

# **STAFF CITY HALL**



# City Administration Report

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WARREN ESCOVY

DEC 25

BLANCO CITY COUNCIL

# Water plant

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- Operational
- Ready to look at options
- Looking at a blending

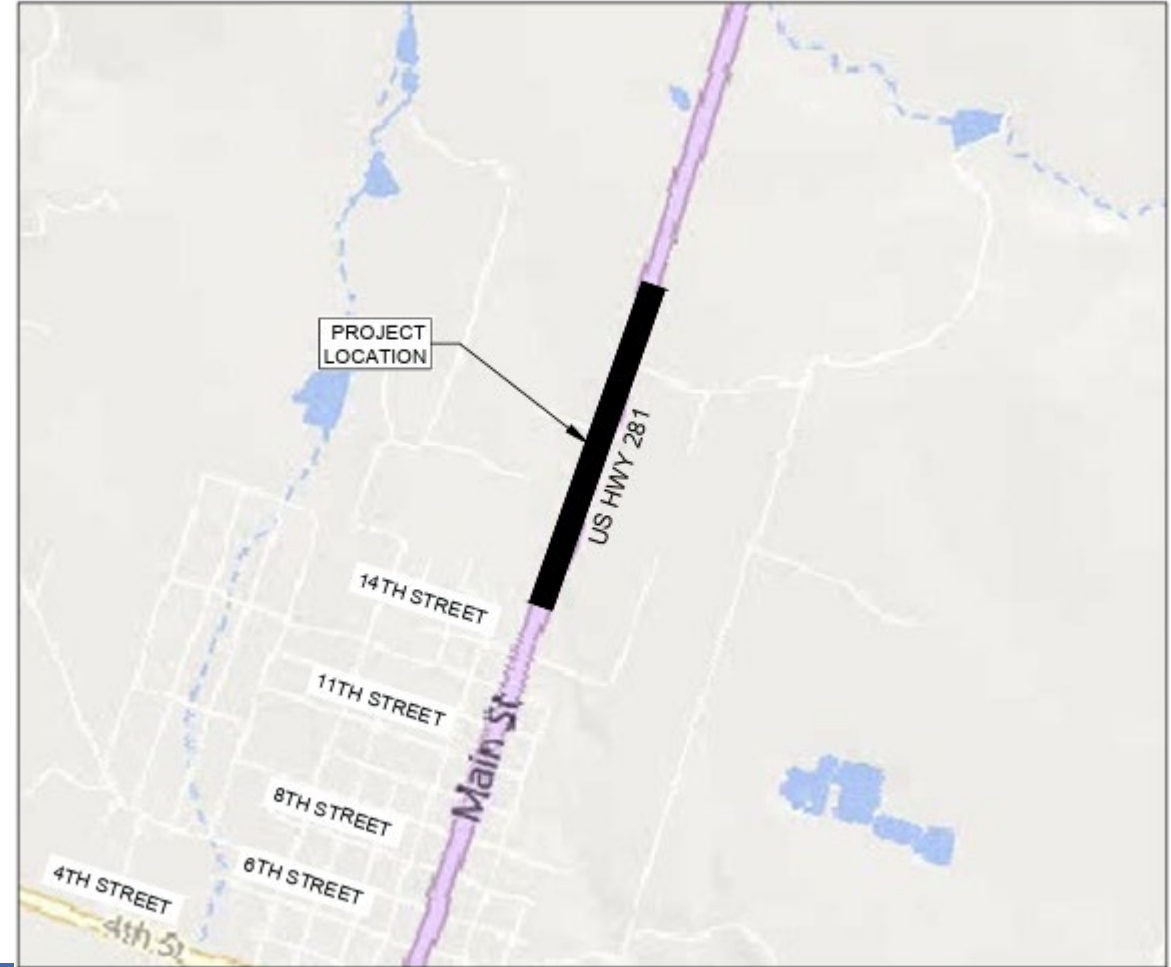
Approval from TCEQ

- All info has been submitted to TCEQ



# Sewer line update

- 100% plans
- Neighbors Market CLOMR submittal
- Plans are at TXDOT and TCEQ
- Trying to go out for bid in Dec.
- Completion date February





# Blanco Comprehensive Plan Update

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- \$300,000 Resilient Communities grant
- Public engagement
- Meeting next month



# Show us your Blanco Survey



**SHOW US YOUR BLANCO**

Fill out the Survey for a chance to win a **\$200 AMAZON GIFT CARD!!**

**WHAT MAKES BLANCO SPECIAL TO YOU?**

Share your stories, favorite places, photos, music, and more in a short survey.

Scan the QR code or visit <https://bit.ly/ShowUsYourBlanco> by December 14th. Paper copies available at City Hall & the Library.

**YOUR VOICE MATTERS. HELP SHAPE BLANCO'S FUTURE.**



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**¿QUÉ HACE QUE BLANCO SEA ESPECIAL PARA TI?**

Comparte tus historias, lugares favoritos, fotos, música y más en una breve encuesta.

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**TU VOZ IMPORTA: AYUDA A DAR FORMA AL FUTURO DE BLANCO.**

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**TU VOZ IMPORTA: AYUDA A DAR FORMA AL FUTURO DE BLANCO.**

# \$200,000 alternative transportation plan grant

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2025 Transportation Alternatives Call for Projects Detailed Application (DA) Instructions for NON-INFRASTRUCTURE Project Categories

- \$160,000 grant with \$40,000 match
- Creation of a plan: trails, side walks, surveys, etc
- Met with Wheels and Feet Group
- Need to meet with Joe Muck and TXDOT to get started

# New Shields from PEC for free

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# Thank you

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WARREN ESCOVY

DECEMBER 25

BLANCO CITY COUNCIL

# **STAFF FINANCE**



City of Blanco  
Financial Statement  
As of November 30, 2025

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<b>100 - General Fund</b>	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>					
Ad Valorem Tax Revenue	28,381.71	31,619.24	695,366.84	4.55%	663,747.60
Tax Revenue	106,127.26	220,522.43	1,263,300.00	17.46%	1,042,777.57
Other Revenues	0.00	8,272.11	9,423.68	87.78%	1,151.57
Grant Revenue	22,500.00	22,500.00	12,000.00	187.50%	(10,500.00)
Court Fines and Fees	10,406.36	20,360.88	120,920.00	16.84%	100,559.12
Permit Fees	4,550.00	19,731.22	70,358.00	28.04%	50,626.78
Interest Income	4,604.13	9,680.02	80,000.00	12.10%	70,319.98
Utility Revenue	0.00	1,667.10	0.00	0.00%	(1,667.10)
Revenue Totals	176,569.46	334,353.00	2,251,368.52	14.85%	1,917,015.52
<b>Expense Summary</b>					
Community Aide and Events	7,150.00	7,466.70	31,200.00	23.93%	23,733.30
Education and Training	1,500.00	2,832.00	31,900.00	8.88%	29,068.00
Outside Services	21,351.40	45,893.91	210,308.78	21.82%	164,414.87
Personnel	97,489.15	212,759.59	1,435,977.74	14.82%	1,223,218.15
Travel Expenses	424.27	776.59	12,092.50	6.42%	11,315.91
Services	448.00	619.92	35,491.58	1.75%	34,871.66
Supplies	0.00	953.06	39,950.00	2.39%	38,996.94
Other Expenses	14,134.56	15,166.06	74,134.00	20.46%	58,967.94
Computers	6,807.08	13,771.12	82,370.00	16.72%	68,598.88
General Insurance	18.00	62,571.00	76,946.55	81.32%	14,375.55
Maintenance	0.00	4,247.84	48,200.00	8.81%	43,952.16
Utilities	3,178.10	5,537.64	43,800.00	12.64%	38,262.36
Vehicle Expenses	11,527.04	14,159.58	53,840.00	26.30%	39,680.42
Water	0.00	21.64	300.00	7.21%	278.36
Expense Totals	164,027.60	386,776.65	2,176,511.15	17.77%	1,789,734.50

City of Blanco  
Financial Statement  
As of November 30, 2025

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<b>100 - General Fund</b>	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Ad Valorem Tax Revenue</b>					
100-4007 Current M&O	27,340.28	27,340.28	684,397.59	3.99%	657,057.31
100-4008 Current Interest (M&O)	0.00	0.00	1,035.00	0.00%	1,035.00
100-4009 Current Penalty (M&O)	0.00	0.00	3,105.00	0.00%	3,105.00
100-4010 Delinquent Interest (M&O)	101.55	331.79	828.00	40.07%	496.21
100-4011 Delinquent Penalty (M&O)	98.69	406.18	776.25	52.33%	370.07
100-4012 Delinquent M&O	841.19	3,540.99	5,175.00	68.42%	1,634.01
100-4013 Current Overages	0.00	0.00	25.00	0.00%	25.00
100-4014 Delinquent Overages	0.00	0.00	25.00	0.00%	25.00
Ad Valorem Tax Revenue Totals	<u>28,381.71</u>	<u>31,619.24</u>	<u>695,366.84</u>	<u>4.55%</u>	<u>663,747.60</u>
<b>Tax Revenue</b>					
100-4110 City Sales & Use Tax Allocation	97,400.24	188,720.77	1,128,750.00	16.72%	940,029.23
100-4120 Franchise Fees/Right of Way	6,826.53	27,974.97	113,850.00	24.57%	85,875.03
100-4180 Mixed Beverage Taxes Allocation	1,900.49	3,826.69	20,700.00	18.49%	16,873.31
Tax Revenue Totals	<u>106,127.26</u>	<u>220,522.43</u>	<u>1,263,300.00</u>	<u>17.46%</u>	<u>1,042,777.57</u>
<b>Other Revenues</b>					
100-4150 LEOSE (Law Enforcement Officer	0.00	0.00	1,035.00	0.00%	1,035.00
100-4160 Liquor License	0.00	0.00	3,105.00	0.00%	3,105.00
100-4165 Land Lease	0.00	0.00	517.50	0.00%	517.50
100-4170 Miscellaneous Income	0.00	8,272.11	1,552.50	532.83%	(6,719.61)
100-4325 Open Records	0.00	0.00	207.00	0.00%	207.00
100-4350 Recycling	0.00	0.00	1,997.55	0.00%	1,997.55
100-4501 Police Services - Escorts	0.00	0.00	724.50	0.00%	724.50
100-4502 Police Services - Reports	0.00	0.00	284.63	0.00%	284.63
Other Revenues Totals	<u>0.00</u>	<u>8,272.11</u>	<u>9,423.68</u>	<u>87.78%</u>	<u>1,151.57</u>
<b>Grant Revenue</b>					
100-4215 PD - Grants	0.00	0.00	10,000.00	0.00%	10,000.00

