

City of Blanco

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

STAFF REPORT: 12-4-25

DESCRIPTION: Reconsideration of a Variance request to NOT require a sidewalk Hackberry due to public safety reasons (John Larson)

ANALYSIS:

P&Z made a recommendation to require a 4' dedication on Hackberry to the City in return for a variance to not construct the sidewalk and a variance for any building setback that is affected.

John Larson, owner/developer has agreed to pay for the sidewalk which will be just east of existing paved Hackberry utilizing 8' of the 10' access and sidewalk easement.

John has pointed out (which I knew about) that the City already has a recorded subdivision plat that has a 10' access and sidewalk easement that can contain a sidewalk and the existing 4' paving section. Using the easement instead of a land dedication allows for the drainage and the Water quality issues that have been engineered to stay in place.

1. City Council will need to vote to rescind the approved sidewalk variance with conditions already approved previously
2. Larson will have to agree on the record at the council meeting to build the sidewalk beside the paved road using 8' of the easement.
3. Optional: but Council can then consent to these conditions and vote to approve (what was always the option without a variance)

In September of 2024 City Council denied a request to not put in sidewalks for a project of 8 single family lots because both Council and P&Z wanted connectivity to other neighborhoods. Staff's recommendation had been to require sidewalks on Elm Street and 7th Street because of nearby sidewalks but to NOT require sidewalks on 6th and Hackberry due to the size of the paved portions of the roadway.

The subdivision plat was later approved at seven lots. The project proceeded with the seven



to take access from both Hackberry and Elm Street due to the longer length of the block on these two roads. Although the subdivision plat dedicated a 10' sidewalk easement the paved portion of the road encroaches on the owner's property by 4.'

Hackberry paving is 17' wide with a 20' ROW. In September of 2024 we believed the ROW to be 55's as provided by the applicant's engineer. The Surveyor has now proven that the ROW is 20'.

1. Paving is 17' and if the sidewalks were installed the roadway would b 13' wide.
2. A ditch on the west side makes improving the ROW or paving very difficult
3. A Ford F-150 is almost 7' wide with a mirror on one side. My Ford Ranger and an F-250 type truck had to pull in the ditch to avoid each other when I drove on Hackberry.
4. The plans show 4 homes will take access from Hackberry. The driveways won't work on 13'
5. City plans to do some filing in with cold mix to make the road safer.

P&Z discussed asking the applicant to dedicate the 4' of property where Hackberry pavement exists (so the property owner doesn't own the portion of the road) and to have the City mill the road, place caliche on the existing paved surface and 4' of additional paving on the west side for 21' of surface.

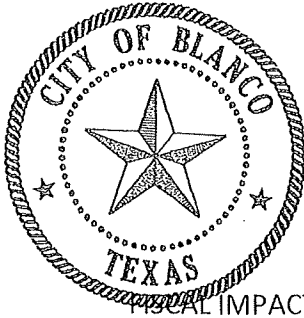
Council approved a variance on 10-21-25 conditioned on an 8' dedication from the owner on Hackberry to the City.

Owner/Developer is asking for a reconsideration

Proposal:

- A. Allow for a 4' dedication on Hackberry instead of the 8'
- B. Applicant would pay for a portion of the widening of Hackberry road on the west side (about 3')
- C. City would dedicate 4' back to the applicant on Elm Street to even out the issues on water quality and impervious surface.

Question will be who pays for the surveying on both dedications. If the Council agrees I will get the City attorney to draft up the dedication (city's cost) but the cost of the surveying probably will fall to the developer.

