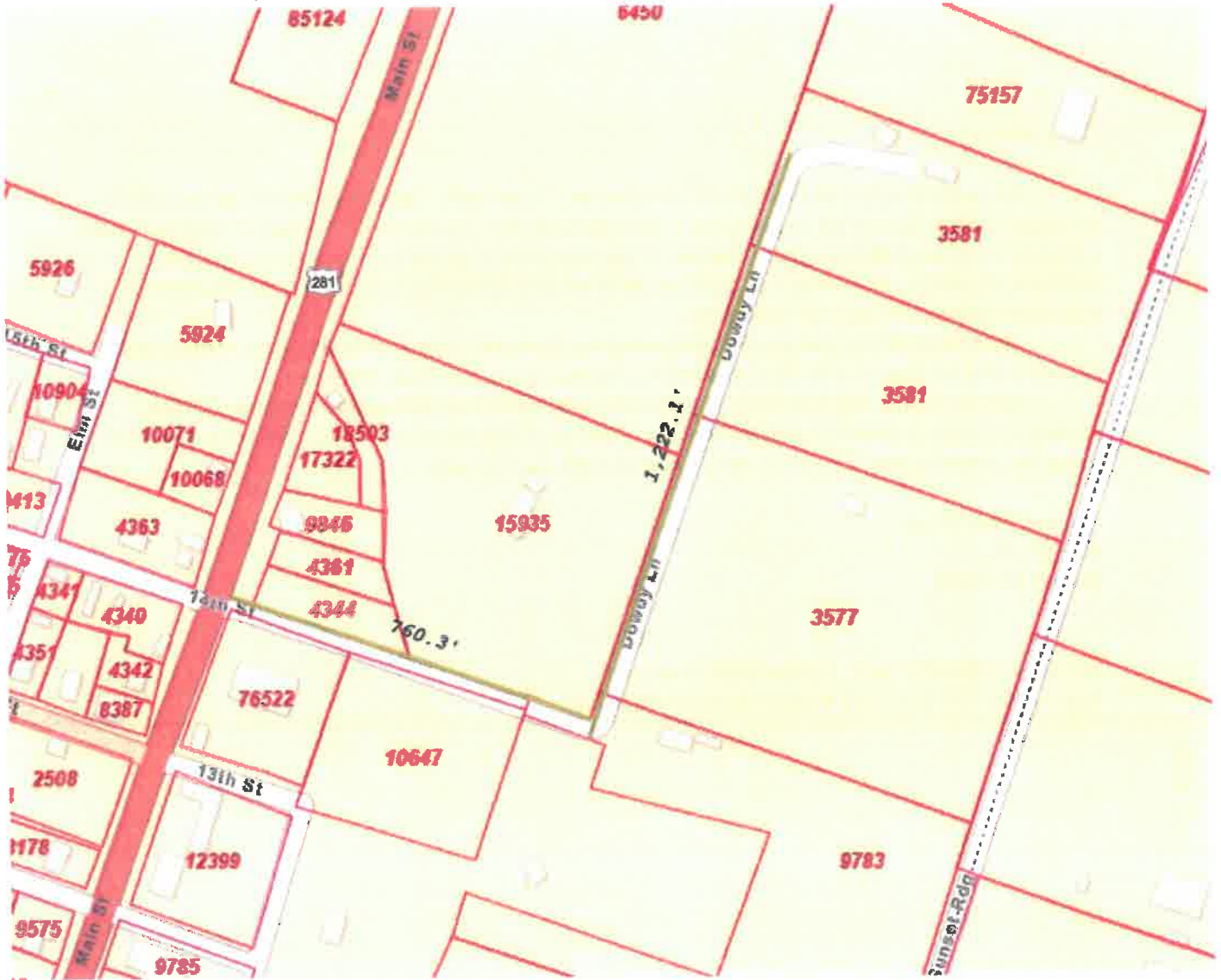
We were annexed into the City of Blanco over 12 years ago. Texas state law requires a city to establish a plan to deliver full city services to the residents that are annexed. The law as read states that a city has 2.5 years to deliver those services. It has now been 12 years and the only city service we receive is city water. City water was provided to us decades before being annexed. No city services have been delivered or offered since then.

The additional services we are demanding are city sewer service as well as road maintenance. We know that it is required by the City of Blanco to provide us with these services.

We are demanding that the City of Blanco either provide us with a plan to deliver full city services or a plan to de-annex us from the City of Blanco within the next 30 days. We are prepared to make this a legal matter if a plan is not presented in the next 30 days.

Eric and Ryan Moses  
400 14<sup>th</sup> St  
Blanco, TX 78606

Eric Moses 830-385-1943 Emoses44@yahoo.com  
Ryan Moses 830-385-5141 Ryanmo36roo@yahoo.com





September 19, 2023

Warren Escovy  
City Administrator  
City of Blanco  
300 Pecan Street  
Blanco, Texas 78606

Re: Proposal for Engineering Services  
Moses Sewer Connection

Dear Mr. Escovy,

Ardurra is pleased to submit this not to exceed lump sum proposal for engineering services to the City of Blanco for the above referenced project.

The scope of the project will include the installation of approximately 900-linear feet of wastewater improvements along 14<sup>th</sup> Street up to the sewer main along Hwy 281. The tasks will include design, bidding and construction phase services. The fee does not include any coordination with TxDOT, permit fees, publishing fees, or boring under TxDOT right-of-way.

Per the Professional Services Agreement between the City of Blanco and Ardurra approved on April 12, 2022, Attachment "C", Section A: Ardurra Group, Inc. Rate Schedule. Ardurra is proposing to provide the engineering services for a lump sum fee of \$20,750. Attached is a breakdown of the fee.

We look forward to working with you on this important project. If you have any questions or comments, please feel free to contact me at 210-822-2232.

Sincerely,  
Ardurra Group, Inc  
TBPE Firm No. 10053

Byron Sanderfer, P.E., CFM  
Public Works Practice Director- Central Region

Approved:

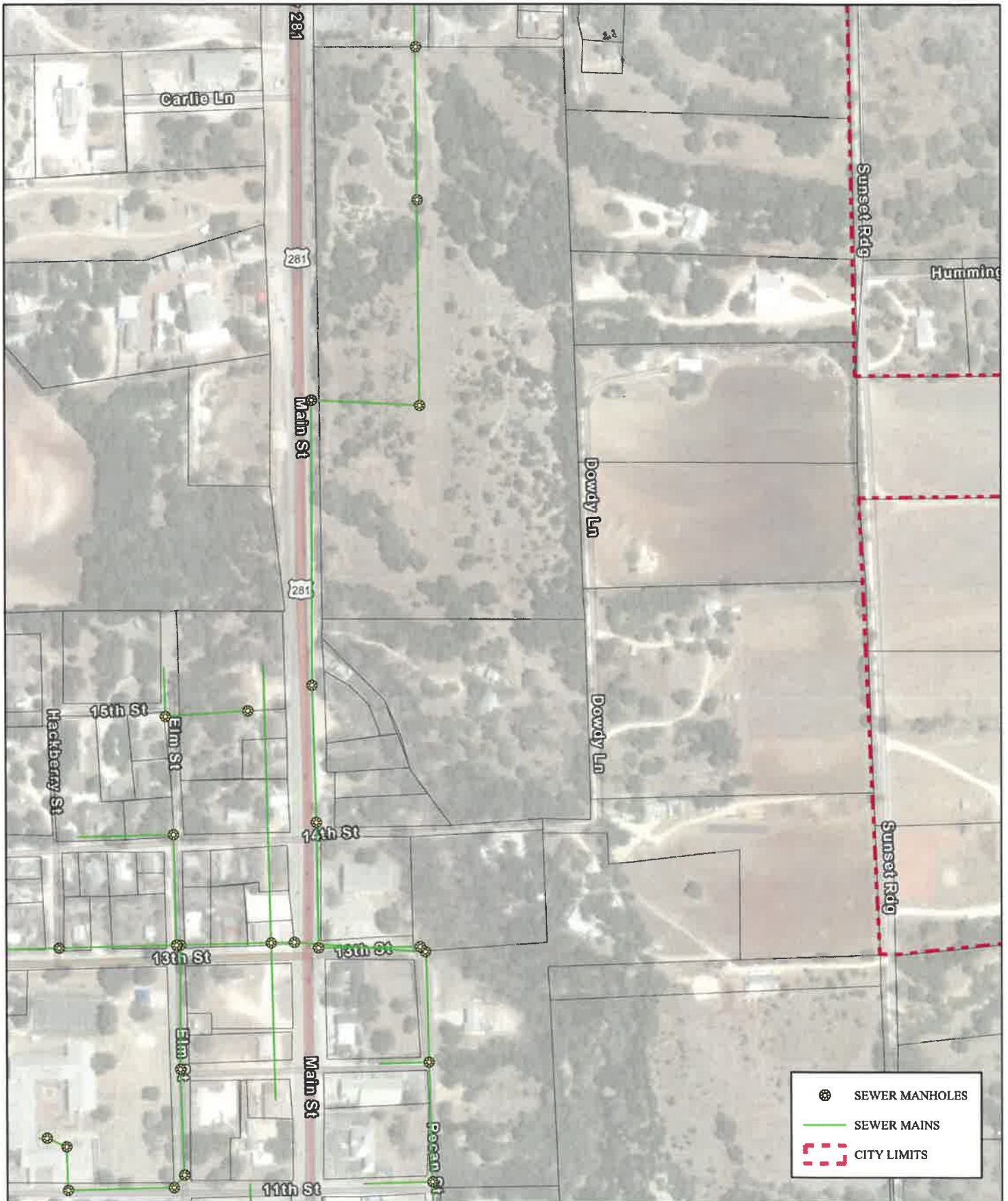
\_\_\_\_\_  
City of Blanco

\_\_\_\_\_  
Date

Attachment: Fee Breakdown

**ATTACHMENT A**

Item No.	FEE ESTIMATE FOR City of Blanco Moses Sewer Connection September 19, 2023	No. Sheets	Senior Prof. Mgr.	Prof. Mgr.	Senior Engineer	Project Engineer	EIT III	Senior CADD Tech	CADD Tech	Professional Surveyor	Surveyor-in-Training	2 Man Crew	Charcal	Total Task Hours	Cost
	<b>Design Phase - Moses Sewer Connection</b>														
	Perform Topographic Survey				16	24	20		20			16		22	\$3,740
	Develop Plans and Specifications				4	6								88	\$11,240
	Bid Phase Services													12	\$1,670
	Coordination with Contractor, Inframark													4	\$720
	QA/QC													4	\$820
	Construction Phase Services													18	\$2,500
	<b>Design Phase Services Total</b>	0	4	16	0	26	36	20	20	2	4	16	0	148	\$20,750



	SEWER MANHOLES
	SEWER MAINS
	CITY LIMITS

### MOSES PROPERTY SEWER EXTENSION



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**CITY OF BLANCO**



**NEW BUSINESS**

**ITEM #5**



# City of Blanco

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

STAFF REPORT: 10/10/23

DESCRIPTION: Request from Larry Brewer

ANALYSIS: Estimated cost for Engineering is \$27,980. Cost associated with actual sewer unknown at this time.