100-4220 Grants - Other	22,500.00	22,500.00	2,000.00	1125.00%	(20,500.00)
Grant Revenue Totals	22,500.00	22,500.00	12,000.00	187.50%	(10,500.00)

#### **Court Fines and Fees**

100-4302 Fines	8,028.10	15,606.80	90,000.00	17.34%	74,393.20
100-4305 FTA3 (Omni Fee - City \$10.00)	70.00	20.00	500.00	4.00%	480.00
100-4306 LTPDF (Local Truancy Prevention &	25.00	35.00	3,500.00	1.00%	3,465.00
100-4309 MJF (Municipal Jury Fund - \$0.10)	6.40	14.22	100.00	14.22%	85.78
100-4311 Time Payment Reimbursement Fee	15.00	39.00	500.00	7.80%	461.00
100-4312 Mun Court Svc Fee Retained	2,116.86	4,470.86	25,000.00	17.88%	20,529.14
100-4320 Notary Public	45.00	75.00	500.00	15.00%	425.00
100-4330 Photocopies	0.00	0.00	20.00	0.00%	20.00
100-4360 Rental Income	100.00	100.00	800.00	12.50%	700.00
Court Fines and Fees Totals	10,406.36	20,360.88	120,920.00	16.84%	100,559.12

#### **Permit Fees**

100-4401 Building Inspection Fees	200.00	200.00	500.00	40.00%	300.00
100-4402 Building Permit	975.00	8,400.00	40,000.00	21.00%	31,600.00
100-4403 Certificate of Occupancy	900.00	925.00	1,500.00	61.67%	575.00
100-4405 Demolition Permit	0.00	0.00	500.00	0.00%	500.00
100-4406 Development Fees	0.00	0.00	1,000.00	0.00%	1,000.00
100-4407 Driveway Permit	0.00	0.00	500.00	0.00%	500.00
100-4408 Electrical Permit	1,050.00	1,500.00	3,000.00	50.00%	1,500.00
100-4409 Fencing Permit	0.00	50.00	500.00	10.00%	450.00
100-4410 Garage Sale Permits & Other	0.00	5.00	200.00	2.50%	195.00
100-4411 Golf Cart Permit	0.00	0.00	50.00	0.00%	50.00
100-4413 Mechanical HVAC Permits	0.00	450.00	1,500.00	30.00%	1,050.00
100-4414 Peddler Permit	25.00	25.00	500.00	5.00%	475.00
100-4415 Permits/Fees-Other	300.00	1,485.00	3,105.00	47.83%	1,620.00
100-4416 Plan Review	0.00	4,041.22	2,500.00	161.65%	(1,541.22)
100-4417 Plat	0.00	0.00	2,500.00	0.00%	2,500.00
100-4418 Plumbing Permit	600.00	1,250.00	2,587.50	48.31%	1,337.50
100-4419 Re-Zoning	0.00	0.00	1,000.00	0.00%	1,000.00
100-4420 Roofing	0.00	0.00	1,000.00	0.00%	1,000.00
100-4421 Sign Permit	0.00	0.00	500.00	0.00%	500.00

100-4424 TX Alcohol Beverage Commission	0.00	0.00	500.00	0.00%	500.00
100-4425 Variance Application Fees	0.00	0.00	3,105.00	0.00%	3,105.00
100-4427 Short Term Rental Fees	300.00	1,200.00	2,500.00	48.00%	1,300.00
100-4430 Mobile Food Truck Permit	200.00	200.00	1,000.00	20.00%	800.00
100-4432 Mailing/Postage	0.00	0.00	310.50	0.00%	310.50
Permit Fees Totals	<u>4,550.00</u>	<u>19,731.22</u>	<u>70,358.00</u>	<u>28.04%</u>	<u>50,626.78</u>
<b>Interest Income</b>					
100-4805 Interest Income	<u>4,604.13</u>	<u>9,680.02</u>	<u>80,000.00</u>	<u>12.10%</u>	<u>70,319.98</u>
Interest Income Totals	<u>4,604.13</u>	<u>9,680.02</u>	<u>80,000.00</u>	<u>12.10%</u>	<u>70,319.98</u>
<b>Utility Revenue</b>					
100-4911 Income - Other	<u>0.00</u>	<u>1,667.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,667.10)</u>
Utility Revenue Totals	<u>0.00</u>	<u>1,667.10</u>	<u>0.00</u>	<u>0.00%</u>	<u>(1,667.10)</u>
Revenue Totals	<u><u>176,569.46</u></u>	<u><u>334,353.00</u></u>	<u><u>2,251,368.52</u></u>	<u><u>14.85%</u></u>	<u><u>1,917,015.52</u></u>

<b>100 - General Fund</b>	<b>Council</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		0.00	0.00	1,000.00	0.00%	1,000.00
Education and Training		0.00	0.00	3,500.00	0.00%	3,500.00
Outside Services		175.00	175.00	2,205.00	7.94%	2,030.00
Personnel		200.00	400.00	4,800.00	8.33%	4,400.00
Services		0.00	0.00	1,000.00	0.00%	1,000.00
Supplies		0.00	0.00	150.00	0.00%	150.00
Travel Expenses		0.00	0.00	1,550.00	0.00%	1,550.00
<b>Council Totals</b>		<u>375.00</u>	<u>575.00</u>	<u>14,205.00</u>	<u>4.05%</u>	<u>13,630.00</u>

<b>100 - General Fund</b>	<b>Administration</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		0.00	0.00	13,700.00	0.00%	13,700.00
Computers		3,329.42	5,483.84	42,200.00	12.99%	36,716.16
Education and Training		0.00	1,332.00	9,500.00	14.02%	8,168.00
General Insurance		0.00	6.00	72.00	8.33%	66.00
Maintenance		0.00	4,247.84	6,000.00	70.80%	1,752.16
Other Expenses		0.00	315.43	9,845.00	3.20%	9,529.57
Outside Services		19,345.00	40,210.06	66,900.00	60.10%	26,689.94
Personnel		30,921.17	59,582.09	424,097.92	14.05%	364,515.83
Services		448.00	619.92	4,070.00	15.23%	3,450.08
Supplies		0.00	929.80	6,350.00	14.64%	5,420.20
Travel Expenses		424.27	432.19	9,300.00	4.65%	8,867.81
Utilities		847.82	1,483.75	10,500.00	14.13%	9,016.25
<b>Administration Totals</b>		<u>55,315.68</u>	<u>114,642.92</u>	<u>602,534.92</u>	<u>19.03%</u>	<u>487,892.00</u>

<b>100 - General Fund</b>	<b>Police</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		0.00	316.70	1,200.00	26.39%	883.30

Computers	431.35	5,011.16	27,570.00	18.18%	22,558.84
Education and Training	0.00	0.00	18,500.00	0.00%	18,500.00
General Insurance	16.00	8,754.00	16,500.55	53.05%	7,746.55
Maintenance	0.00	0.00	4,000.00	0.00%	4,000.00
Other Expenses	14,098.56	14,172.63	56,589.00	25.04%	42,416.37
Outside Services	290.00	290.00	4,480.00	6.47%	4,190.00
Personnel	59,753.32	118,394.54	898,112.75	13.18%	779,718.21
Services	0.00	0.00	25,321.58	0.00%	25,321.58
Supplies	0.00	0.00	2,750.00	0.00%	2,750.00
Utilities	1,097.87	1,588.40	15,000.00	10.59%	13,411.60
Vehicle Expenses	11,527.04	14,159.58	53,840.00	26.30%	39,680.42
<b>Police Totals</b>	<u>87,214.14</u>	<u>162,687.01</u>	<u>1,123,863.88</u>	<u>14.48%</u>	<u>961,176.87</u>

<b>100 - General Fund</b>	<b>Court</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Computers		3,046.31	3,276.12	12,600.00	26.00%	9,323.88
Education and Training		1,500.00	1,500.00	400.00	375.00%	(1,100.00)
General Insurance		2.00	4.00	24.00	16.67%	20.00
Other Expenses		0.00	0.00	400.00	0.00%	400.00
Outside Services		1,541.40	2,741.40	21,000.00	13.05%	18,258.60
Personnel		6,614.66	13,458.96	77,167.07	17.44%	63,708.11
Services		0.00	0.00	100.00	0.00%	100.00
Supplies		0.00	23.26	570.00	4.08%	546.74
Travel Expenses		0.00	344.40	1,242.50	27.72%	898.10
Water		0.00	21.64	300.00	7.21%	278.36
<b>Court Totals</b>		<u>12,704.37</u>	<u>21,369.78</u>	<u>113,803.57</u>	<u>18.78%</u>	<u>92,433.79</u>

<b>100 - General Fund</b>	<b>Parks and Street</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		7,150.00	7,150.00	0.00	0.00%	(7,150.00)
Maintenance		0.00	0.00	23,200.00	0.00%	23,200.00
Supplies		0.00	0.00	30,000.00	0.00%	30,000.00
Utilities		1,120.26	2,231.95	15,800.00	14.13%	13,568.05
<b>Parks and Streets Totals</b>		<u>8,270.26</u>	<u>9,381.95</u>	<u>69,000.00</u>	<u>13.60%</u>	<u>59,618.05</u>