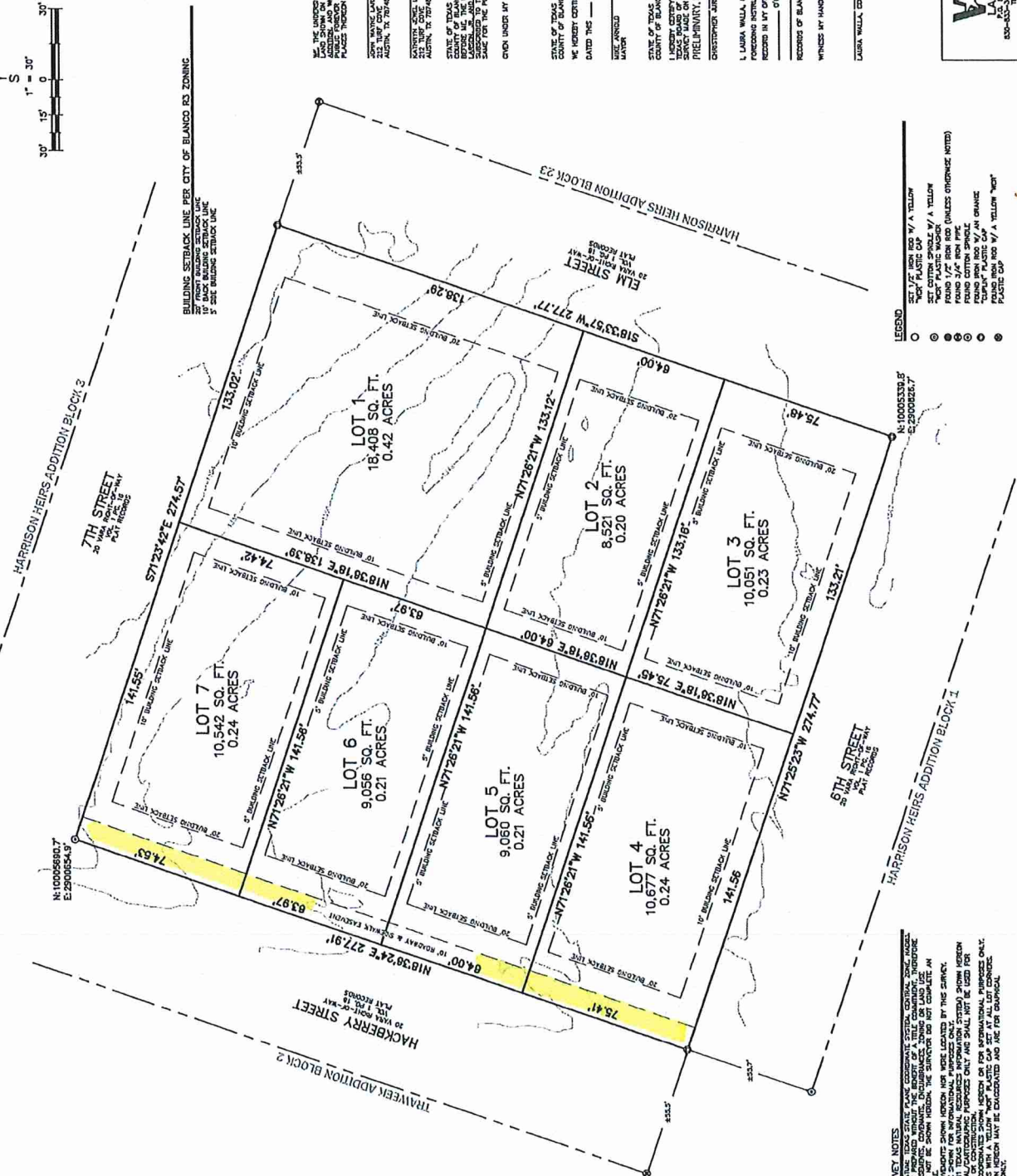
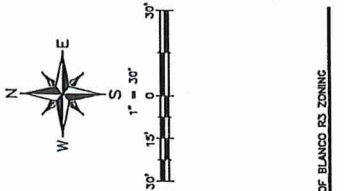


FISCAL IMPACT: 7 homes on ad valorem

City council kicked this back to P&Z and TPAC for consideration.