Options:

1. Provide sewer but require applicant to pay all costs associated with getting the sewer to said applicant.
2. Provide the sewer but require a cost sharing agreement and timeline to bring sewer service.
3. Allow applicant to De-annex property.

FISCAL IMPACT:

RECOMMENDATION: Provide guidance to City administrator to come back to requestor for an agreement on how to proceed with said request.









October 2, 2023

Warren Escovy  
City Administrator  
City of Blanco  
300 Pecan Street  
Blanco, Texas 78606

Re: Proposal for Engineering Services  
Brewer Sewer Connection

Dear Mr. Escovy,

Ardurra is pleased to submit this not to exceed lump sum proposal for engineering services to the City of Blanco for the above referenced project.

The scope of the project will include the installation of approximately 700-linear feet of wastewater improvements across HWY 281 and tie into an existing manhole within TxDOT ROW. The tasks will include coordination with TxDOT, design, bidding, and construction phase services for the wastewater improvements. The fee does not include any environmental studies, permitting, utility adjustments, easement documents, permit fees, publishing fees, or oil and gas coordination.

Per the Professional Services Agreement between the City of Blanco and Ardurra approved on April 12, 2022, Attachment "C", Section A: Ardurra Group, Inc. Rate Schedule. Ardurra is proposing to provide the engineering services for a lump sum fee of \$27,980. Attached is a breakdown of the fee.

We look forward to working with you on this important project. If you have any questions or comments, please feel free to contact me at 210-822-2232.

Sincerely,  
Ardurra Group, Inc  
TBPE Firm No. 10053

Byron Sanderfer, P.E., CFM  
Regional Public Works Practice Director

Approved:

\_\_\_\_\_  
City of Blanco

\_\_\_\_\_  
Date

Attachment: Fee Breakdown



**BRAUN & GRESHAM**  
ATTORNEYS AT LAW

August 10, 2023

*Via E-Mail: [cityadmin@cityofblancotx.gov](mailto:cityadmin@cityofblancotx.gov)*

Warren Escovy  
City Administrator  
300 Pecan Street  
Blanco, TX 78606

**Re: Utility Service at 1917 N US HWY 281, Blanco, TX 78606; Zoning Requirements; and Public Information Request**

Dear Mr. Escovy,

My firm has been retained by Tiger Car Wash, property owner of the 4.99-acre real property at 1917 N US Hwy 281, Blanco, TX 78606 (the "Property"). The purpose of this letter is to bring to your attention the lack of full municipal services at the Property, which was annexed into the City of Blanco (the "City") more than seventeen (17) years ago through City Annexation Ordinance No. 353 (see Exhibit "A"). In addition, the Property was rezoned on or about November 15, 2021, to R-5 residential from C-1 Commercial without statutory notice and procedures being followed. Finally, a formal public information request is being presented to the City regarding documentation concerning these matters. Accordingly, please direct all future communications regarding this matter to me.

As you are aware, Ch. 43 of the Tex. Loc. Gov't Code requires municipalities to provide a service plan to guide the integration of newly annexed areas into a municipality's jurisdiction. Section 43.056 describes a list of services that must be provided to annexed areas and establishes a timeline of four and one-half (4 ½) years for those services to be provided. To date, Tiger Car Wash has been paying municipal taxes for a very long time, but the Property remains without wastewater service, which is a required service within Section 43.056(b)(5). As result, demand is made of the City to immediately provide wastewater service to the Property or to voluntarily dissannex the Property from the City's full-purpose jurisdiction. If either of these demands are not satisfied, Tiger Car Wash will seek a writ of mandamus from a court having jurisdiction in order to compel the City to act, in accordance with Tex. Loc. Gov't Code 43.056(l).

Chapter 211 of the Texas Loc. Gov't. Code requires municipalities to comply with a prescribed procedural process and to provide notice of zoning changes to affected property owners in order to provide said owners the opportunity to protest. Here, the Property was reclassified from C-1 Commercial to R-5 High Density Residential Transition without statutory notice being provided to Tiger Car Wash and requisite procedures being followed. Accordingly, Tiger Car Wash will seek declaratory judgment and injunctive relief from a court having jurisdiction unless the City rectifies the illegal rezoning of the Property on its own.

City of Blanco  
August 10, 2023  
Page 2 of 2

Finally, a formal public information request is submitted to the City through this letter. Request is made to produce the following documents:

1. Annexation Service Plan that includes the provision of services to 1917 N US Hwy 281, Blanco, TX 78606;
2. Copies of all rezoning notices provided by the City to Tiger Car Wash and copies of confirmation of delivery and/or receipt;
3. Copies of notices of the public hearings for the rezoning of the 1917 N US Hwy 281, Blanco, TX 78606; and
4. Copies of the records of the procedural process that was followed to rezone the Property, including the records of the meeting minutes from the public hearings of the planning and zoning commission and city council, and the preliminary and final reports from the zoning commission to the city council.

Sincerely,

A handwritten signature in purple ink that reads "Eric L. Gomez". The signature is written in a cursive style with a large, stylized "E" and "G".

Eric L. Gomez  
Attorney for Tiger Car Wash

# Exhibit "A"

ORDINANCE NO. 383

**AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, ANNEXING APPROXIMATELY 31.6 ACRES LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BLANCO, TEXAS, H. EGGLESTON SURVEY 24, ABSTRACT 1, BLANCO COUNTY, TEXAS.**

**WHEREAS,** the City of Blanco, a Type A general law municipality, authorized by the Texas Local Government Code to annex lands contiguous to the city limits and lying within the City's extraterritorial jurisdiction.

**WHEREAS,** a 31.6 acre tract of land, more or less, more particularly described in the field notes and drawing attached hereto as Exhibit A (the "Property") is contiguous to and lies within the extraterritorial jurisdiction of the City of Blanco, Texas;

**WHEREAS,** notice was provided by first class mail to individual property owners located within the described Property and posted in a newspaper of general circulation within Blanco County, Texas, of the City of Blanco's proposed annexation of the Property;

**WHEREAS,** the City of Blanco conducted two public hearings concerning the proposed annexation of the Property;


**WHEREAS,** City-provided services are provided to or are available to individual tracts located within the described Property;

**WHEREAS,** the City Council of the City of Blanco, Texas, finds it in the public interest and in the best interests of the future development of the Property and the surrounding area that it be annexed into the City of Blanco, Texas.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS,** that the Property described on the attached Exhibit A, totaling 31.6 acres, more or less, situated in Blanco County, Texas, is hereby annexed into the City of Blanco, Texas, and from passage of this Ordinance shall be part of the City of Blanco, Texas.

**PASSED AND APPROVED** this the 31 day of JANUARY, 2006, by a vote of 4 FOR and 0 AGAINST with 0 ABSTENTIONS of the City Council of the City of Blanco, Texas.

**THE CITY OF BLANCO**

  
Jim Rodrigue, Mayor

**ATTEST:**

  
Bobbie Mowery, City Secretary

Description of a 31.6 acres, more or less, Annexation to the City of Blanco situated in Blanco County, Texas lying within the Extra Territorial Jurisdiction of the City of Blanco Texas consisting of those tract as follows: (Bearings based on recorded Documents)

1. Tiger Car Wash - 4.99 acre tract recorded in Volume 228, Page 665
2. Charles and Marge Waxler -5.0 acre tract recorded in Volume 128, page 130
3. U. S. Highway 281- 21.61 acres, from the existing City Limits on the west line of u. S. Highway 281 north to the a line across from the existing City Limits on the east side of U. s. Highway 281

Beginning at a point in the west line of U. S. Highway 281 and the east line of the Sheryl Brooks 23.89 acre tract at the northeast corner of Block 13 of the Harrison Heirs Subdivision and the north City Limits Line of the City of Blanco.

Thence in N 20° E. 723 feet, more or less, with the west line of U.S. Highway 281 to a point for the southeast corner of the Tiger Car Wash 4.99 acre tract recorded in Volume 128, Page 130 of the Official Public Records of Blanco County, Texas and the northeast corner of a 9.77 acre tract being the remainder of the Dennis Moore and Kelly Moore 14.77 acre tract.

Thence with the south line of the 4.99 acre tract and the north line of the 9.77 acre tract as follows:

N 84° 06' 51" W. 344.97 feet to an angle point.

N 70° 45' 21" W. 705.15 feet to a point for the southwest corner of the 4.99 acre tract and an interior corner of the 9.77 acre tract.

Thence N 20° 03' 59" E. 205.91 feet to a point in the south line of a 5.00 acre tract conveyed to Sherry Lynn Hawkins and recorded in Volume 312, Page 461 of the Official Public Records of Blanco County, Texas.

Thence with the north line of the 4.99 acre tract and the south line of the 5.00 acre tract as follows:

S 65° 26' 00" E. 105.74 feet to an angle point.