<b>100 - General Fund</b>	<b>Non-Department</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		0.00	0.00	15,300.00	0.00%	15,300.00
General Insurance		0.00	53,807.00	60,350.00	89.16%	6,543.00
Maintenance		0.00	0.00	15,000.00	0.00%	15,000.00
Other Expenses		36.00	678.00	7,300.00	9.29%	6,622.00
Outside Services		0.00	2,477.45	115,723.78	2.14%	113,246.33
Personnel		0.00	20,924.00	31,800.00	65.80%	10,876.00
Services		0.00	0.00	5,000.00	0.00%	5,000.00
Supplies		0.00	0.00	130.00	0.00%	130.00
Utilities		112.15	233.54	2,500.00	9.34%	2,266.46
<b>Non-Department Totals</b>		148.15	78,119.99	253,103.78	30.86%	174,983.79
<b>Expense Total</b>		164,027.60	386,776.65	2,176,511.15	17.77%	1,789,734.50

City of Blanco  
Financial Statement  
As of November 30, 2025

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<b>100 - General Fund</b>	<b>Council</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-01-5180 Community Appreciation Events		0.00	0.00	1,000.00	0.00%	1,000.00
100-01-5312 Dues/Membership		0.00	0.00	2,000.00	0.00%	2,000.00
100-01-5313 Education (Education, Training, C		0.00	0.00	1,500.00	0.00%	1,500.00
100-01-5621 Janitorial		175.00	175.00	2,205.00	7.94%	2,030.00
100-01-5757 Stipends		200.00	400.00	4,800.00	8.33%	4,400.00
100-01-5791 Hotel Expense		0.00	0.00	1,000.00	0.00%	1,000.00
100-01-5792 Meals & Entertainment		0.00	0.00	250.00	0.00%	250.00
100-01-5793 Mileage		0.00	0.00	200.00	0.00%	200.00
100-01-5794 Parking & Tolls		0.00	0.00	100.00	0.00%	100.00
100-01-5859 Rental Facility Fees		0.00	0.00	1,000.00	0.00%	1,000.00
100-01-5904 Office Supplies		0.00	0.00	150.00	0.00%	150.00
Council Totals		<u>375.00</u>	<u>575.00</u>	<u>14,205.00</u>	<u>4.05%</u>	<u>13,630.00</u>

<b>100 - General Fund</b>	<b>Administration</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-02-5001	Appreciation	0.00	151.63	3,000.00	5.05%	2,848.37
100-02-5002	Bank Charges	0.00	0.00	200.00	0.00%	200.00
100-02-5003	Codification Expense	0.00	0.00	4,695.00	0.00%	4,695.00
100-02-5008	Awards	0.00	0.00	200.00	0.00%	200.00
100-02-5101	Christmas Lights	0.00	0.00	200.00	0.00%	200.00
100-02-5190	Elections	0.00	0.00	13,500.00	0.00%	13,500.00
100-02-5201	Computer Maintenance	0.00	2,154.42	22,000.00	9.79%	19,845.58
100-02-5202	Copier Lease	435.35	435.35	5,200.00	8.37%	4,764.65
100-02-5203	Computer Hardware	0.00	0.00	1,000.00	0.00%	1,000.00
100-02-5205	Computer - Software Updates	2,894.07	2,894.07	14,000.00	20.67%	11,105.93
100-02-5312	Dues/Membership	0.00	832.00	4,000.00	20.80%	3,168.00
100-02-5313	Education (Education, Training, C	0.00	500.00	5,500.00	9.09%	5,000.00
100-02-5402	Minor Equipment	0.00	0.00	500.00	0.00%	500.00
100-02-5601	Admin Fees	0.00	0.00	250.00	0.00%	250.00
100-02-5603	Filing Fees	0.00	163.80	1,000.00	16.38%	836.20
100-02-5621	Janitorial	225.00	225.00	1,900.00	11.84%	1,675.00
100-02-5627	Legal Fees	8,120.00	15,673.46	50,000.00	31.35%	34,326.54
100-02-5633	Professional Fees	11,000.00	24,311.60	15,000.00	162.08%	(9,311.60)
100-02-5702	AD&D	0.00	6.00	72.00	8.33%	66.00
100-02-5708	Dental	81.32	203.30	1,463.76	13.89%	1,260.46
100-02-5713	Health	1,640.52	4,101.30	29,529.36	13.89%	25,428.06
100-02-5715	Life	17.80	44.50	349.20	12.74%	304.70
100-02-5718	Vision	19.56	48.90	352.08	13.89%	303.18
100-02-5751	Salaries/Wages Expense	25,401.16	48,067.73	340,897.51	14.10%	292,829.78
100-02-5754	Social Security - Employer Paid	1,571.93	2,974.32	21,135.65	14.07%	18,161.33
100-02-5755	Medicare Expense	367.62	695.59	4,943.01	14.07%	4,247.42
100-02-5756	Longevity	0.00	0.00	450.00	0.00%	450.00
100-02-5758	Payroll Expenses	0.00	0.00	35.00	0.00%	35.00
100-02-5759	TMRs-Employer Contribution	1,821.26	3,446.45	24,442.35	14.10%	20,995.90
100-02-5786	Overtime	0.00	0.00	500.00	0.00%	500.00
100-02-5791	Hotel Expense	0.00	0.00	4,000.00	0.00%	4,000.00
100-02-5792	Meals & Entertainment	83.38	83.38	1,500.00	5.56%	1,416.62
100-02-5793	Mileage	320.89	320.89	3,500.00	9.17%	3,179.11

100-02-5794 Parking & Tolls	20.00	27.92	300.00	9.31%	272.08
100-02-5801 Building Maintenance	0.00	4,247.84	6,000.00	70.80%	1,752.16
100-02-5857 Subscriptions	0.00	171.92	2,175.00	7.90%	2,003.08
100-02-5858 Records Retention	448.00	448.00	1,895.00	23.64%	1,447.00
100-02-5901 Cleaning Supplies	0.00	0.00	500.00	0.00%	500.00
100-02-5902 Consumables	0.00	0.00	100.00	0.00%	100.00
100-02-5903 Office Furniture - Admin	0.00	0.00	250.00	0.00%	250.00
100-02-5904 Office Supplies	0.00	412.30	2,000.00	20.62%	1,587.70
100-02-5905 Postage Meter Rental	0.00	0.00	500.00	0.00%	500.00
100-02-5906 Postage	0.00	517.50	2,500.00	20.70%	1,982.50
100-02-5909 Postage Supplies	0.00	0.00	500.00	0.00%	500.00
100-02-5951 Electric	206.56	451.54	2,500.00	18.06%	2,048.46
100-02-5954 Telephones/Broadband/Internet	518.83	909.78	7,000.00	13.00%	6,090.22
100-02-5964 Gas / Propane	122.43	122.43	1,000.00	12.24%	877.57
Administration Totals	<u>55,315.68</u>	<u>114,642.92</u>	<u>602,534.92</u>	<u>19.03%</u>	<u>487,892.00</u>

<b>100 - General Fund</b>	<b>Police</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-03-5181 Community Outreach		0.00	316.70	1,200.00	26.39%	883.30
100-03-5201 Computer Maintenance		0.00	229.81	3,520.00	6.53%	3,290.19
100-03-5202 Copier Lease		431.35	431.35	5,500.00	7.84%	5,068.65
100-03-5203 Computer Hardware		0.00	0.00	3,500.00	0.00%	3,500.00
100-03-5205 Computer - Software Updates		0.00	4,350.00	15,050.00	28.90%	10,700.00
100-03-5312 Dues/Membership		0.00	0.00	2,000.00	0.00%	2,000.00
100-03-5313 Education (Training, Hotel, Meals		0.00	0.00	14,000.00	0.00%	14,000.00
100-03-5315 Tuition Reimbursement		0.00	0.00	2,500.00	0.00%	2,500.00
100-03-5401 Investigations		515.00	515.00	4,000.00	12.88%	3,485.00
100-03-5402 Minor Equipment		13,583.56	13,657.63	47,589.00	28.70%	33,931.37
100-03-5403 Grants/Donations		0.00	0.00	5,000.00	0.00%	5,000.00
100-03-5621 Janitorial		290.00	290.00	3,480.00	8.33%	3,190.00
100-03-5702 AD&D		16.00	30.00	240.00	12.50%	210.00
100-03-5703 Admin Fee		0.00	100.00	0.00	0.00%	(100.00)
100-03-5708 Dental		325.28	522.16	4,879.20	10.70%	4,357.04
100-03-5713 Health		5,741.82	9,219.70	98,431.20	9.37%	89,211.50
100-03-5714 Law Enforcement Liability		0.00	7,967.00	14,560.55	54.72%	6,593.55
100-03-5715 Life		71.20	133.50	1,068.00	12.50%	934.50
100-03-5716 Mobile Equipment		0.00	657.00	1,700.00	38.65%	1,043.00
100-03-5718 Vision		78.24	127.16	1,173.60	10.84%	1,046.44
100-03-5720 Animal Boarding		0.00	0.00	1,000.00	0.00%	1,000.00
100-03-5751 Salaries/Wages Expense		44,413.24	91,793.83	663,055.87	13.84%	571,262.04
100-03-5754 Social Security - Employer Paid		2,880.23	5,839.45	41,109.46	14.20%	35,270.01
100-03-5755 Medicare Expense		673.60	1,365.68	9,614.31	14.20%	8,248.63
100-03-5756 Longevity		0.00	0.00	1,140.00	0.00%	1,140.00
100-03-5759 TMRS-Employer Contribution		3,344.02	6,600.12	47,541.11	13.88%	40,940.99
100-03-5760 Uniforms Allowance - Police		0.00	0.00	3,600.00	0.00%	3,600.00
100-03-5761 Uniforms/Apparel - Police		0.00	0.00	5,000.00	0.00%	5,000.00
100-03-5762 Safety Body Armor		0.00	0.00	4,000.00	0.00%	4,000.00
100-03-5764 Certification Pay		150.00	300.00	10,000.00	3.00%	9,700.00
100-03-5770 Employment Costs-Police		0.00	35.00	2,500.00	1.40%	2,465.00
100-03-5786 Overtime		2,075.69	2,457.94	5,000.00	49.16%	2,542.06
100-03-5801 Building Maintenance		0.00	0.00	4,000.00	0.00%	4,000.00