RECOMMENDATION: Accept the agreement between staff and developer. **Developer has agreed to pay for the sidewalk which will be just east of existing paved Hackberry utilizing 8' of the 10' access and sidewalk easement.**

LOCATION MAP

[illegible]

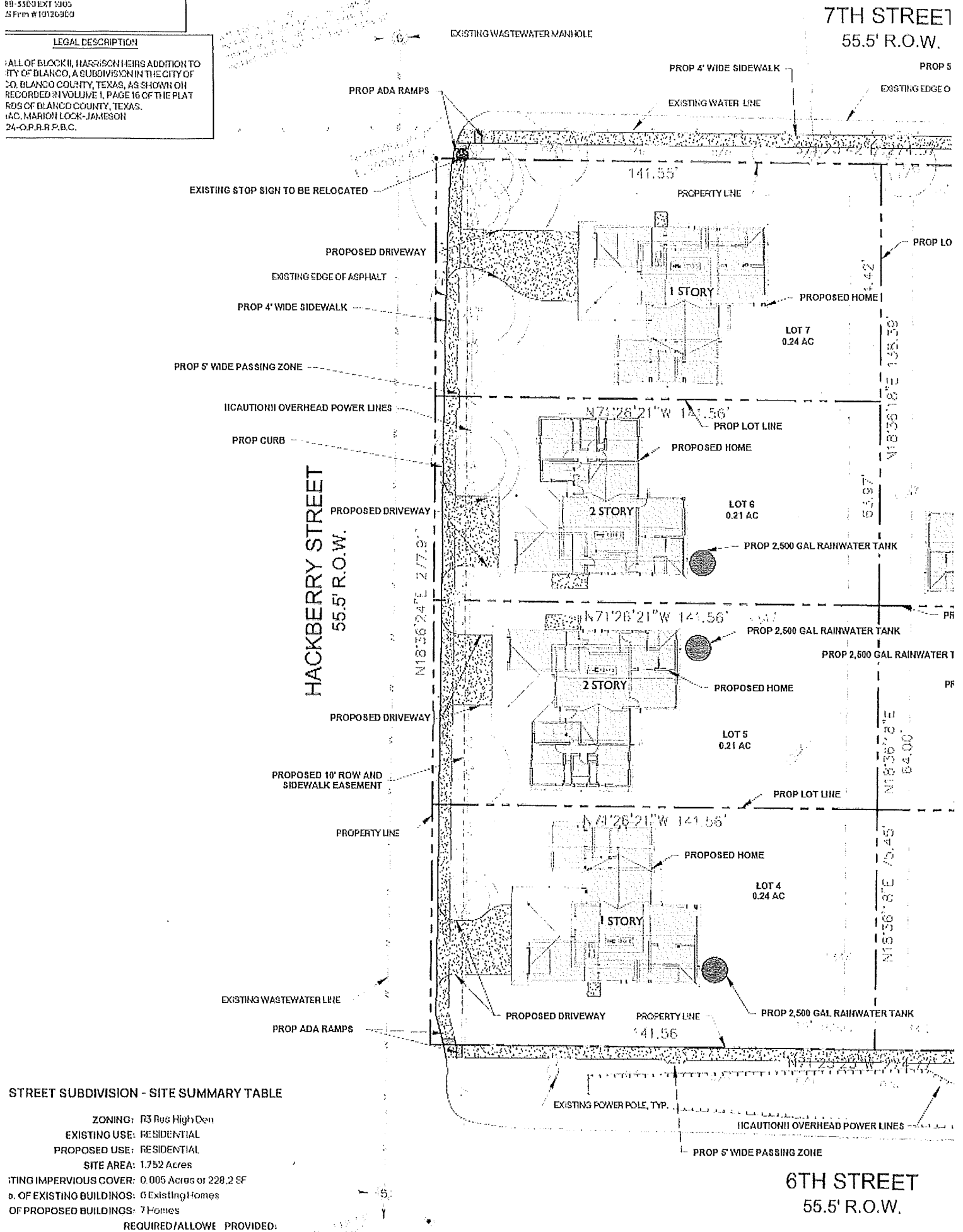
- 1) VULNERABLE: TEXAS STATE PLANT COORDINATE SYSTEM, CENTRAL ZONE, RANGE 10, TOWNSHIP 10N, RANGE 10E, SECTION 36, T40N, R10E, S36E.
- 2) THE PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE CLAIMING, THEREFORE THE PLAT IS NOT A TITLE CLAIMING PLAT.
- 3) THE REGULATIONS MAY NOT BE THE SPORN VERSION, THE SURVEYOR DID NOT CONSULT AN ABSTRACT OF TITLE.
- 4) THE SURVEYOR REPORTED SPORN HATCH NOT WORK LOCATED BY THE SURVEY.
- 5) ALLEGES THE SURVEYOR DID NOT HAVE THE NECESSARY KNOWLEDGE TO CONDUCT THE SURVEY.
- 6) CONTAINS TEXAS STATE MINERAL RESOURCES INFORMATION SHOWING SPORN HATCH IS FOR GRUPEL/CATCAPOUS PURPOSES AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
- 7) STATE PLANT COORDINATES SPORN HATCH ON FOR INFORMATIONAL PURPOSES ONLY.
- 8) 17' X 8" RED IRON WITH A YELLOW "NOT PLANT" CAP SET AT ALL LOT CORNERS.
- 9) THE SPORN HATCH INFORMATION MAY BE DISCREDITED AND NOT BE FOR SYMBOL REPRESENTATION ONLY.