S 77° 16' 00" E. 294.06 feet to a point for the southwest corner of the 5.00 acre Charles Waxler tract.

Thence N 19° 30' 20" E. 336.91 feet to a ½" iron found for the northwest corner of the 5.0 acre tract.

Thence S 71° 03' 05" E. 645.00 feet with the north line of the 5.0 acre tract to a ½" iron pin found in the west line of U.S. Highway 281 for the northeast corner of this tract and being the southeast corner of the Gem of The Hill tract.

Thence N 20° E. 2552 feet, more or less, with the west line of U. S. Highway 281 to an extension of north line of the Jeff and Kimberlea Mayfield 50.67 acre tract to the west.

Thence S 70° E. across U. S. Highway 281 to the northwest corner of the 50.67 acre tract and the existing City Limits of the City of Blanco and covering 31.6 acres of land, more or less.

**NEW BUSINESS**

**ITEM #6**



**NEW BUSINESS**

**ITEM #7**



# City of Blanco

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

## Request to be placed on City Council Agenda:

I, ROONEY TRAIL HILL request to be placed on the Agenda of the City Council Regular Meeting of October (insert date of meeting).

### Agenda Topic/Concern:

231 Relief Route

### Introduction/Background:

update since Tx Dot meet.

### Policy Analysis/Benefit(s) To Citizens:

Regular update

### Long Term Financial & Budget Impact:

TBD

### Recommendation/Proposed Motion:

Discussion

I agree that the information must be submitted to the City Secretary no later than 5:00 pm Tuesday before the meeting date.

Laura Swinson  
Swinson, Laura

**NEW BUSINESS**

**ITEM #8**



# City of Blanco

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

## Request to be placed on City Council Agenda:

I, ROONEY TRAIL KILL request to be placed on the Agenda of the City  
Council Regular Meeting of October (insert date of meeting).

### Agenda Topic/Concern:

Pecan Bottom

### Introduction/Background:

Designated as city Park land

### Policy Analysis/Benefit(s) To Citizens:

Additional green space specifically for children

### Long Term Financial & Budget Impact:

TBD

### Recommendation/Proposed Motion:

Discuss vision, involved parties, next steps

I agree that the information must be submitted to the City Secretary no later than 5:00 pm  
Tuesday before the meeting date.

Smith, Mike

Filed this 24 day of June 20 2002

*P. H. A. M*

021969

KAREN NEWMAN  
County Clerk, Blanco County, Texas

Deed

*[Signature]* Deputy

Date: JUNE  
May 21, 2002

Grantor: RODNEY YATES joined, herein pro forma by his wife, SHERRI YATES

Grantor's Mailing Address:

P.O. Box 1491  
Boerne, Kendall County, Texas 78006

Grantee: CITY OF BLANCO

Grantee's Mailing Address:

P.O. Box 750  
Blanco, Blanco County, Texas 78606

Consideration:

Seven Thousand Seven Hundred Fifty and No/100 Dollars (\$7,750.00), and a charitable gift by Grantor to Grantee in an amount equal to the difference in the fair market value of the Property and the sum of Seven Thousand Seven Hundred Fifty and No/100 Dollars (\$7,750.00).

Property (including any improvements):

BEING: All of Lots No. 2 and 3 in Block No. 12 in the town of Blanco, Blanco County, Texas; and described as follows, to-wit:  
BEGINNING at the S.E. corner of said Block;  
THENCE N. 20 E. 50 vrs with the E boundary line of said block to the S.W. corner of a tract or lot heretofore conveyed to R.W. Bindseil by Charles R. Christ and wife.  
THENCE N 70 W 66-2/3 vrs with the S boundary line of said Bindseil lot and on the N W corner of lot no. 2 in said block;  
THENCE S 20 W 50 vrs to the S W corner of the original block;  
THENCE S 70 E 66-2/3 vrs to the place of beginning.

Reservations from and Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes for 1998 and prior

years, and taxes for 2002 not prorated but assumed by Grantee, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

*Rodney Yates*  
\_\_\_\_\_  
RODNEY YATES

*Sherrri Yates*  
\_\_\_\_\_  
SHERRI YATES, pro forma

STATE OF TEXAS \*

COUNTY OF BLANCO \*



This instrument was acknowledged before me on this 21 day of May, 2002, RODNEY YATES.

*Carla Ernst*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS \*

COUNTY OF BLANCO \*



This instrument was acknowledged before me on this 21 day of May, 2002, SHERRI YATES, pro forma.

*Carla Ernst*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

Any provision herein which restricts the sale, rental or use of the described property because of a prior lien is hereby acknowledged and hereby released by the undersigned to the Public Records of Blano County Texas on

VOL 0259 PAGE 932

JUN 25 2002



*Karen Newman*  
\_\_\_\_\_  
COUNTY CLERK  
BLANCO COUNTY, TEXAS

**NEW BUSINESS**

**ITEM #9**



# City of Blanco

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

**STAFF REPORT: 10/3/23**

**DESCRIPTION: Build an additional office at City Hall or Byars building**

**ANALYSIS:**

City Administrator occupies the office that the previous Mayor once resided in. At a small City Hall there is only one private office. This request is to improve city hall or the Byars building and add an office for the Mayor.

**FUNDING: Possible funding will be explained in Exec session**

**RECOMMENDATION:**



Byars Building

**cole's**  
Lawn Service  
Hill Country, Texas

**Cole's Lawn Service**  
PO Box 306  
Blanco, Texas 78606  
830-330-0878

ESTIMATE

NAME		City of BLANCO					
ADDRESS		Byars Building 308 PECAN					
				PHONE		DATE	
SOLD BY	CASH	CHECK	CHARGE	C.O.D.	ON ACCT.	PAID OUT	LAYAWAY
QUANTITY	DESCRIPTION				PRICE	AMOUNT	
•	INSTALL NEW WALL w/screws SO IT CAN BE REMOVED + -10'						
	INSTALL NEW RIT 36" x 48" DOOR SHEET ROCK, TAPET TEXTURE						
	INSTALL LIGHT & SWITCH FOR NEW ROOM						
	PAINT TO MATCH -						
	INSTALL 32" DOOR - EXISTING OPENING						
	MATERIALS & LABOR PMT DUE UPON COMPLETION					\$ 3650	00
Received by:					TAX		
					TOTAL		

No. 00307

Thank You

All claims and returned goods  
must be accompanied by this bill

city Hall  
Where Olga  
sits

**Cole's**  
Lawn Service  
Hill Country, Texas

Cole's Lawn Service  
PO Box 306  
Blanco, Texas 78606  
830-330-0878

ESTIMATE

NAME CITY OF BLANCO  
 ADDRESS PECAN ST BLANCO TX 78606  
 PHONE \_\_\_\_\_ DATE \_\_\_\_\_

SOLD BY	CASH	CHECK	CHARGE	C.O.D.	ON ACCT.	PAID OUT	LAYAWAY

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	WALL IN CITY OFFICE		
	16' + - 2x4 WALL		
	w/ 36 Lt Doorsheet Pak		
	texture & paint		
	Trim 1x4 -		
	NO electrical / & WALL		
	will Dead end at exterior		
	window ( From outside		
	people will see the end		
	of our new wall		
	Material & LABOR		4520 <sup>00</sup>

Received by \_\_\_\_\_ TAX \_\_\_\_\_  
 TOTAL 4520<sup>00</sup>

No. 00355

Thank You

All claims and returned goods  
must be accompanied by this bill

**NEW BUSINESS**

**ITEM #10**



# City of Blanco

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

## Request to be placed on City Council Agenda:

1. Laura Swinson request to be placed on the Agenda of the City Council Regular Meeting of October 10, 2023 (insert date of meeting).

### Agenda Topic/Concern:

city administrator contract

### Introduction/Background:

Renegotiate the contract which is coming due

### Policy Analysis/Benefit(s) To Citizens:

cost savings & continuity

### Long Term Financial & Budget Impact:

possible lower expenses / benefit restructure

### Recommendation/Proposed Motion:

Approve a new contract

I agree that the information must be submitted to the City Secretary no later than 5:00 pm Tuesday before the meeting date.

Laura Swinson

**NEW BUSINESS**

**ITEM #11**

**OLD BUSINESS**

**ITEM #1**



# City of Blanco

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

## Request to be placed on City Council <sup>Consent</sup> Agenda:

I, Sasha Prokes request to be placed on the Agenda of the City Council Regular Meeting of Sept 12, 2023 (insert date of meeting).

### Agenda Topic/Concern:

Social Media Policy

### Introduction/Background:

No presentation - just need policy read and approved

### Policy Analysis/Benefit(s) To Citizens:

Policy- benefit to citizen to help keep the citizen informed of current and accurate business.

### Long Term Financial & Budget Impact:

No cost - just policy

### Recommendation/Proposed Motion:

Recommendation to approve Social Media Policy to all staff and mayor and council.

I agree that the information must be submitted to the City Secretary no later than 5:00 pm Tuesday before the meeting date.



300 Pecan Street Blanco, Texas 78606

Origination Date: September 1, 2023

# SOCIAL MEDIA POLICY

## CITY'S SOCIAL MEDIA

### PURPOSE

To convey information from the City to its citizens, to facilitate a sense of community and for residents and businesses to communicate with and obtain information about the City of Blanco online. The City of Blanco encourages the use of social media to reach a broader audience and to encourage citizen participation. **The City website will remain the primary avenue for the release of information.**

### POLICY GUIDELINES

- A. All official City presences on social media sites or services are considered an extension of the City's computer information network and are governed by and subject to the City's Internet Access and Electronic Mail Policy contained in the City's Personnel Policy Manual.
- B. Information collected at this site becomes public record that may be subject to inspection and copying by members of the public, unless an exemption in law exists according to the Texas Public Information Act.
- C. The City reserves the right to remove any content that is not within these guidelines, while retaining said content for the appropriate records retention according to state law.
- D. Content Specifically Prohibited:
  - ☞ Profane language or content;
  - ☞ Any type of political activity;
  - ☞ Solicitations of commerce;
  - ☞ Conduct or encouragement of illegal, improper, or illicit purposes through visual, textual, or auditory posting including but not limited to sexual content or links to sexual content;
  - ☞ Content that is confidential according to the Texas Public Information Act;
  - ☞ Content that promotes, foster, or perpetuates discrimination on the basis of race, creed, religion, gender, marital status, national origin, physical or mental disability, or sexual orientation;
  - ☞ Information or references to the personal addresses, personal telephone numbers, personal e-mail addresses, family members, or other personal information of City officials or City employees;
  - ☞ Commercial promotions or spam;
  - ☞ Information that may tend to compromise the safety or security of the public or public systems;
  - ☞ Links to websites or "pages" of outside vendors that are not related to the purpose of the media site.
- E. Posts on City social media sites by employees must remain professional in tone and be in



good taste. Each City employee is responsible for content they post on social media sites.