100-03-5811 Fuel	2,060.01	4,529.40	35,000.00	12.94%	30,470.60
100-03-5812 Vehicle Interest Expense	0.00	0.00	3,840.00	0.00%	3,840.00
100-03-5815 Vehicle Repair & Maintenance	194.92	358.07	15,000.00	2.39%	14,641.93
100-03-5852 Copy/Printing Expense	0.00	0.00	200.00	0.00%	200.00
100-03-5853 Dispatch (County Dispatch)	0.00	0.00	25,121.58	0.00%	25,121.58
100-03-5901 Cleaning Supplies	0.00	0.00	500.00	0.00%	500.00
100-03-5904 Office Supplies	0.00	0.00	2,000.00	0.00%	2,000.00
100-03-5906 Postage	0.00	0.00	150.00	0.00%	150.00
100-03-5909 Postage Supplies	0.00	0.00	100.00	0.00%	100.00
100-03-5951 Electric	184.33	398.68	3,000.00	13.29%	2,601.32
100-03-5954 Telephones/Broadband/Internet	913.54	1,189.72	12,000.00	9.91%	10,810.28
100-03-5957 Vehicle - Other	9,272.11	9,272.11	0.00	0.00%	(9,272.11)
Police Totals	<u>87,214.14</u>	<u>162,687.01</u>	<u>1,123,863.88</u>	<u>14.48%</u>	<u>961,176.87</u>



<b>100 - General Fund</b>	<b>Court</b>	<b>Current Month Actual</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
100-04-5201	Computer Maintenance	0.00	229.81	2,500.00	9.19%	2,270.19
100-04-5202	Copier Lease	152.25	152.25	1,800.00	8.46%	1,647.75
100-04-5205	Computer - Software Updates	2,894.06	2,894.06	8,300.00	34.87%	5,405.94
100-04-5312	Dues/Membership	0.00	0.00	100.00	0.00%	100.00
100-04-5313	Education (Education, Training, C	1,500.00	1,500.00	300.00	500.00%	(1,200.00)
100-04-5402	Minor Equipment	0.00	0.00	400.00	0.00%	400.00
100-04-5628	Municipal Court Judge	1,200.00	2,400.00	14,500.00	16.55%	12,100.00
100-04-5630	Prosecutor	0.00	0.00	2,500.00	0.00%	2,500.00
100-04-5633	Professional Fees	0.00	0.00	1,500.00	0.00%	1,500.00
100-04-5636	Municipal Court Collection Serv	341.40	341.40	2,500.00	13.66%	2,158.60
100-04-5702	AD&D	2.00	4.00	24.00	16.67%	20.00
100-04-5708	Dental	40.66	81.32	487.92	16.67%	406.60
100-04-5713	Health	820.26	1,640.52	9,843.12	16.67%	8,202.60
100-04-5715	Life	8.90	17.80	106.80	16.67%	89.00
100-04-5718	Vision	9.78	19.56	117.36	16.67%	97.80
100-04-5751	Salaries/Wages Expense	5,000.00	10,200.00	57,887.89	17.62%	47,687.89
100-04-5754	Social Security - Employer Paid	305.18	622.76	3,589.05	17.35%	2,966.29
100-04-5755	Medicare Expense	71.38	145.66	839.37	17.35%	693.71
100-04-5756	Longevity	0.00	0.00	145.00	0.00%	145.00
100-04-5759	TMRS-Employer Contribution	358.50	731.34	4,150.56	17.62%	3,419.22
100-04-5791	Hotel Expense	0.00	0.00	300.00	0.00%	300.00
100-04-5792	Meals & Entertainment	0.00	0.00	322.50	0.00%	322.50
100-04-5793	Mileage	0.00	344.40	500.00	68.88%	155.60
100-04-5794	Parking & Tolls	0.00	0.00	120.00	0.00%	120.00
100-04-5856	Notary Public	0.00	0.00	100.00	0.00%	100.00
100-04-5870	Subscriptions	0.00	21.64	300.00	7.21%	278.36
100-04-5904	Office Supplies	0.00	23.26	500.00	4.65%	476.74
100-04-5906	Postage	0.00	0.00	70.00	0.00%	70.00
<b>Court Totals</b>		<b>12,704.37</b>	<b>21,369.78</b>	<b>113,803.57</b>	<b>18.78%</b>	<b>92,433.79</b>

<b>100 - General Fund</b>	<b>Parks and Street:</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-05-5101 Christmas Lights		7,150.00	7,150.00	0.00	0.00%	(7,150.00)
100-05-5155 Tree Trimming		0.00	0.00	2,500.00	0.00%	2,500.00
100-05-5800 Maintenance & Infrastructure		0.00	0.00	20,700.00	0.00%	20,700.00
100-05-5908 Paving Materials		0.00	0.00	30,000.00	0.00%	30,000.00
100-05-5951 Electric		1,120.26	2,231.95	13,800.00	16.17%	11,568.05
100-05-5953 Street Lighting		0.00	0.00	2,000.00	0.00%	2,000.00
Parks and Streets Totals		<u>8,270.26</u>	<u>9,381.95</u>	<u>69,000.00</u>	<u>13.60%</u>	<u>59,618.05</u>

<b>100 - General Fund</b>	<b>Non-Department</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-06-5002 Bank Charges		0.00	300.00	100.00	300.00%	(200.00)
100-06-5104 B. C. South Library Dis		0.00	0.00	15,300.00	0.00%	15,300.00
100-06-5321 Emergency Expenses		0.00	0.00	1,000.00	0.00%	1,000.00
100-06-5611 Legal Notices/Publications		36.00	378.00	1,200.00	31.50%	822.00
100-06-5622 Audit Services		0.00	0.00	48,820.00	0.00%	48,820.00
100-06-5623 Bldg Insp/Bureau Veritas		0.00	2,477.45	31,050.00	7.98%	28,572.55
100-06-5625 Appraisal District		0.00	0.00	35,000.00	0.00%	35,000.00
100-06-5637 Surveying		0.00	0.00	5,000.00	0.00%	5,000.00
100-06-5639 Traffic Safety/Signage		0.00	0.00	15,000.00	0.00%	15,000.00
100-06-5704 Automobile Physical Damage		0.00	4,344.00	6,000.00	72.40%	1,656.00
100-06-5709 Errors & Omissions		0.00	2,817.00	6,482.77	43.45%	3,665.77
100-06-5711 Liability Deductible		0.00	0.00	1,000.00	0.00%	1,000.00
100-06-5712 General Liability Insurance		0.00	1,387.00	3,300.00	42.03%	1,913.00
100-06-5717 Real & Personal Property		0.00	38,010.00	34,000.00	111.79%	(4,010.00)
100-06-5719 Workmen's Comp TML-IRP		0.00	20,924.00	31,800.00	65.80%	10,876.00
100-06-5720 Animal Mortality		0.00	0.00	853.78	0.00%	853.78
100-06-5721 Automobile Liability		0.00	5,519.00	8,089.53	68.22%	2,570.53
100-06-5722 Crime Coverage		0.00	230.00	227.70	101.01%	(2.30)
100-06-5727 Cyber Insurance		0.00	1,500.00	1,250.00	120.00%	(250.00)
100-06-5857 Subscriptions		0.00	0.00	5,000.00	0.00%	5,000.00
100-06-5907 Po Box Rental - Non-Department		0.00	0.00	130.00	0.00%	130.00
100-06-5951 Electric		112.15	233.54	2,500.00	9.34%	2,266.46
Non-Department Totals		<u>148.15</u>	<u>78,119.99</u>	<u>253,103.78</u>	<u>30.86%</u>	<u>174,983.79</u>
Expense Totals		<u><u>164,027.60</u></u>	<u><u>386,776.65</u></u>	<u><u>2,176,511.15</u></u>	<u><u>17.77%</u></u>	<u><u>1,789,734.50</u></u>

City of Blanco  
Financial Statement  
As of November 30, 2025

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<b>200 - Enterprise Fund</b>	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>					
Other Revenues	75.00	100.00	7,517.50	1.33%	7,417.50
Utility Revenue	220,444.64	448,450.06	2,602,170.00	17.23%	2,153,719.94
Fees	70.00	4,600.00	33,270.00	13.83%	28,670.00
Interest Income	19,220.88	39,730.24	124,200.00	31.99%	84,469.76
Revenue Totals	<u>239,810.52</u>	<u>492,880.30</u>	<u>2,767,157.50</u>	<u>17.81%</u>	<u>2,274,277.20</u>
<b>Expense Summary</b>					
Other Expenses	607.38	1,042.49	4,875.00	21.38%	3,832.51
Personnel	5,625.86	11,223.02	68,844.74	16.30%	57,621.72
Utilities	167,190.36	173,312.83	1,663,240.00	10.42%	1,489,927.17
Loans	300.00	300.00	170,000.00	0.18%	169,700.00
Computers	11,544.12	16,953.65	22,770.00	74.46%	5,816.35
Outside Services	35,438.76	59,933.76	183,712.50	32.62%	123,778.74
General Insurance	2.00	4.00	24.00	16.67%	20.00
Maintenance	120.00	120.00	8,280.00	1.45%	8,160.00
Water	35,152.17	70,926.15	419,556.09	16.91%	348,629.94
Supplies	0.00	701.44	6,624.00	10.59%	5,922.56
Interest Expense	0.00	0.00	70,126.00	0.00%	70,126.00
Bond Agent Fees	350.00	350.00	650.00	53.85%	300.00
Chemicals and Materials	0.00	0.00	2,587.50	0.00%	2,587.50
Expense Totals	<u>256,330.65</u>	<u>334,867.34</u>	<u>2,621,289.83</u>	<u>12.77%</u>	<u>2,286,422.49</u>