WCR
LAND SURVEYING
P.O. BOX 451 BLANCK, TX 79806
850-833-3010 INFO@WCR.LANDSURVEYING.COM
TYPICAL FIRM #10194135



LEGAL DESCRIPTION

FALL OF BLOCK II, HARRISON HEIRS ADDITION TO CITY OF BLANCO, A SUBDIVISION IN THE CITY OF CO. BLANCO COUNTY, TEXAS, AS SHOWN ON RECORDED INSTRUMENT 1, PAGE 16 OF THE PLAT RDS OF BLANCO COUNTY, TEXAS.
AC. MARION LOCK-JAMESON
24-O.P.R.R.P.C.C.



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

1. Consideration, Discussion, and Take Possible Action on Approval of VARIANCE to reconsider relief from installation of sidewalk along Hackberry Street, 603 Elm Street (Harrison Heirs, Block 2, ABS: SB0009) (Property Owner: Larson, John and Kathryn).
A motion was made by Council Member Mack McClung to follow the TPAC suggestion that will grant the sidewalk variance for Hackberry Street if the property owners dedicate eight feet of their property to the city, which would include an automatic variance on setbacks. Mayor Pro Tem Moore, Jr. seconded. All in favor, Motion carried unanimously.

Closed regular meeting 9:51pm and convened into executive session.

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

1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
2. Texas Government Code Sections 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 11:10 pm and convened into regular meeting.:

Mayor Pro Tem Dennis Moore Jr. made a motion to authorize Chapman Law Firm and Tim Tuggey Law Firm to file suit against DCS & Jones Engineers, seconded by Council Member Moses. All in Favor. Motion carried unanimously.

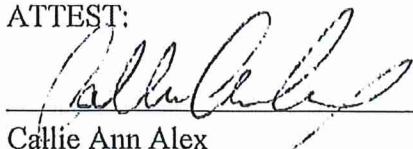
Adjournment:

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

The meeting was adjourned at 11:12 pm.


Candy Cargill, Mayor

ATTEST:


Callie Ann Alex
City Secretary

These minutes were approved on the 18th day of NOVEMBER, 2025.