F. Content Specifically To Be Included:

- ↳ Indication that the media site is maintained by the City;
- ↳ Contact information for the specific department that created the page, including address and phone number;
- ↳ Departmental media sites must clearly identify the department as a unit of the City of Blanco;
- ↳ A link to the official City website;

G. Employees representing the City via social media must conduct themselves at all times as a representative of the City and in accordance with the City's Personnel Policy Manual. Employees who fail to conduct themselves in an appropriate manner shall be subject to disciplinary procedures up to and including termination of employment. Employees using social media sites, whether as an administrator or as a responder to a posting, will follow these guiding principles:

- Maintain transparency by using your real name and job title, and by being clear about your role in regard to the subject;
- Write and post about your area of expertise, especially as related to the City and your assignments. When writing about a topic for which you are not the City's expert, make this clear to readers;
- Keep postings factual and accurate. If a mistake is made, admit to it, and post a correction as soon as possible;
- Reply to comments in a timely manner, when a response is appropriate. When disagreeing with others' opinions, keep it appropriate and polite—a City employee is to **never** be involved in an argument with a citizen on a City maintained social media site;
- Post meaningful, respectful comments that are on topic;
- Understand that postings are widely accessible, not retractable, and will be around for a long time, so consider content carefully;
- Ensure your comments do not violate the City's privacy, confidentiality, and applicable legal guidelines for external communication. Never comment on anything related to legal matters, litigation, or any parties with whom the City may be in litigation without the appropriate approval;
- Ensure you have the legal right to publish others' material, including photos and articles pulled from other sites. Do not publish photos taken while on the scene of any incident. Respect brand, trademark, copyright, fair use, disclosure of processes and methodologies, confidentiality, and financial disclosure laws. Even when using material from copyright-free sources, include appropriate attributions;
- Make it clear that you are speaking for yourself and not on behalf of the City, unless that is part of your duties with the City. Remember that your postings are ultimately your responsibility.

## **EMPLOYEES' SOCIAL MEDIA**

While the City of Blanco encourages its officials and employees to enjoy and make good use of their off-duty time, certain activities on the part of its officials and employees may become a problem if they have the effect of impairing the work of any official or employee; harassing, demeaning, or creating a hostile working environment for any official or employee; disrupting the smooth and orderly flow of work within the City; or harming the goodwill and reputation of the City of Blanco among its citizens or in the community at large. In the area of social media (print, broadcast, digital,

and online), officials and employees may use such media in any way they choose as long as such use does not produce the adverse consequences noted above. For this reason, the City of Blanco reminds its officials and employees that the following guidelines apply in their use of social media, both **on** and **off** duty:

1. If an official or employee publishes any personal information about themselves, another official or employee of the City of Blanco, a citizen, or a vendor in any public medium (print, broadcast, digital, or online) that:

- Has the potential or effect of involving the official or employee, their co-workers, or the City of Blanco in any kind of dispute or conflict with other officials or employees or third parties;
- Interferes with the work of any official or employee;
- Creates a harassing, demeaning, or hostile working environment for any official or employee;
- Disrupts the smooth and orderly flow of work within the City, or the delivery of services to the City's citizens;
- Harms the goodwill and reputation of the City of Blanco among its citizens or in the community at large;
- Tends to place in doubt the reliability, trustworthiness, or sound judgment of the person who is the subject of the information; or
- Reveals private information;

the official(s) or employee(s) responsible for such problems will be subject to counseling and/or disciplinary action, up to and potentially including termination of employment, depending upon the circumstances.

2. Officials or Employees who conduct themselves in such a way that their actions and relationships with each other could become the object of gossip among others in the City or cause unfavorable publicity for the City of Blanco in the community, should be concerned that their conduct may be inconsistent with one or more of the above guidelines. In such a situation, the employees involved should request guidance from the City Administrator to discuss the possibility of a resolution that would avoid such problems. Depending upon the circumstances, failure to seek such guidance may be considered evidence of intent to conceal a violation of the policy and to hinder an investigation into the matter.

3. Should you decide to create a personal blog or participate in social media, be sure to provide a clear disclaimer that the views expressed in the blog/media site are the author's alone, and do not represent the views of the City of Blanco.

4. All information published on any official or employee blog/media site should comply with the City of Blanco's privacy and/or data policies. This also applies to comments posted on other social networking sites, blogs, and forums. All employees and/or potential employees shall make available access to publicly posted material if requested by his/her supervisor at any time.

5. Be respectful to the City of Blanco's co-workers, citizens, vendors, and partners, and be mindful of your physical safety when posting information about yourself or others on any forum. Describing intimate details of your personal and social life or providing information about your detailed comings and goings might be interpreted as an invitation for further communication - - - or even stalking and harassment that could prove dangerous to your physical safety.

6. Social media activities should be limited as time spent on the telephone or internet as it is when conducting personal business and it should never interfere with work commitments.

7. Your online presence can reflect the City of Blanco. Be aware that your comments, posts, or actions captured via digital, or film images can affect the image of the City of Blanco.

8. Do not discuss City citizens, vendors, issues, or business without express consent.

9. Do not ignore copyright laws or cite and/or reference sources inaccurately. Remember that the prohibition against plagiarism applies online.

10. Do not use any City of Blanco logos or trademarks without written consent. The absence of explicit reference to a particular site does not limit the extent of the application of this policy. If no policy or guideline exists, the City of Blanco's officials or employees should use their professional judgment and follow the most prudent course of action. If you are uncertain, consult your supervisor or manager before proceeding.

11. Do not disclose confidential or proprietary information.

***If an employee has any doubt about posted subject matter, they should not post it.***

### DISCIPLINE

- A. Employees found in violation of any provision of this policy may be subject to disciplinary action, up to and including termination of employment. Where laws are violated, the City may pursue criminal or civil action against the employee.
- B. The policies and guidelines outlined herein also apply to employees posting City-related information on personal (non-City) social media sites.
- C. All department heads are responsible for their subordinates' compliance with the provisions of this policy and for investigating non-compliance.

### DEFINITIONS

- "Social Media" is information content that is intended to facilitate communications, influence interaction with peers and with public audiences, typically via the Internet and mobile communications networks. Types of social media include but are not limited to, instant messaging, blogging, microblogging, picture and video sharing, and wall postings.
- "Social Networking" is the practice of engaging business and/or social contacts by making connections via interactive Web-based applications;
- "Blog" is a web site that contains an online personal journal with reflections, comments, and often hyperlinks provided by the writer;
- "Post" is to display (an announcement) in a place of public view in writing on a social media site.
- "Comment" means a response to a City article or social media content submitted by any person or entity.
- "Link" is short for "Hyperlink" which connects a hypertext file to another location or file; typically activated by clicking on a highlighted word or icon at a particular location on the screen
- "Public Information" is any information collected, assembled, or maintained by the City in the transaction of official business. (Ch552, Texas Government Code)

### DISCLAIMER

This policy is not a contract, and the City reserves the right to make changes to this policy at any time.

Each employee will receive a copy of this policy. Employees are required to read, sign, and return the policy acknowledging receipt to their department head.

**Acknowledging Receipt of Social Media Policy**

I have received my copy of the City of Blanco's Social Media Policy and I have read, and I understand, the information contained herein.

I further acknowledge that disciplinary actions can and will result if I violate this policy. Employees found to be in violation of this policy will be subject to corrective action up to and including termination.

---

**Date**

---

*Employee's Signature*

---

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*Name [Please Print]*

**OLD BUSINESS**

**ITEM #2**

**CITY OF BLANCO**  
**ORDINANCE NO. 2023-O-014**

**FEE SCHEDULE**

AN AMENDMENT TO ORDINANCE 2020-O-011 OF THE CITY OF BLANCO, TEXAS, APPROVING THE STANDARD FEE SCHEDULE FOR ADMINISTRATIVE PERMIT FEES, USE FEES, AND OTHER FEES RELATED TO MUNICIPAL AUTHORIZATIONS AND ACTIVITIES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; RULES; STANDARDS; PROCEDURES; SEVERABILITY; SAVINGS; PUBLICATION AND EFFECTIVE DATE

**WHEREAS**, the City Council of the City of Blanco (“City Council”) seeks to provide for reasonable administrative fees in order to recoup the cost of conducting municipal business on the public’s behalf without unduly relying on taxes; and

**WHEREAS**, the City Council finds that the attached schedule of fees, as amended, is reasonable and prudent in light of the municipal effort and resources that must be expended to operate a regulatory program and provide certain municipal authorizations, permits and approvals; and

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary for the proper carrying out of a power granted to the City; and

**WHEREAS**, the fees approved and instituted by this ordinance are consistent with, and in accordance with, the annual budget for the City.

**NOW, THEREFORE, BE IT ORDAINED by the Blanco City Council:**

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**2. SEVERABILITY CLAUSE**

That is any section, subsection, paragraph, clause, phrase, or provision of this Ordinance shall be judged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or provision thereof, other than the part so decided to be invalid or unconstitutional.

**3. SAVINGS CLAUSE**

That all and any previous fee ordinances shall remain in full force and effect, save and except as amended by this Ordinance.

**4. PUBLICATION CLAUSE**

The City Secretary of the City of Blanco, Texas, is hereby directed to place the information above on the City’s Website and provide all other notice as required by law.