City of Blanco  
Financial Statement  
As of November 30, 2025

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<b>200 - Enterprise Fund</b>	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Other Revenues</b>					
200-4170 Miscellaneous Income	0.00	0.00	7,000.00	0.00%	7,000.00
200-4326 NSF - Insufficient Funds	75.00	100.00	517.50	19.32%	417.50
Other Revenues Totals	75.00	100.00	7,517.50	1.33%	7,417.50
<b>Utility Revenue</b>					
200-4620 CSI - Non-Refundable (Customer	245.00	540.00	5,175.00	10.43%	4,635.00
200-4703 Late Fees	3,318.47	5,032.18	20,700.00	24.31%	15,667.82
200-4901 Garbage	31,573.83	62,454.38	367,425.00	17.00%	304,970.62
200-4903 Sales Tax Revenue	0.00	0.00	1,000.00	0.00%	1,000.00
200-4904 Sewage	58,707.92	119,886.72	688,000.00	17.43%	568,113.28
200-4905 Water	126,488.31	260,374.86	1,516,000.00	17.18%	1,255,625.14
200-4909 Septage Receiving	100.00	140.00	1,800.00	7.78%	1,660.00
200-4911 Income - Other	11.11	21.92	0.00	0.00%	(21.92)
200-4950 Water Meter Deposit (Water Meter	0.00	0.00	2,070.00	0.00%	2,070.00
Utility Revenue Totals	220,444.64	448,450.06	2,602,170.00	17.23%	2,153,719.94
<b>Fees</b>					
200-4701 Effluent Surcharge	0.00	0.00	10,000.00	0.00%	10,000.00
200-4702 Service Call Fees-Water	0.00	0.00	500.00	0.00%	500.00
200-4906 Sewer Tap	0.00	1,200.00	5,175.00	23.19%	3,975.00
200-4907 Water Tap	0.00	2,400.00	10,350.00	23.19%	7,950.00
200-4951 Connection Fee - Non Refundable	70.00	1,000.00	7,245.00	13.80%	6,245.00
Fees Totals	70.00	4,600.00	33,270.00	13.83%	28,670.00
<b>Interest Income</b>					
200-4805 Interest Income	19,220.88	39,730.24	124,200.00	31.99%	84,469.76
Interest Income Totals	19,220.88	39,730.24	124,200.00	31.99%	84,469.76
Revenue Totals	239,810.52	492,880.30	2,767,157.50	17.81%	2,274,277.20

<b>200 - Enterprise Fund</b>	<b>General</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Other Expenses		123.38	558.49	0.00	0.00%	(558.49)
Personnel		4,746.26	9,463.82	0.00	0.00%	(9,463.82)
<b>General Totals</b>		<u>4,869.64</u>	<u>10,022.31</u>	<u>0.00</u>	<u>0.00%</u>	<u>(10,022.31)</u>

<b>200 - Enterprise Fund</b>	<b>Water</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Computers		5,900.71	11,180.99	11,385.00	98.21%	204.01
General Insurance		2.00	4.00	24.00	16.67%	20.00
Loans		300.00	300.00	0.00	0.00%	(300.00)
Maintenance		120.00	120.00	3,105.00	3.86%	2,985.00
Other Expenses		484.00	484.00	4,000.00	12.10%	3,516.00
Outside Services		30,256.45	31,253.95	76,797.00	40.70%	45,543.05
Personnel		879.60	1,759.20	39,749.97	4.43%	37,990.77
Supplies		0.00	701.44	6,106.50	11.49%	5,405.06
Utilities		53,374.54	55,605.41	666,970.00	8.34%	611,364.59
Water		35,152.17	70,926.15	419,556.09	16.91%	348,629.94
<b>Water Totals</b>		<u>126,469.47</u>	<u>172,335.14</u>	<u>1,227,693.56</u>	<u>14.04%</u>	<u>1,055,358.42</u>

<b>200 - Enterprise Fund</b>	<b>Sewer</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Bond Agent Fees		350.00	350.00	650.00	53.85%	300.00
Chemicals and Materials		0.00	0.00	2,587.50	0.00%	2,587.50
Computers		5,643.41	5,772.66	11,385.00	50.70%	5,612.34
Interest Expense		0.00	0.00	70,126.00	0.00%	70,126.00
Loans		0.00	0.00	170,000.00	0.00%	170,000.00
Maintenance		0.00	0.00	5,175.00	0.00%	5,175.00
Other Expenses		0.00	0.00	875.00	0.00%	875.00
Outside Services		5,182.31	28,679.81	106,915.50	26.82%	78,235.69



Personnel	0.00	0.00	29,094.77	0.00%	29,094.77
Supplies	0.00	0.00	517.50	0.00%	517.50
Utilities	113,815.82	117,707.42	996,270.00	11.81%	878,562.58
<b>Sewer Totals</b>	124,991.54	152,509.89	1,393,596.27	10.94%	1,241,086.38
<b>Expense Total</b>	256,330.65	334,867.34	2,621,289.83	12.77%	2,286,422.49

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<b>200 - Enterprise Fund</b>	<b>General</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-00-5002 Bank Charges		123.38	558.49	0.00	0.00%	(558.49)
200-00-5751 Salaries/Wages Expense		4,133.66	8,242.32	0.00	0.00%	(8,242.32)
200-00-5754 Social Security - Employer Paid		256.29	511.03	0.00	0.00%	(511.03)
200-00-5755 Medicare Expense		59.93	119.50	0.00	0.00%	(119.50)
200-00-5759 TMRS-Employer Contribution		296.38	590.97	0.00	0.00%	(590.97)
General Totals		<u>4,869.64</u>	<u>10,022.31</u>	<u>0.00</u>	<u>0.00%</u>	<u>(10,022.31)</u>

<b>200 - Enterprise Fund</b>	<b>Water</b>	<b>Current Month Actual</b>	<b>YTD Actual</b>	<b>Annual Budget</b>	<b>% Budget Used</b>	<b>Budget Remaining</b>
200-01-5070 INFRAMARK		51,070.90	51,070.90	636,525.00	8.02%	585,454.10
200-01-5076 HR Green (HRG) GIS System		484.00	484.00	4,000.00	12.10%	3,516.00
200-01-5124 TWDB Escrow Fees for 2017A		300.00	300.00	0.00	0.00%	(300.00)
200-01-5201 Computer Maintenance		0.00	129.26	1,035.00	12.49%	905.74
200-01-5331 Computer - Software & Updates		5,900.71	10,776.20	6,727.50	160.18%	(4,048.70)
200-01-5332 Pre-Printed Water Bills		0.00	275.53	3,622.50	7.61%	3,346.97
200-01-5641 Legal Fees		16,266.27	17,263.77	25,875.00	66.72%	8,611.23
200-01-5642 Permits		0.00	0.00	1,242.00	0.00%	1,242.00
200-01-5643 Permitting/Legal - Discharge		0.00	0.00	3,105.00	0.00%	3,105.00
200-01-5644 Professional Fees		13,990.18	13,990.18	46,575.00	30.04%	32,584.82
200-01-5702 AD&D		2.00	4.00	24.00	16.67%	20.00
200-01-5708 Dental		40.66	81.32	487.92	16.67%	406.60
200-01-5713 Health		820.26	1,640.52	9,843.12	16.67%	8,202.60
200-01-5715 Life		8.90	17.80	106.80	16.67%	89.00
200-01-5718 Vision		9.78	19.56	117.36	16.67%	97.80
200-01-5751 Salaries/Wages Expense		0.00	0.00	25,295.40	0.00%	25,295.40
200-01-5754 Social Security - Employer Paid		0.00	0.00	1,618.91	0.00%	1,618.91
200-01-5755 Medicare Expense		0.00	0.00	366.78	0.00%	366.78
200-01-5759 TMRS-Employer Contribution		0.00	0.00	1,813.68	0.00%	1,813.68
200-01-5786 Overtime		0.00	0.00	100.00	0.00%	100.00
200-01-5821 Major Equipment		0.00	0.00	3,105.00	0.00%	3,105.00
200-01-5825 Equipment Rental		120.00	120.00	0.00	0.00%	(120.00)
200-01-5847 CLWSC water		25,432.02	51,534.36	303,894.84	16.96%	252,360.48
200-01-5848 GBRA		9,650.00	19,300.00	114,885.00	16.80%	95,585.00
200-01-5870 Subscriptions		70.15	91.79	776.25	11.82%	684.46
200-01-5906 Postage		0.00	678.17	5,589.00	12.13%	4,910.83
200-01-5911 Office Supplies		0.00	23.27	517.50	4.50%	494.23
200-01-5963 Electric		2,059.50	4,290.37	25,875.00	16.58%	21,584.63
200-01-5964 Gas / Propane		82.24	82.24	2,070.00	3.97%	1,987.76
200-01-5965 Telephones/Broadband/Internet		161.90	161.90	2,500.00	6.48%	2,338.10
Water Totals		<u>126,469.47</u>	<u>172,335.14</u>	<u>1,227,693.56</u>	<u>14.04%</u>	<u>1,055,358.42</u>

