

**Notice of Regular Meeting & Public Hearings  
Of the Planning and Zoning Commission  
For the City of Blanco  
November 3, 2025  
6:00 PM  
Byars Building, 308 Pecan Street, Blanco, Texas 78606**

**Please join my meeting from your computer, tablet, or smartphone.**

Video call link: <https://meet.google.com/kgp-dopu-zyq>

Or dial: (US) +1 475-222-5078 PIN: 938 283 329#

Notice is hereby given that a Regular Meeting and Public Hearings of the Planning and Zoning Commission of the City of Blanco will be held on November 3, 2025, at 6:00 p.m., Byars Building, 308 Pecan Street, Blanco, Texas 78606. You may also participate online via video/audio conference at the link listed in the notice above.

**SPECIAL MEETING:**

1. Call Meeting to Order
2. Establish a quorum. (Brandon Carlson, Chair, Julie Alexander-Shacklett, Vice-Chair, Andrew Forsberg, Cathleen Inman, Secretary, Matt Herden, Karl Cloninger, and Tiffany Purdue)
3. Announcements (No Action May be Taken)
4. Public Comments: The planning and Zoning Commission welcomes **public comments** at this point. Speakers must sign up before the meeting begins and indicate the subject the speaker wishes to address. Speakers are limited to three (3) minutes each, which cannot be donated from one speaker to another. The Commission cannot respond to matters not listed on the agenda until a future meeting.

**OPEN PUBLIC HEARINGS:**

1. Approval of REZONING property located at 172 San Saba Ct Blanco, Texas 78606 (Blanco Station Blk 01 Lot 01 & 02), Blanco, Texas from R-5 to C-1 Zone (Property Owner: Cory Pavlica, CPGC Services, LLC).
2. Approval of a Variance to reduce minimum lot size from 32,500 sq ft to ½ acre in the R-1 District located 918 Fulcher St Blanco, Tx 78606 (Blanco River Addition, Blk S PT of 14, Acres 3.0094), Blanco, Texas (Property Owner: Dorothy Trimble).
3. Approval of New Short-Term Rental, Blanco Hideaway at 704 6<sup>th</sup> Street, (Traweek, BLK 2, LOT SE ¼ OF, Acres 0.4276 Life Estate), Blanco, Texas (Owner: Shelli McLaughlin & Wayne Storer).
4. Approval of New Short-Term Rental, Esther's Haus at 303 Chandler St. (PITTSBURG , BLK 34 , LOT PT OF, ACRES 1.283), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel).
5. Approval of New Short-Term Rental, Gracie's Place at 806 Chandler St. (PITTSBURG , BLK 29 & 30 , LOT 13 PT OF , ACRES 1.445), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel).

**CLOSE PUBLIC HEARINGS**

## **OPEN REGULAR MEETING:**

### **NEW BUSINESS:**

1. Consideration, Discussion, and Take Possible Action on Approval of REZONING property located at 172 San Saba Ct Blanco, Texas 78606 (Blanco Station Blk 01 Lot 01 & 02), Blanco, Texas from R-5 to C-1 Zone (Property Owner: Cory Pavlica, CPGC Services, LLC).
2. Consideration, Discussion, and Take Possible Action on Approval of a Variance to reduce minimum lot size from 32,500 sq ft to ½ acre in the R-1 District located 918 Fulcher St Blanco, Tx 78606 (Blanco River Addition, Blk S PT of 14, Acres 3.0094), Blanco, Texas (Property Owner: Dorothy Trimble).
3. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Blanco Hideaway at 704 6<sup>th</sup> Street, (Traweek, BLK 2, LOT SE ¼ OF, Acres 0.4276 Life Estate), Blanco, Texas (Owner: Shelli McLaughlin & Wayne Storer).
4. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Esther's Haus at 303 Chandler St. (PITTSBURG , BLK 34 , LOT PT OF, ACRES 1.283), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel).
5. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Gracie's Place at 806 Chandler St. (PITTSBURG , BLK 29 & 30 , LOT 13 PT OF , ACRES 1.445), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel).
6. Consideration, Discussion, and Take Possible Action on Approval of Minutes of the Regular Meeting, October 6, 2025.

### **ADJOURN:**

The Planning and Zoning Commission for the City of Blanco has the right to adjourn into executive session at any time during this meeting to discuss any matter authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development). The Planning and Zoning Commission for the City of Blanco may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

Notice is hereby given that a possible quorum of the City Council of the City of Blanco may be in attendance at the Planning and Zoning Commission Meeting of the City of Blanco. No action by the City Council shall be taken.

I, the Undersigned Authority, do hereby certify that the above Notice of Meeting of the City of Blanco, Texas is a true and correct copy of the said Notices and that I posted a true and correct copy of said Notice in the window in the City Hall of said City of Blanco, Texas at a place convenient and readily accessible to the general public at all times and said Notice was posted on the 28th day of October 2025 before 5:00 pm and remained so posted continuously for at least three (3) business days preceding the scheduled time of the meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodation and interpretive services must be made 48 hours prior to the meeting. Contact City Hall at 830.833.4525.



Callie Ann Alex  
City Secretary