**5. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication.

**6. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED & APPROVED** this, the \_\_\_\_ day of \_\_\_\_\_ 2023 by the City Council of the City of Blanco.

**CITY OF BLANCO:**

\_\_\_\_\_  
Mike Arnold, Mayor

**ATTEST:**

\_\_\_\_\_  
Laurie Cassidy, City Secretary

## ARTICLE A1.000. GENERAL PROVISIONS

### § A1.001. Purpose.

This fee schedule establishes the fees the city is authorized to collect for providing certain services or processing certain requests for approval. Certain fees shall be imposed by other ordinances or state law. The absence of any certain fee from this fee schedule shall not be interpreted to preclude assessment and collection by the city.

(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A2.000. WATER, SEWER AND TRASH RATES AND CHARGES

### § A2.001. Schedule of rates and charges.

(a)

Garbage collection and disposal charges.

The following monthly charges shall be made for the collection and disposal of residential garbage or trash in the city:

(1)

Residential service:

\$14.51 plus tax. **\$17.41(20%)**

(2)

Commercial rate:

\$19.35 plus tax. **\$23.22 (20%)**

(b)

Miscellaneous fees.

(1)

Delinquent fee:

Note: After 3 consecutive delinquent accounts within a year, residential water customers will be charged another deposit fee of \$150.00. Commercial water customers will be charged another deposit fee of \$200.00 after 3 consecutive delinquent accounts.

(2)

Meter re-read fee:

\$20.00 (fee waived if incorrect reading due to employee error or equipment malfunction).

(3)

Pull meter fee:

\$25.00. **\$100**

(4)

After-hours service charge:

\$50.00/hr. One-hour minimum.

(5)



Temporary service connect/disconnect:

\$20.00. **\$50**

(6)

Backflow prevention test: **Customer should be responsible for full cost**

\$80.00 (extra charges may apply for repairs).

(7)

Transfer fee:

\$20.00. **\$25**

(8)

Meter accuracy check fee:

\$30.00.**\$50**

(9)

Reconnection fee from nonpayment:

\$30.00. **\$50**

(10)

Returned check fee:

\$25.00.

(11)

Grease trap application fee: **Not in Inframark Contract**

**\$65.00.**

(12)

Grease trap inspection fee:

**\$75.00.**

(13)

Residential and commercial deposits, connect fee and CSI fee:

(A)

Deposit:

(i)

Deposit for new service shall be in the total amount of \$150.00 whether for water, sewer and garbage and/or any combination thereof. Garbage service only deposit is \$150.00.

(ii)

Refund of deposit shall be made on the termination of service, less any amount owing to the city.

(B)

Residential:

(i)

Connect fee: \$10.00 (nonrefundable).

(ii)

CSI fee: \$35.00 (customer service inspection required by city).

(C)

Commercial:

(i)

Connect fee: \$10.00 (nonrefundable).

(ii)

CSI fee: \$50.00 (customer service inspection required by city).

(D)

Industrial CSI fee: \$75.00.

(E)

There must be a deposit with each meter.

(F)

Any delinquent accounts or nonpayment will have services turned off by the city and water will not be turned back on until a new deposit is secured, and/or the landlord requests sole responsibility for the account. No water service will be turned on without a deposit and the account is paid up to date.

(c)

Residential, commercial, industrial, irrigation meters, multi-family, exempt and special conditions.

(1)

Ordinance 2020-O-006 adopted 6/9/20.

[see also subsection (2)]

### **Water/Sewer Rate Implementation**

Section removed as ordinance was just established of new water rate

Hydrant meter

Bulk rate (no proposed increase)

\$1,500.00 deposit

\$350.00 meter fee

\$7.00 per 1,000 gallons **\$15-\$25 per 1,000 gallons**

(2)

Ordinance 2020-O-0010 adopted 9/8/20 - Adjusted water and sewer rates.

Water and sewer rates shall equal the current rates structure plus 20 percent of the difference between the current rates structure and the recommended rates with depreciation set forth in the schedule A attached to Ordinance 2020-O-0010 (the "adjusted rate").

(3)

Industrial waste permit:

Negotiated per user volume/requirements.

(d)

Other services.

(1)

Reclaimed water sales:

\$10.00 per 1,000 gallons.

(2)

Brush disposal:

\$25.00 per load.

(Ordinance 2019-009 adopted 11/12/19; Ordinance 2020-O-006 adopted 6/9/20; Ordinance 2020-O-0010, secs. 2.1, 2.2(c), 2.2(d), adopted 9/8/20; Ordinance 2020-O-011, amnds. 2, 6, 7, adopted 9/8/20; Ordinance adopting Code)

## § A2.002. Drought response fees.

Charge for reconnection of service after disconnection for violation: \$60.00.  
(Ordinance 2017-O-005, att. E, sec. X, adopted 4/11/17)

## ARTICLE A3.000. MISCELLANEOUS PERMIT FEES

### § A3.001. Miscellaneous permit fees.

Permits and related fees:

(1)

Building permit fee:

See charts in article A4.000.

(2)

Building inspection fee:

\$100.00 (for each inspection required).

(3)

Replacement permit fee (lost or damaged):

\$25.00.

(4)

Residential demolition/moving permit fee:

\$200.00.

(5)

Commercial demolition permit fee:

\$200.00.

(6)

Waiver/variance request fee:

\$300.00 (per variance requested).

(7)

Remodel, electrical, fence, re-roof, plumbing:

\$50.00 plus \$100.00 per inspection.

(8)

Work done without a valid permit:

\$500.00.

(9)

Surface cut permit fee:

Surface cut of any city street other than a curb or gutter: \$300.00 up to 15 LF (linear feet). Anything above 15 LF, additional fee of \$30.00 per linear foot.

(10)

Cutting into curb or gutter:

\$500.00 (excess of more than four (4) inches will incur additional fees to be determined by city staff).

(11)

Requested inspection (not derived from a plan review):

Minimum \$100.00.

(12)

Street closure permit fee (includes up to 20 cones and 4 barricades):

\$175.00.

(13)

Temporary food permit fee:

\$100.00.

(14)

Mobile food vendor fee:

\$50.00.

(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A4.000. BUILDING PERMITS, INSPECTIONS AND RELATED FEES

### § A4.001. Building permits, inspections and related fees.

Permits, inspections and related fees:

(1)

Single-family, commercial and multi-family building permit fees:

(A)

Single-family dwelling construction building permit fees:

Includes fees for building permit, inspections and plan review for new construction. Includes move-in of existing dwelling, enlargement, remodel, alteration, finish-out, major repair, enclosing garage, carport, deck, balcony, porch, swimming pool, hot tub, spa, etc., and electrical, mechanical, and plumbing work.

Square Footage of Project	Fees
0-1,500 SF	\$1,200.00
1,501-10,000 SF	\$1,200.00 for the first 1,500 SF plus \$1.00 for each additional SF to and includ
Over 10,000 SF	\$7,500.00 for the first 10,000 SF plus \$1.00 for each additional SF over 10,000

(B)

Commercial and multi-family construction building permit fees:

Includes fees for building permit, inspections and plan review.

Square Footage of Project	Fees
0-1,500 SF	\$1,800.00
1,500-10,000 SF	\$1,800.00 for the first 1,500 SF plus \$1.00 for each additional SF to and includ

(2)

Contractor registration fees:

(A)

Building, mechanical, electrical, plumbing, fuel gas and similar: \$200.00 per trade per year.

(B)

Other project types not listed above: \$260.00 per trade.

(3)

Industrial construction building permit fees

(including fees for building permit, inspections and plan review):

0-1,500 SF	\$2,500.00
1,500-10,000 SF	\$2,500.00 for the first 1,500 SF plus \$1.00 for each additional SF to and including 10,000 S
Over 10,000 SF	\$9,000.00 for the first 10,000 SF plus \$1.00 for each additional SF over 10,000 SF

(4)

Certificate of occupancy:

(A)

New business: \$300.00.

(B)

Existing business (name change only): \$25.00.

(5)

Formal permit determination letter:

\$25.00.

(6)

Civil-site plan review fees:

Civil-site plan review, including, but not limited to, drainage, grading, paving, erosion and sedimentation control, and access improvements associated with nonresidential building permit requests:

(A)

Base fee: \$1,000.00 when no on-site detention is proposed.

(B)

Base fee: \$2,000.00 when on-site detention is proposed. **Fee is to be cost of City's engineer plus 10% administrative fee**

(C)

Supplemental fee: Actual cost for expenses incurred by the city in excess of the base fee.

(D)

Any review, authorization, approval, inspection, or actual cost of permit not otherwise provided for.

(7)

Health code inspection fees:

(A)

Health code inspection: \$250.00.

(B)

Reinspection due to failed inspection: \$250.00.

(8)

Fire code plan review fees - Fire alarm system and fire sprinkler system:

Less than 1,000 SF	\$275.00
1,001-2,000 SF	\$375.00
2,001-3,500 SF	\$500.00
3,501-7,000 SF	\$650.00
7,001-10,000 SF	\$900.00
10,000 and up	\$1,200.00 plus 0.50 for each additional SF

(9)

Fire code inspection fees - Fire alarm system and fire sprinkler system:

Less than 1,000 SF	\$625.00
1,001-2,000 SF	\$875.00
2,001-3,500 SF	\$1,200.00
3,501-7,000 SF	\$1,500.00
7,001-10,000 SF	\$2,200.00
10,000 and up	\$2,200.00 plus 0.75 for each additional SF

Reinspection due to failed inspection: Actual

(10)

Single-family residential fire services fees:

(A)

Fire code plan review services: \$300.00.

(B)

Fire code inspection services: \$500.00.

(11)

Fire underground:

(A)

Fire code plan review: \$300.00.

(B)

Fire code plan inspection: \$400.00.

(12)

Fire extinguisher suppression system:

(A)

Per permit, one inspection: \$600.00.

(B)

Each inspection: \$200.00.

(13)

Fire certificate of occupancy inspections

(minimum one hour per inspection): \$300.00.