<b>200 - Enterprise Fund</b>	<b>Sewer</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-02-5031	Blanco CTSRCO 2017B - Interest	0.00	0.00	27,479.00	0.00%	27,479.00
200-02-5053	Bond Agent Fees CTSRCO 2017B	350.00	350.00	350.00	100.00%	0.00
200-02-5058	Bond Agency Fees-CTSRCO 2019	0.00	0.00	300.00	0.00%	300.00
200-02-5060	Garbage	59,104.56	59,104.56	310,500.00	19.04%	251,395.44
200-02-5070	INFRAMARK	51,070.90	51,070.90	636,525.00	8.02%	585,454.10
200-02-5121	Blanco CTSRCO 2017B	0.00	0.00	100,000.00	0.00%	100,000.00
200-02-5122	Blanco CTSRCO 2019	0.00	0.00	70,000.00	0.00%	70,000.00
200-02-5127	Blanco CTSRCO 2019 - Interest f	0.00	0.00	42,647.00	0.00%	42,647.00
200-02-5201	Computer Maintenance	0.00	129.25	517.50	24.98%	388.25
200-02-5331	Computer - Software & Updates	5,643.41	5,643.41	10,867.50	51.93%	5,224.09
200-02-5611	Legal Notices/Publications	0.00	0.00	500.00	0.00%	500.00
200-02-5641	Legal Fees	471.25	1,468.75	25,875.00	5.68%	24,406.25
200-02-5642	Permits	0.00	0.00	2,380.50	0.00%	2,380.50
200-02-5643	Permitting/Legal - Discharge	0.00	0.00	1,035.00	0.00%	1,035.00
200-02-5644	Professional Fees	4,711.06	27,211.06	67,275.00	40.45%	40,063.94
200-02-5645	Engineering - WWTP	0.00	0.00	10,350.00	0.00%	10,350.00
200-02-5646	Janitorial	0.00	0.00	375.00	0.00%	375.00
200-02-5751	Salaries/Wages Expense	0.00	0.00	25,295.40	0.00%	25,295.40
200-02-5754	Social Security - Employer Paid	0.00	0.00	1,618.91	0.00%	1,618.91
200-02-5755	Medicare Expense	0.00	0.00	366.78	0.00%	366.78
200-02-5759	TMRS-Employer Contribution	0.00	0.00	1,813.68	0.00%	1,813.68
200-02-5821	Major Equipment	0.00	0.00	5,175.00	0.00%	5,175.00
200-02-5841	Chemicals	0.00	0.00	2,587.50	0.00%	2,587.50
200-02-5906	Postage	0.00	0.00	517.50	0.00%	517.50
200-02-5963	Electric	3,558.13	7,449.73	46,575.00	16.00%	39,125.27
200-02-5964	Gas / Propane	82.23	82.23	2,070.00	3.97%	1,987.77
200-02-5965	Telephones/Broadband/Internet	0.00	0.00	600.00	0.00%	600.00
Sewer Totals		124,991.54	152,509.89	1,393,596.27	10.94%	1,241,086.38
Expense Totals		256,330.65	334,867.34	2,621,289.83	12.77%	2,286,422.49

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<b>300 - I &amp; S Fund</b>	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>					
Ad Valorem Tax Revenue	34,912.05	39,223.40	865,957.38	4.53%	826,733.98
Interest Income	469.75	973.28	11,385.00	8.55%	10,411.72
Revenue Totals	<u>35,381.80</u>	<u>40,196.68</u>	<u>877,342.38</u>	<u>4.58%</u>	<u>837,145.70</u>
<b>Expense Summary</b>					
Bond Agent Fees	350.00	350.00	1,150.00	30.43%	800.00
Loans	23,598.75	23,598.75	682,071.00	3.46%	658,472.25
Other Expenses	0.00	0.00	15,000.00	0.00%	15,000.00
Interest Expense	0.00	0.00	188,286.23	0.00%	188,286.23
Expense Totals	<u>23,948.75</u>	<u>23,948.75</u>	<u>886,507.23</u>	<u>2.70%</u>	<u>862,558.48</u>

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<b>300 - I &amp; S Fund</b>	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Ad Valorem Tax Revenue</b>					
300-4001 Current I&S	33,736.71	33,736.71	854,054.88	3.95%	820,318.17
300-4002 Current Interest (I &S)	0.00	0.00	1,138.50	0.00%	1,138.50
300-4003 Current Penalty (I & S)	0.00	0.00	2,898.00	0.00%	2,898.00
300-4004 Delinquent Interest (I&S)	101.36	392.33	1,552.50	25.27%	1,160.17
300-4005 Delinquent Penalty (I&S)	112.30	522.30	1,035.00	50.46%	512.70
300-4006 Delinquent I&S	961.68	4,572.06	5,175.00	88.35%	602.94
300-4013 Current Overages	0.00	0.00	103.50	0.00%	103.50
Ad Valorem Tax Revenue Totals	<u>34,912.05</u>	<u>39,223.40</u>	<u>865,957.38</u>	<u>4.53%</u>	<u>826,733.98</u>
<b>Interest Income</b>					
300-4805 Interest Income	<u>469.75</u>	<u>973.28</u>	<u>11,385.00</u>	<u>8.55%</u>	<u>10,411.72</u>
Interest Income Totals	<u>469.75</u>	<u>973.28</u>	<u>11,385.00</u>	<u>8.55%</u>	<u>10,411.72</u>
Revenue Totals	<u><u>35,381.80</u></u>	<u><u>40,196.68</u></u>	<u><u>877,342.38</u></u>	<u><u>4.58%</u></u>	<u><u>837,145.70</u></u>

<b>300 - I &amp; S Fund</b>	<b>water</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Bond Agent Fees		350.00	350.00	650.00	53.85%	300.00
Interest Expense		0.00	0.00	176,455.23	0.00%	176,455.23
Loans		0.00	0.00	189,873.50	0.00%	189,873.50
Other Expenses		0.00	0.00	15,000.00	0.00%	15,000.00
<b>water Totals</b>		<u>350.00</u>	<u>350.00</u>	<u>381,978.73</u>	<u>0.09%</u>	<u>381,628.73</u>

<b>300 - I &amp; S Fund</b>	<b>Sewer</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Loans		23,598.75	23,598.75	247,197.50	9.55%	223,598.75
<b>Sewer Totals</b>		<u>23,598.75</u>	<u>23,598.75</u>	<u>247,197.50</u>	<u>9.55%</u>	<u>223,598.75</u>

<b>300 - I &amp; S Fund</b>	<b>Non-Department</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Bond Agent Fees		0.00	0.00	500.00	0.00%	500.00
Interest Expense		0.00	0.00	11,831.00	0.00%	11,831.00
Loans		0.00	0.00	245,000.00	0.00%	245,000.00
<b>Non-Department Totals</b>		<u>0.00</u>	<u>0.00</u>	<u>257,331.00</u>	<u>0.00%</u>	<u>257,331.00</u>
<b>Expense Total</b>		<u>23,948.75</u>	<u>23,948.75</u>	<u>886,507.23</u>	<u>2.70%</u>	<u>862,558.48</u>

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<b>300 - I &amp; S Fund</b>	<b>water</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-01-5051	Bond Agent Fees-Wilmington Tru	0.00	0.00	300.00	0.00%	300.00
300-01-5052	Bond Agent Fees CTSRCO Water	350.00	350.00	350.00	100.00%	0.00
300-01-5054	CIP Water 2017A (L1000633) - F	0.00	0.00	100,000.00	0.00%	100,000.00
300-01-5056	WTP 2020 (L1001127) - Principa	0.00	0.00	15,000.00	0.00%	15,000.00
300-01-5117	Blanco CTSRCO 2020 - Interest f	0.00	0.00	50,096.00	0.00%	50,096.00
300-01-5126	Blanco CTSRCO 2017A - Interest	0.00	0.00	35,221.00	0.00%	35,221.00
300-01-5128	Certificates of Obligation Series 2	0.00	0.00	89,873.50	0.00%	89,873.50
300-01-5129	Certificates of Obligation Series 2	0.00	0.00	91,138.23	0.00%	91,138.23
water Totals		350.00	350.00	381,978.73	0.09%	381,628.73



<b>300 - I &amp; S Fund</b>	<b>Sewer</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-02-5059	Lift Station 2023 - Interest Only	23,598.75	23,598.75	47,197.50	50.00%	23,598.75
300-02-5065	Lift Station 2023 - Principal	0.00	0.00	200,000.00	0.00%	200,000.00
Sewer Totals		<u>23,598.75</u>	<u>23,598.75</u>	<u>247,197.50</u>	<u>9.55%</u>	<u>223,598.75</u>

<b>300 - I &amp; S Fund</b>	<b>Non-Department</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-06-5032 2015 Series - (TIB) Interest		0.00	0.00	11,831.00	0.00%	11,831.00
300-06-5033 2015 Series - (TIB) Principal		0.00	0.00	245,000.00	0.00%	245,000.00
300-06-5034 Bond Agent Fees CO Series 2024		0.00	0.00	500.00	0.00%	500.00
Non-Department Totals		0.00	0.00	257,331.00	0.00%	257,331.00
Expense Totals		23,948.75	23,948.75	886,507.23	2.70%	862,558.48

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400 - Municipal Court Fund	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>					
Court Fines and Fees	413.16	851.98	8,797.50	9.68%	7,945.52
Interest Income	469.65	973.09	7,762.50	12.54%	6,789.41
Revenue Totals	882.81	1,825.07	16,560.00	11.02%	14,734.93
<b>Expense Summary</b>					
Services	0.00	0.00	1,811.25	0.00%	1,811.25
Expense Totals	0.00	0.00	1,811.25	0.00%	1,811.25