(14)

Annual fire safety inspections:

(A)

Day care, foster home, commercial business (each inspection and re-inspection per location): \$200.00.

(B)

Nursing home/assisted living/school (each inspection and re-inspection per location): \$350.00.

(15)

Underground/above-ground fuel storage tanks:

(A)

Fire code plan review: \$500.00.

(B)

Fire code inspection: \$600.00.

(16)

Site plan:

(A)

Fire code plan review: \$400.00.

(B)

Fire code plan inspection: \$400.00.

(17)

Tree preservation permit

(if not associated with building permit):

(A)

\$250.00 plus \$10.00 per acre of preservation site.

(B)

Tree preservation in lieu: \$250.00 per caliper inch.

(18)

Official floodplain determination letter:

\$100.00.

(A)

Elevation certificate review (when property is located within the floodplain, but proposed building/development is not): \$250.00.

(B)

Full floodplain development permit review (when property and proposed building/development is located within the floodplain):

(i)

Base fee: \$800.00 (includes a maximum of four hours of review time). **Fee is to be cost of City's engineer plus 10% administrative fee**

(ii)

Supplemental fee: Actual cost for all outside consultant review time required in excess of four hours.

(19)

Driveway permit fee:

(1)

Base fee: \$150.00.

(2)

\$500.00 deposit required (refundable at completion).

(20)

Miscellaneous fees:

(1)

Inspection outside of normal business hours: Actual cost.

(2)

Inspection for which no fee is specifically indicated: Actual cost.

(3)

Variance to building code, per provision from which a variance is sought: \$500.00.

(4)

Appeal of building code determination: \$500.00.

(5)

General contractors licensing fee: \$150.00 + \$100.00 annual renewal fee.

(6)

Subcontractor licensing fee: \$50.00 + \$25.00 annual renewal fee.  
(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A5.000. SIGNS

### § A5.001. Signs.

(a)

Sign permit application fees for awning, canopy, community service, ingress/egress, monument, wall signs and other non-temporary signs (based on total sign area):

0 to 12 square feet

Over 12 square feet to 16 square feet

Over 16 square feet to 24 square feet

Over 24 square feet to 32 square feet

Over 32 square feet to 48 square feet

Over 48 square feet to 64 square feet

(b)

Sign permit application fee for single banners, construction/development, real estate, special events and other temporary signs: \$50.00. Signs that include lighting shall also be subject to an electrical inspection fee.

(c)

Permit application fee for annual banner permit (includes 4 banners): \$100.00.  
(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A6.000. DEVELOPMENT PLAN REVIEW AND SUBDIVISION FEES



## § A6.001. Development plan review and subdivision fees.

Development agreements, plan review, subdivisions, plats and related fees:

(1)

Development agreement or PDD zoning:

5 acres

5-10 acres

10-15 acres

15-20 acres

Over 20 acres

Note: Additional fees may apply according to size of development and number of buildings. These costs do not include the costs for zoning, platting, or other costs related to construction unless specifically outlined in the development agreement. If a property applies for both a development agreement and PDD zoning, the developer will have to pay both costs unless agreed to in writing.

(2)

Development agreement or PDD zoning amendment:

\$1,000.00.

\$2,000.00 + \$100.00 per acre

(3)

Requests for creation of any special district related to infrastructure financing:

\$15,000.00.

(4)

Master development plan:

(A)

Base fee: \$1,250.00 + \$5.00 per acre.

(B)

Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.

(5)

Preliminary plats: **Concept plan (No prelim plat in UDC)**

(A)

Base fee: \$1,250.00 + \$5.00 per acre.

(B)

Plus per lot fee for single-family: \$15.00.

(C)

Per acre fee for non-single-family: \$30.00.

(D)

Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.

(6)

Final plats:

(A)

Base fee: \$1,250.00.

(B)

Plus per lot fee for single-family: \$15.00.

(C)

Per acre fee for non-single-family: \$30.00.

(D)

Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.

(7)

Amending plats:

(A)

Base fee: \$750.00.

(B)

Plus per lot fee for single-family: \$15.00.

(C)

Per acre for non-single-family: \$30.00.

(D)

Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.

(8)

Replats:

(A)

Base fee: \$750.00.

(B)

Plus per lot fee for single-family: \$15.00.

(C)

Per acre for non-single-family: \$30.00.

(D)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.

(9)

Amendment to plat:

(A)

Amendment to plat: \$500.00.

(B)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.

(10)

Variance to subdivision requirements:

(A)

For each provision for which a variance is sought: \$750.00.

(B)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.

(11)

Any review, authorization, approval, inspection, or permit not otherwise provided for:

Actual cost.

(12)

Tier 1 drainage analysis review:

(A)

Base fee: \$750.00. Fee is to be cost of City's engineer plus 10% administrative fee

(B)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.

(13)

Tier 2 drainage analysis review:

(A)

Single-family residential:

(i)

Small (0-5 acres) base fee: \$1,500.00. Fee is to be cost of City's engineer plus 10% administrative fee

(ii)

Large (5+ acres) base fee: \$2,500 + \$10.00 per acre.

(B)

Commercial/industrial/multi-family:

(i)

Small (0-5 acres) base fee: \$1,750.00.

(ii)

Large (5+ acres) base fee: \$2,500 + \$10.00 per acre.

(C)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.

(14)

CLOMAR/LOMAR review:

(A)

Base fee: \$3,500.00.

(B)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.

(15)

Minor traffic impact analysis (TIA) review:

(A)

Base fee: \$1,250.00. Fee is to be cost of City's engineer plus 10% administrative fee

(B)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.

(16)

Major traffic impact analysis (TIA) review:

(A)

Base fee: \$2,500.00. Fee is to be cost of City's engineer plus 10% administrative fee

(B)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.  
Any review, authorization, approval, inspection, or actual cost of permit not otherwise provided for.

(17)

Subdivision improvement construction plan review for more than one type of infrastructure

(includes the entire limits of construction):

(A)

Base fee: \$2,500.00.

(B)

Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.

(18)

Subdivision improvement construction plan review for individual infrastructure

(not to exceed the fee for more than one type of infrastructure): Base fee \$1,250.00 plus \$5.00 per linear foot of each infrastructure improvement.

(19)

Subdivision improvement construction inspections per inspection:

\$50.00 base fee + \$2.00 per linear foot of each infrastructure improvement to be inspected.

(20)

Subdivision improvement construction inspections for multiple inspections:

\$50.00 base fee + \$2.00 per linear foot of each infrastructure improvement to be inspected.

(21)

Subdivision improvement construction cost estimate review

(when associated with city acceptance of surety):

(A)

\$700.00 base fee (includes a maximum of four hours of outside consultant review time).

(B)

Supplemental fee: Actual cost for all outside consultant review time required in excess of the hours included in the base fee.

(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A7.000. ZONING FEES

### § A7.001. Zoning fees.

Zoning fees:

(1)

Special use permit application fee:

\$500.00.

(2)

Zoning classification change request fee:

\$500.00 per lot, tract, or parcel.

(3)

Waiver/variance/special exception request fee:

\$500.00 per variance/waiver/special exception requested.

(4)

Zoning ordinance amendment request fee:

\$500.00 per request.

(5)

Grandfathered status determination letter fee:

\$250.00 per request.

(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A8.000. REIMBURSEMENT FOR CONSULTANT EXPENSES

### § A8.001. Reimbursement for consultant expenses.

Reimbursement for consultant expenses for site development, development agreements, plats, land use, and other applications:

(1)

The applicant is required to pay all associated costs prior to receiving a permit, regardless of city approval. Any project that starts construction without a permit is subject to penalty as described in the UDC.

(2)

Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, lighting consultants, and others, as required.

(3)

Associated costs will be billed at cost plus 10% to cover the city's additional administrative costs.

(4)

Professional services fees: In situations where the city secretary or city treasurer anticipates the city's out-of-pocket expenses for professional services related to review of an application will exceed the amount recouped by the imposition of standard fees, the city shall require the applicant to pay a deposit of \$1,000.00 to \$10,000.00. Examples of such projects may include (but are not limited to) voluntary annexations, subdivision plats, rezoning requests, and planned development districts. The deposit shall solely be applied to payment of professional services by engineers, attorneys, surveyors, architects, landscape architects, lighting consultants, etc., that are specifically and directly related to the applicant's proposed project. Payment of this deposit shall be an express condition of the city's review of and determination upon the application. Payment of the deposit does not guarantee approval of the application. Nor does payment of the deposit create a client relationship between the applicant and the professional services provider. Deposit funds shall not be expended by the city on code enforcement activities. The deposit shall be replenished upon depletion within 30 days of being notified by the city in writing. Unused account balances shall be reimbursed to the applicant or applied to future permit applications, at the applicant's discretion.

(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A9.000. PUBLIC WORKS DEPARTMENT

## § A9.001. Public works department.

(a)

Water and sewer.

(1)

Water and sewer tap fees:

(A)

Water tap charges:

Water service connection inside the city will be \$1,200.00 **\$1500 (current cost for tap is \$1260 for parts)/short tap** (\$1,750.00 **\$2050** outside the city limits) for installation of a standard 5/8" - 3/4" meter from the city main. Any other size meter will be charged to the consumer at the actual cost of the meter, labor and material. However, the actual cost shall not be less than the amount set forth in the first sentence of this subsection. **Long tap \$2,000 with outside city \$2550.**

(B)

Sewer tap charges:

Sewer service connection inside the city will be \$1,200.00 **\$1500 (current cost for tap is \$1260 for parts)/short tap** (\$1,750.00 **\$2050** outside the city limits) for installation of a standard 4" service tap at the city main. Any other size tap will be charged to the consumer at the actual cost of the tap, labor and material. However, the actual cost shall not be less than the amount set forth in the first sentence of this subsection. **Long tap \$2,000 with outside city \$2550.**

(2)

New meter (customer request):

Sold at cost to city with additional fees for installation.

(3)

Hose bib vacuum breakers (with CSI):

\$8.00. **\$10**

(4)

Pressure reducing valves:

Sold at cost to city with additional fees for installation.

(5)

Hydrant meter for bulk water deposit:

\$1,500.00.

(6)

Hydrant meter bulk water:

\$350.00 monthly + \$7.00 **\$15-\$25** per 1,000 gallons of usage.

~~(7)~~

~~City standpipe bulk water:~~

~~\$25.00 per 1,000 gallons.~~

~~(8)~~

~~City well bulk water:~~

~~\$15.00 per 1,000 gallons.~~

(9)

Hydrant meter relocation fee:

\$50.00. **\$100**

(b)

City property.

(1)

Illegal connection/theft of services fee:

\$1,000.00 (plus possible criminal charges brought by the city).

(2)

Meter tampering fee:

\$500.00.

(3)

Broken meter lid fee:

\$35.00. **\$50 if customer's fault**

(4)

Meter box replacement:

\$50.00. **\$100**

(5)

Broken sewer clean-out fee:

(A)

4": \$40.00.

(B)

6"+: \$80.00.

(6)

Fire hydrant damage:

\$250.00 plus any additional charges for replacement or repair.

(7)

Water/wastewater main damage:

(A)

\$500.00 initial fine.

(B)

Cost of repair.

(C)

Water loss at \$25.00 per 1,000 gallons.

(8)

Fence damage:

\$350.00 plus additional charges for replacement or repair.

(9)

Sign damage:

\$100.00 plus additional charges for replacement or repair.

(10)

Street damage:

Actual cost of replacement or repair.

~~(11)~~

~~Traffic barricade deposit:~~

~~\$50.00 each.~~

~~(12)~~

~~Traffic cone deposit:~~

~~\$20.00 each.~~

(13)

Equipment charge for repair:

\$100.00/hour per tractor.

(14)

Personnel charge for repair:

\$50.00/hour per man.

(15)

Sewer cleanout boot replacement:

\$250.00.

(16)

Other damage:

Any other damage to city property will be calculated on a case-by-case basis.

(c)

Water tower rental fees for communication: ~~City Admin to review that contract is up to date~~

\$1,000.00 per month, per provider, 3-year contract.

(d)

Cielo Springs infrastructure fee:

~~\$20.00. Water lines in Cielo Springs cost PW approximately \$15,000.00 annually. \$15.00 of the fee would cover the annual repairs, while the additional \$5.00 would feed a CIP for future replacement. (Ordinance 2019-009 adopted 11/12/19; Ordinance 2020-O-0010, sec. 2.2(a), (b), adopted 9/8/20; Ordinance 2020-O-011, amnds. 1, 3, 4, 8, adopted 9/8/20) Rate Order that Council approved included a \$16.12 upcharge for all service connections outside the City.~~

## ARTICLE A10.000. MISCELLANEOUS FEES

### § A10.001. Copies and notary service.

(a)

Copies:

(1)

Black and white, 8 x 11: \$0.10 per page.

(2)

Color, 8 x 11: \$0.50 per page.

(b)

Notary:

\$5.00 per signature page.

(Ordinance 2019-009 adopted 11/12/19)



## § A10.002. Municipal court fees.

(a)

Technology fund fee: \$4.00.

(b)

Security fund fee: \$3.00.

(Ordinance 2005-339 adopted 6/14/05; Ordinance 2005-340 adopted 6/14/05)

## § A10.003. Golf cart registration permit.

A golf cart registration permit application shall be accompanied by a permit fee of \$100.00 for first-time applicants and \$25.00 for annual renewals thereafter.

(Ordinance 389, sec. 5, adopted 9/13/11)

## ARTICLE A11.000. BUSINESS RELATED FEES

### § A11.001. Alcoholic beverage permits.

Annual fees in the amount of one-half (1/2) of the state annual fees are levied on the holders of mixed beverage permits, mixed beverage late hours permits and caterer's permits under the Texas Liquor Control Act for each year such permits are in effect after the third year of the existence thereof.

(Ordinance 185 adopted 3/24/75)

### § A11.002. Solicitor's permit.

An application fee of \$25.00 is required for each solicitor to cover the cost of processing the application.

(Ordinance 2010-386, sec. 5, adopted 8/17/10)

### GARAGE SALE PERMIT

Had been charged at \$50. Reduce to \$5.

### § A11.003. Permit for sale of fireworks.

The fee for a permit to sell or offer for sale fireworks shall be \$250.00.

(Ordinance 2016-O-002, sec. 4, adopted 5/10/16)

## ARTICLE A12.000. ANIMAL CONTROL FEES

### § A12.001. Permit for keeping livestock.

~~There shall be an application fee of \$10.00 for a permit to own or control livestock.~~

~~(Ordinance 393, sec. 4, adopted 5/8/12)~~

**OLD BUSINESS**

**ITEM #3**



### CHANGE ORDER


<b>TO:</b>	<b>Byron Sander, P.E, FM, LEED AP BD+C</b>		<b>CO #</b>	<b>09</b>
	Ardurra		<b>DATE</b>	8/14/2023
	8918 Tesoro Drive Suite 401		<b>PROJECT NAME</b>	Blanco WTP
	San Antonio, Texas 78217		<b>PROJECT #</b>	1309

#### Dark Sky Lights

<b>Cost Summary:</b>	Material	\$	-
	Subcontract	\$	1,645.00
	Labor	\$	549.90
	Subsistance	\$	-
	Equipment	\$	-
	General Conditions	\$	-
	Tax, Profit, Bond	\$	211.93
	<b>Total</b>	<b>\$</b>	<b>2,406.83</b>
	<b>Days Required</b>		<b>TBD</b>

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

	8/14/2023
Contractor Signature	Date
_____	_____
Engineer Signature	Date
_____	_____
Owner Signature	Date



## Notes

Furnish and install 3 wall pack full cut off light shields inside 3 of the wall pack lights on the main buildings.

## Inclusions

1. 3 - Wall Pack Cut Off Light Shields

## Exclusions

1. Replacement of lights
2. Meet Dark Sky Ordinance Guidelines



### Materials

Material	Unit	Qty	UNIT COST	Total
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Subtotals</b>				<b>\$ -</b>
			<b>Tax</b>	0.00% <b>\$ -</b>
			<b>Material Overhead &amp; Profit</b>	15% <b>\$ -</b>
			<b>Bid Bond</b>	2% <b>\$ -</b>
			<b>Grand Total</b>	<b>\$ -</b>

### Subcontract

Description	Unit	Qty	UNIT COST	Total
Trac-N-Trol	LS	1	\$ 1,645.00	\$ 1,645.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Subtotals</b>				<b>\$ 1,645.00</b>
			<b>Tax</b>	0.00% <b>\$ -</b>
			<b>Sub Markup %</b>	5% <b>\$ 82.25</b>
			<b>Bid Bond</b>	2% <b>\$ 34.55</b>
			<b>Grand Total</b>	<b>\$ 1,761.80</b>



### Labor Calculation

Labor Description	# Emp	Days	UNIT COST		TOTAL COST			Total	
			Daily Rate	Burden (%)	Labor Cost	Overtime (hr)	Total Overtime		
Supervision			\$ -	30%	\$ -	0.0	\$ -	\$ -	
Project Manager	1	1	\$ 423.00	30%	\$ 549.90	0.0	\$ -	\$ 549.90	
Skilled Labor			\$ -	30%	\$ -	2.0	\$ -	\$ -	
General Labor			\$ -	30%	\$ -	2.0	\$ -	\$ -	
Equipment Operator			\$ -	30%	\$ -	2.0	\$ -	\$ -	
Pipe Layer			\$ -	30%	\$ -	0.0	\$ -	\$ -	
Piping/Mechanical			\$ -	30%	\$ -	0.0	\$ -	\$ -	
Welder/Mechanic			\$ -	30%	\$ -	0.0	\$ -	\$ -	
			\$ -	30%	\$ -	0.0	\$ -	\$ -	
			\$ -	30%	\$ -	0.0	\$ -	\$ -	
			\$ -	30%	\$ -	0.0	\$ -	\$ -	
			\$ -	30%	\$ -	0.0	\$ -	\$ -	
<b>Subtotals</b>					\$ 549.90		\$ -	\$ 549.90	
								<b>Overhead &amp; Profit</b> 15%	\$ 82.49
								<b>Bid Bond</b> 2%	\$ 12.65
<b>Grand Total</b>								\$ 645.03	

### Substance

Equipment Description	# Emp	Days	UNIT COST		TOTAL COST			Total	
			PerDeim (Daily)	Fuel (Weekly)	PerDeim	Fuel	Hotels		
Supervision	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Manager	1	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Skilled Labor	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General Labor	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equipment Operator	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Pipe Layer	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Piping/Mechanical	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Welder/Mechanic	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Subtotals</b>					\$ -	\$ -	\$ -	\$ -	
								<b>Tax</b> 0.00%	\$ -
								<b>Overhead &amp; Profit</b> 0%	\$ -
								<b>Bid Bond</b> 0%	\$ -
<b>Grand Total</b>								\$ -	



### Equipment Calculation

Equipment Description	# Equip	Days	UNIT COST		TOTAL COST			Total	
			Daily Rate	Fuel Rate	Equip Cost	Delivery	Pick Up		
Backhoe			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Forklift			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Skidsteer			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mini Excavator			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Excavator			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Rammer			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Trench Roller			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boom Lift			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Scissor Lift			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Articulating Lift			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Crane			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Subtotals</b>					\$ -	\$ -	\$ -	\$ -	
								<b>Tax</b> 6.25%	\$ -
								<b>Overhead &amp; Profit</b> 15%	\$ -
								<b>Bid Bond</b> 2%	\$ -
<b>Grand Total</b>								\$ -	

### General Conditions

Description	Unit	Days	UNIT COST	TOTAL
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Subtotals</b>				\$ -
				<b>Tax</b> 0.00%
				<b>Overhead &amp; Profit</b> 0%
				<b>Bid Bond</b> 0%
<b>Grand Total</b>				\$ -



From: Christopher Argo  
PO Box 5056  
Georgetown, TX 78627  
Phone: 512-930-5721  
Email: cargo@tracntrol.com

## Change-Order Quotation

Date: July 17, 2023  
To: Fernando Cadena  
Associated Construction Partners, LTD  
215 W Bandera Road Ste 114-461  
Boerne, TX 78006

Total Pages: 2

Project: Blanco WTP – Dark Sky - Full Cut Off light shields

### SCOPE OF WORK

1. Labor, materials, travel, and overhead for: Installing 3 full cut off light shields inside 3 exterior wall pack lights to help direct the light down instead of outward.
2. Warranty – 1 year

### INCLUSTIONS

1. Furnish and install: (3) Wall pack full cut off light shields inside 3 of the wall pack lights on the main building.

### EXCLUSIONS

1. Sales tax and bond

PAYMENT TERMS: Per original contract.