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<b>400 - Municipal Court Fund</b>	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Court Fines and Fees</b>					
400-4301 CTF (Court Technology Fund -	58.99	86.61	4,140.00	2.09%	4,053.39
400-4307 MCBS (Municipal Court Building	58.97	89.18	4,657.50	1.91%	4,568.32
400-4312 Mun Court Svc Fee Retained	295.20	676.19	0.00	0.00%	(676.19)
Court Fines and Fees Totals	413.16	851.98	8,797.50	9.68%	7,945.52
<b>Interest Income</b>					
400-4805 Interest Income	469.65	973.09	7,762.50	12.54%	6,789.41
Interest Income Totals	469.65	973.09	7,762.50	12.54%	6,789.41
Revenue Totals	882.81	1,825.07	16,560.00	11.02%	14,734.93

400 - Municipal Court Fund	Court Fu	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Services		0.00	0.00	1,811.25	0.00%	1,811.25
Court Fund Totals		0.00	0.00	1,811.25	0.00%	1,811.25
Expense Total		0.00	0.00	1,811.25	0.00%	1,811.25

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400 - Municipal Court Fund	Court Fur	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
400-04-5855 Municipal Court Technology Fund		0.00	0.00	1,811.25	0.00%	1,811.25
Court Fund Totals		0.00	0.00	1,811.25	0.00%	1,811.25
Expense Totals		0.00	0.00	1,811.25	0.00%	1,811.25

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401 - Consolidated Court Security and Technology	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary					
Not Categorized	500.99	1,152.46	0.00	0.00%	(1,152.46)
Revenue Totals	500.99	1,152.46	0.00	0.00%	(1,152.46)

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401 - Consolidated Court Security and Technology	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Not Categorized					
401-4300 Consolidated Court Security and	500.99	1,152.46	0.00	0.00%	(1,152.46)
Not Categorized Totals	500.99	1,152.46	0.00	0.00%	(1,152.46)
Revenue Totals	500.99	1,152.46	0.00	0.00%	(1,152.46)



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500 - Hotel/Motel Fund	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary					
Tax Revenue	4,292.37	21,892.98	112,103.50	19.53%	90,210.52
Interest Income	246.88	583.20	11,385.00	5.12%	10,801.80
Revenue Totals	4,539.25	22,476.18	123,488.50	18.20%	101,012.32
Expense Summary					
Community Aide and Events	0.00	749.00	107,650.00	0.70%	106,901.00
Expense Totals	0.00	749.00	107,650.00	0.70%	106,901.00

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<b>500 - Hotel/Motel Fund</b>	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Tax Revenue</b>					
500-4130 Hotel Occupancy Tax	4,292.37	21,892.98	112,000.00	19.55%	90,107.02
500-4140 Hotel Occupancy Interest	0.00	0.00	103.50	0.00%	103.50
Tax Revenue Totals	<u>4,292.37</u>	<u>21,892.98</u>	<u>112,103.50</u>	<u>19.53%</u>	<u>90,210.52</u>
<b>Interest Income</b>					
500-4805 Interest Income	246.88	583.20	11,385.00	5.12%	10,801.80
Interest Income Totals	<u>246.88</u>	<u>583.20</u>	<u>11,385.00</u>	<u>5.12%</u>	<u>10,801.80</u>
Revenue Totals	<u><u>4,539.25</u></u>	<u><u>22,476.18</u></u>	<u><u>123,488.50</u></u>	<u><u>18.20%</u></u>	<u><u>101,012.32</u></u>

<b>500 - Hotel/Motel Fund</b>	<b>Non-Depart</b>	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		0.00	749.00	107,650.00	0.70%	106,901.00
<b>Non-Department Totals</b>		0.00	749.00	107,650.00	0.70%	106,901.00
<b>Expense Total</b>		0.00	749.00	107,650.00	0.70%	106,901.00

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500 - Hotel/Motel Fund	Non-Departn	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
500-06-5102 Blanco Historic Preservation		0.00	0.00	2,500.00	0.00%	2,500.00
500-06-5105 HOT Funds Distribution		0.00	749.00	93,150.00	0.80%	92,401.00
500-06-5151 Keep Blanco Beautiful		0.00	0.00	2,000.00	0.00%	2,000.00
500-06-5152 Keep Blanco Beautiful: Streetsca		0.00	0.00	10,000.00	0.00%	10,000.00
Non-Department Totals		0.00	749.00	107,650.00	0.70%	106,901.00
Expense Totals		0.00	749.00	107,650.00	0.70%	106,901.00

**STAFF  
POLICE  
DEPARTMENT**



# City of Blanco Police Department Chief's Monthly Report November 2025

Jerry Thornhill,  
*Chief of Police*

## Disclosure

*Many data collection sources were utilized to compile the presented information to include Record Management System reporting and administrative logs. In our continued effort to report accurate and transparent numbers, the department discloses that the RMS system is continuously updated, and reports run at various times, sometimes producing different results. Care should be taken when comparing this monthly report to other data reports as different data collection methods and data sources may be used. The data provided is for informational use only.*



# BLANCO POLICE DEPARTMENT



Jerry Thornhill, B.A.S.  
Chief of Police

437 Blanco Avenue  
Blanco, Texas 78606

Office: (830) 833-4375  
Fax: (830) 833-4975

## Chief's Monthly Report — November 2025

### **Department News**

The Blanco Police Department has taken possession of the two new patrol vehicles (2025 Dodge Durango) from Gunn Dodge in Seguin, Texas. Both units were picked up and are currently being upfitted and fitted with vinyl graphics which could take several weeks to complete. We would like to thank the City Council as well as all the city staff members who assisted in obtaining these two new units as they are vital to the successful day-to-day operations of the Blanco Police Department and providing better quality of the public.

With the holidays quickly approaching, the Blanco Police Department is also excited to announce that we have begun our annual Toy Drive to benefit the children of the City of Blanco and surrounding areas. While this marks our ninth year working alongside the Hill Country Children's Advocacy Center we would like to thank members of the City Council, local Businesses Owners and the public supporters for their outstanding dedication to this noble cause of happiness those in need.

### **Community Events & Involvement**

During the month of October, members of the Blanco Police Department continued engaging in community activities and events such as the Championship Rodeo Night, Veterans Day Parade, Market Days, Care & Share as well as other events in which officers were able to interact and engage with the public. These community outreach events foster a more positive and comprehensive partnership with our stakeholders, local business members and those who have made sacrifices for our freedoms.

Additionally to these events, I would like to remind everyone that we have other upcoming holiday events such as the City of Blanco Christmas Light Parade scheduled for December 20, 2025 starting at 6:00 PM. We want to encourage citizens and staff members to participate in this event as it should be fun for all.

### **Administrative Operations**

- **Chief Activities**

Chief attended regular regional law enforcement meetings with a focus on addressing regional crime trends which affect the greater Texas hill county area.

- **Records Requests**

The Police Department received and fulfilled a total of 5 records requests in November 2025.



## Department Statistics

### Patrol Operations

Total Calls for Service	Nov. 2025	+/- Previous Month
-In city	368	▼ 46.4% Decrease
-Out of city	3	▲ 50.0% Increase
Agency Assist	3	▲ 50.0% Decrease

*It is important to note these statistics represent reported Calls for Service and not verified offenses or incidents*

Traffic Stops	Nov. 2025	+/- Previous Month
Total Vehicles Stopped	166	▼ 48.1% Decrease
Resulting Citations	31	▼ 69.3% Decrease
Resulting Warnings	219	▼ 25.5% Decrease
Arrests	Nov. 2025	+/- Previous Month
On view	4	▼ 20.0% Increase
Warrants	2	▶ No Increase / Decrease
Motor Vehicle Collisions	3	▲ 57.1% Decrease

### Fleet Updates

Fleet IN COMMISSION	4	
Fleet IN REPAIR	1	201 (Fleet Accident)
Fleet OUT OF COMMISSION	2 (New Units)	251 & 252 (Upfitting)

### Criminal Investigations Division

Number of Reports Taken	Total	+/- Previous Month
-resulting in offense report	7	▼ 53.3% Decrease
-resulting in informational/other report	22	▲ 29.4% Increase
Offenses Filed		
-felony	1 – 1	▶ No Increase / Decrease
-misdemeanor	4 – 3	▼ 25.0% Decrease

### Detailed Statistics

**Total Traffic Stops: 166**

**Total Violations: 219**

Traffic Violations by Type	Resulting in Citation	Resulting in Warning
Moving Violation	31	135
Non-Traffic Violation	0	0
School Zone Violation	0	0

*\*Some traffic stops resulted in multiple citations/warnings if the officer addressed more than one violation.*



### Arrests Made by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Adult	2	1	1	7	4	3	2	1	5	7	6	
Juvenile	0	0	0	0	0	0	0	0	0	0	0	
Total	2	1	1	7	4	3	2	1	5	7	6	

### Calls for Service by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	258	249	238	398	486	577	593	662	558	687	368	

### Offenses by Month

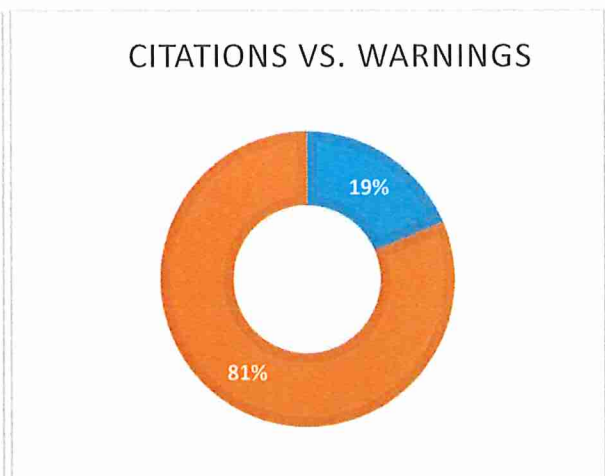
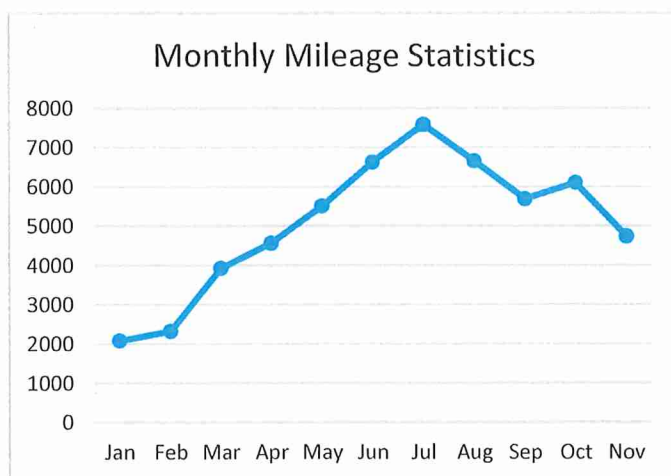
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	4	4	7	14	9	8	9	8	20	15	7	