### QUOTATION:

Base Bid	\$1,645.00
----------	------------

Designated Change Order No: \_\_\_\_\_



Respectfully submitted:

*Christopher Argo*      7/17/2023  
\_\_\_\_\_  
Christopher Argo, TraC-n-trol, Inc.

Accepted & Date

\_\_\_\_\_  
General Contractor

**If acceptable, please sign, date and fax return to our office. Please include Change-Order designation or attached Change-Order reflecting terms and conditions of proposal.**

**OLD BUSINESS**

**ITEM #4**

## Laurie A. Cassidy

---

**From:** Jonathan Teafatiller <jteafatiller@ardurra.com>  
**Sent:** Monday, August 7, 2023 4:51 PM  
**To:** Warren Escovy; 'Damon'  
**Cc:** Byron Sanderfer  
**Subject:** WTP Fencing  
**Attachments:** Option 1 - Original Contract.pdf; Option 2 and Option 3.pdf

Good afternoon Warren,

I wanted to follow up on the WTP fencing. We have gone through a couple of options with the contractor and I am summarizing the options for you below.

Option #1: Stick to the original contract scope of work. No Additional funds needed. See attached Exhibit.

Option #2: 6' High chain link fence with 3-Strand barbed wire angled out. Remove and replace front and sides of existing fence and gates. See attached exhibit. ACP Change Order additional \$25,156.59

Option #3: 8' High chain link fence (no barbed wire). Remove and replace front and sides of existing fence and gates. See attached exhibit. ACP Change Order additional \$32,000

Option #4: 8' High Cedar Privacy fence. Same limits as Option 2 & 3. ACP Change Order additional \$38,043.19

Please let me know how the City would like to proceed on this.

Thank you,



**Jonathan Teafatiller**

*EIT*

O: 210.822.2232

C: 903.820.6584

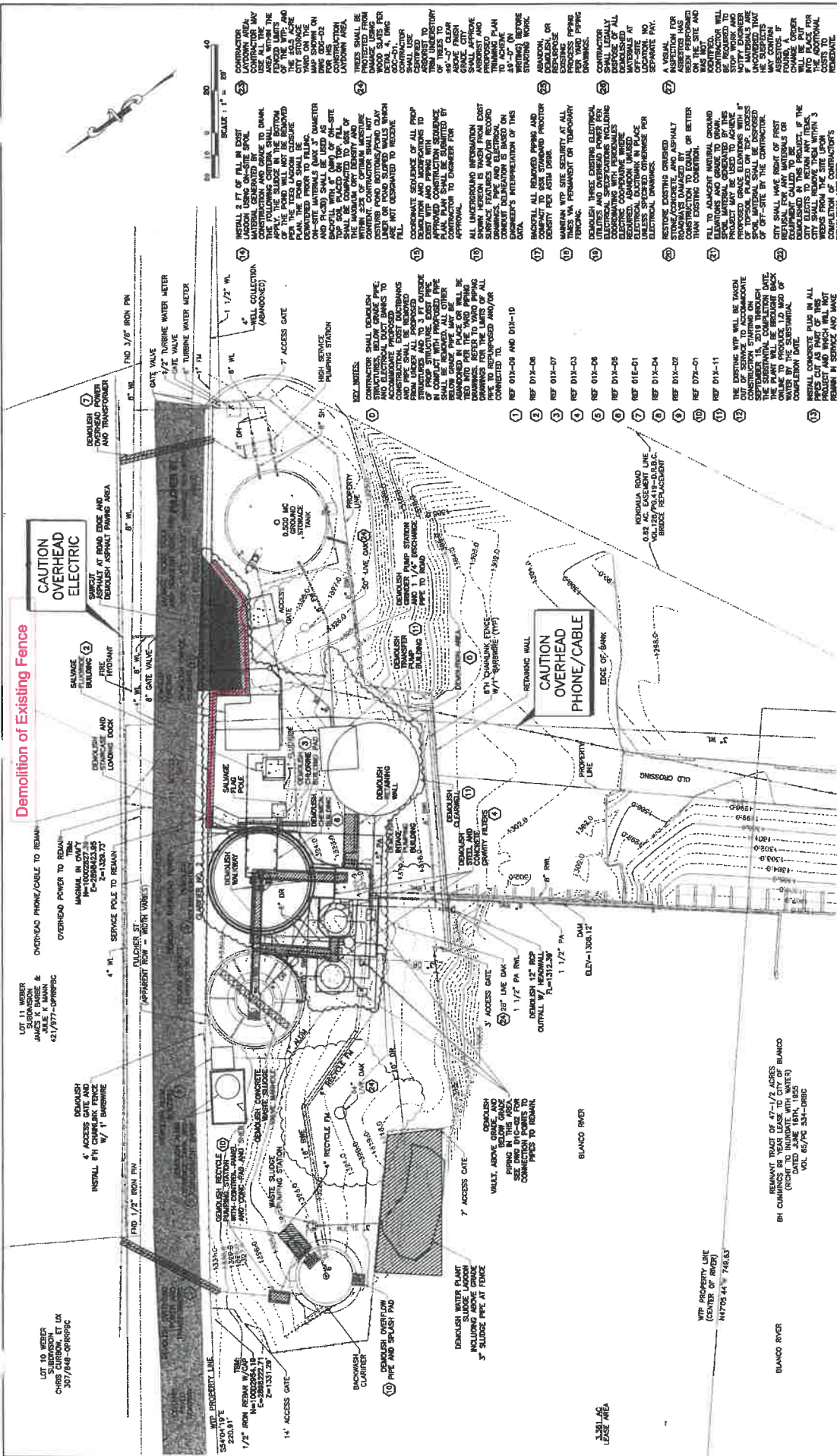
8918 Tesoro Drive, Suite 401, San

Antonio, Texas 78217

Jteafatiller@ardurra.com | www.ardurra.com



Demolition of Existing Fence



LOT 11 WORKER  
JAMES K BARBE &  
JULE Y. MAIN  
421/777-4992

OVERHEAD PHONE/CABLE TO REMAIN  
OVERHEAD POWER TO REMAIN  
MICHALIN IN THE  
M-10022627  
E-25846325  
M-10022627  
E-25846325

4" W. SERVICE POLE TO REMAIN  
FULCHER ST.  
APPROXIMATE ROW - W/RT VARI

DEMOLISH  
OVERHEAD POWER  
AND TRANSFORMER

DEMOLISH ASPHALT AT ROAD EDGE AND  
DEMOLISH ASPHALT PAVING AREA

DEMOLISH  
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AND TRANSFORMER

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AND TRANSFORMER

DEMOLISH ASPHALT AT ROAD EDGE AND  
DEMOLISH ASPHALT PAVING AREA

LOT 10 WORKER  
CHRIS CURRIAN, ET UX  
307/646-0906

DEMOLISH  
OVERHEAD POWER  
AND TRANSFORMER

DEMOLISH ASPHALT AT ROAD EDGE AND  
DEMOLISH ASPHALT PAVING AREA

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AND TRANSFORMER

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DEMOLISH ASPHALT PAVING AREA

1/2" IRON REBAR W/ONS  
M-10022624  
E-25846324  
2=1337.39

14' ACCESS GATE

DEMOLISH RECYCLE  
WITH CONTROL JAMB  
AND CORR-FAB AND  
M-10022624  
E-25846324  
2=1337.39

WASTE SLIDE

DEMOLISH CONCRETE  
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WASTE SLIDE

DEMOLISH CONCRETE  
WASTE SLIDE

DEMOLISH RECYCLE  
WITH CONTROL JAMB  
AND CORR-FAB AND  
M-10022624  
E-25846324  
2=1337.39

1/2" IRON REBAR W/ONS  
M-10022624  
E-25846324  
2=1337.39

14' ACCESS GATE

1/2" IRON REBAR W/ONS  
M-10022624  
E-25846324  
2=1337.39

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2=1337.39

14' ACCESS GATE

REV. NO.	DATE	DESCRIPTION
1	8/17/19	ADDENDUM NO. 6 - DRAWING REISSUED

PROJECT MANAGER:	DCS
DESIGNED BY: <td>DCS</td>	DCS
CHECKED BY: <td>DCS</td>	DCS
DRAWN BY: <td>MKS</td>	MKS
DATE PROJECT NO.: <td>20191350</td>	20191350

DATE:	JUNE 2019
SCALE:	1" = 20'
DRAWING:	01X-01

**CITY OF BLANCO TEXAS**  
1.0 MGD WATER TREATMENT PLANT IMPROVEMENTS

DCS ENGINEERING, LLC  
1105 S. CAPITAL OF TEXAS  
AUSTIN, TX 78704  
TEL: (512) 994-8171  
FAX: (512) 994-8021  
1815 P.E. REG. NO. 7-13167

**DCS ENGINEERING, LLC**

PROJECT MANAGER: DCS  
DESIGNED BY: DCS  
CHECKED BY: DCS  
DRAWN BY: MKS  
DATE PROJECT NO.: 20191350

**SITE IMPROVEMENTS**  
**CIVIL - EXISTING SITE AND**  
**DEMOLITION PLAN**

DATE: JUNE 2019  
SCALE: 1" = 20'  
DRAWING: 01X-01