### Motor Vehicle Collisions by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	6	6	2	7	2	5	4	5	6	3	3	

### Miles Patrolled by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	2079	2326	3925	4561	5505	6624	7580	6652	5688	6105	4733	



**Monthly Report of Incident by Incident Type**

<b>Call Type</b>	<b>No. of Calls</b>
Unclassified	11
911 Hang Up	2
911 Open Line	1
Abandoned Vehicle	1
Administrative	2
Alarm - Business	1
Alarm - Residential	2
Animal Complaint	7
ASSAULT	1
Assist Other Agency	1
Assist Public	7
Attempt to Locate	1
Business Check	7
Civil	1
CP	45
Disturbance - Physical	3
Disturbance - Verbal	2
Drug Paraphernalia	1
Emotion Dist Person	1
Follow Up	4
Found Property	2
Fraud	3
Informational	7
Intoxicated	1
Loose Livestock	1
Motorist Assist	5
MVA - Injury	3
MVA - Non Injury	6
MVA - Unknown Injury	3
Pursuit	1
Reckless Driver	11
Seizures	1
Sexual Assault	1
Special Assignment	1
Suicidal Person	3
Suspicious Circumstance	10
Suspicious Person	7
Suspicious Vehicle	8
Theft	2
Traffic Hazard	6
Traffic Stop	183
Trespass	1

Unconscious	1
Warrant Service	2
Welfare Check	9
<b>Totals</b>	<b>368</b>

*\*Note, numbers reflect the incident type the call was dispatched as, not necessarily what the incident type and/or offense was determined to be. Additionally, some incidents required multiple incident codes and can be listed under many categories.*

### Summary

The Blanco Police Department continues to make steady operational progress while maintaining its commitment to community engagement and public safety. The Department has received two new 2025 Dodge Durango patrol vehicles, now undergoing upfitting and graphics installation. We extend appreciation to the City Council, city staff, and community partners for supporting this important fleet modernization effort.

As the holiday season approaches, the Department has launched its annual Toy Drive in partnership with the Hill Country Children's Advocacy Center—now in its ninth year. We thank all city leaders, business owners, and residents whose generosity continues to bring joy to families in need.

Throughout October, officers remained active in community-focused events including the Championship Rodeo Night, Veterans Day Parade, Market Days, and Care & Share. Additional seasonal events, including the City of Blanco Christmas Light Parade on December 20, are expected to further strengthen community relationships.

Administratively, the Chief attended regional meetings addressing Hill Country crime trends, and staff processed five records requests for November.

Operational statistics show a significant decrease in calls for service, traffic stops, citations, and several categories of enforcement activity compared to the previous month. Arrest numbers remain stable with a slight increase in on-view arrests. Fleet operations reflect four units in service, one in repair, and two undergoing upfitting. The Criminal Investigations Division observed a decrease in offense reports but an increase in informational reports.

Overall, the Department remains focused on effective service delivery, strengthened community partnerships, and preparedness for the upcoming holiday period.

**INFRAMARK**

**DANNY MALDONADO**

# **CONSENT AGENDA**

## **ITEM #1**

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

**Meeting Minutes  
November 18, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on November 18th, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:03 pm by Mayor Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Pastor David Mayer from Trinity Lutheran church of Blanco, TX. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members Mack-McClung, Thrailkill, Behrends, and Moses.

City staff present: Warren Escovy, City Administrator; Callie Ann Alex, City Secretary; Secretary; Jose Martinez, Finance Director; and Chief Thornhill.

The following announcements were made:

- Bobby Mack-McClung reminded those present of the “Show Us Your Blanco” survey, instructing that this was the first of a set of surveys that focuses on what the public loves most about Blanco.
- Mayor Cargill gave the community a list and explanation of upcoming events that are local to Blanco. These events were as follows:
  - November 22<sup>nd</sup>: Masonic Lodge is hosting their Turkey Dinner
  - City Hall would be closed the 27<sup>th</sup> and 28<sup>th</sup> of November for the Holidays
  - Celebrate Small Business Saturday on the 29<sup>th</sup> of November by shopping local stores
  - December 5-7 marks the Texas Fiddling Festival at Twin Sisters Dancehall
  - December 5<sup>th</sup> is a breakfast at 2 Mile Recreation Center
  - Enjoy breakfast with Santa at the Terraqueous RV Resort
  - December 13<sup>th</sup> is National Wreaths Across America Day.
  - Real Ale Brewing is hosting a holiday market from the 12<sup>th</sup> to the 13<sup>th</sup> of December
  - The Blanco City Christmas Parade is scheduled for December 20<sup>th</sup>.
- City Secretary, Callie Ann Alex, then displayed the new visual timer for use during Public Comments. This timer has green, yellow, and red lights which depict the allotted time remaining. All speakers begin with 3 minutes. The timer will beep and the light will turn yellow when there is 30 seconds remaining. At the conclusion of the 3 minutes, the light will turn red and the timer will beep repeatedly.

**Public Comments**

- Alyssa Barker spoke about how the property proposed to be rezoned next to her property was not R5 but was R3. She stated it is R3 and now was being considered for zoning as commercial. She is not against growth; however, she believes growth needs to be respectful to the homes that are already established.
- Mark Polojac spoke against the proposed resolution of the septic system solution to City water. He stated that the Resolution holds omissions of law and there should be discussion of its specifics prior to it being on the Agenda.
- Robin Dallenbach discussed her Status Quo Demand she submitted to the City per her Disannexation petition.
- Patrick Newcombe-addressed the council and public in opposition to the rezoning of 172 San Saba to a commercial property.

**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).

**No additional comments were made.**

**CLOSE PUBLIC HEARINGS**

## PROCLAMATIONS:

1. **Veterans Day Proclamation**
2. **Thanksgiving Day Proclamation**

Both proclamations were made by Mayor Cargill and were a retroactive honoring of veterans and a call to the community for their gratitude, generosity and togetherness. respectively.

## STAFF PRESENTATIONS:

1. City Hall, Warren Escovy, City Administrator announced the following items: The completion date for the sewer line is set for February of 2026. The water plant is projected to be a 70/30 blend and is projected for a March or April timeline to become operational. In regard to the Blanco Comp Plan, there is intent for a Community meeting set in December. The City has been granted \$200,000 (\$160,000, with a \$40,000 match) towards its Alternate Transportation Plan; this includes trails, sidewalks, etc. Installation will begin on light shields, a free project orchestrated between City Hall Utilities and PEC, which will shield already lit poles.
2. City Hall, Jose Martinez, Finance Director, shared the October Financial Report, and explained since it was the first month of the fiscal year it showed minimal change or activity. He did state that New CivicPlus and GIS expenditures consumes a vast amount of administrative costs. Additionally, the addition of a new City Secretary, while the Deputy City Secretary is still obtaining her certification, is something that was unforeseen when the budget was first developed.
3. Police Department, Chief Thornhill- October Monthly Report- Chief Thornhill updated that the Police Department has received their 2 new vehicles. Both will be in the Outfitters shop for another 6-8 weeks. He also reported that the Police Station was adversely affected by the storm and it damaged the communications system. Insurance is reimbursing for the expenses and it will include a storm surge protector.
4. Inframark, Danny Maldonado- October Monthly Report- 25 leaks were reported in October. The City is holding at 4% water loss, and Inframark has been working collaboratively with the county and City Fire Department. Their report now includes a Pothole List, and they are also assisting the City with mapping the lights. He did note that the hot topic still is the pump at Cielo Springs.

**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 Councilmember, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the October 21, 2025 Special Meeting
2. Approval of Minutes from the November 10, 2025 Special Meeting

**A motion was made by Mayor Pro Tem Dennis Moore, Jr. to approve both consent agenda items as presented, seconded by Council Member Thrailkill. All in favor and motion carried unanimously.**

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

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). **P&Z requested Council to table this item, on the expectation for a new site plan from the applicant. Mayor Cargill tabled the item.**
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). **Council Member Thrailkill moved to approve 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. Council Member Ryan Moses seconded. All in favor and motion passed unanimously.**
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). This property has received 2 protest letters. **Council addressed their desire to know how many letters were sent out in total moving forward, to compare the amount of those notified to the number of relative protestants. Council Member Mack McClung moved to approve a New Short-Term**



**Rental, Blanco Hideaway at 704 6<sup>th</sup> Street. Council Member Thrailkill seconded. Motion passed unanimously.**

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). **Council Member Thrailkill noted that the location of Short Term Rentals around this proposed property may not be accurate, Mayor Cargill tabled the item until information can be confirmed and/or corrected.**
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). **Council Member Thrailkill moved to approve the New Short-Term Rental, Gracie's Place at 806 Chandler St. Mayor Pro Tem Dennis Moore, Jr Seconded. All in favor, and motion passed unanimously.**
6. Consideration, Discussion, and Take Possible Action on Appointment of new City Secretary and administration of the Oath of Office. **Mayor Pro Tem Dennis Moore, Jr moved to appoint Callie Ann Alex as the new City Secretary. Council Member Ryan Moses Seconded. All in favor and motion passed unanimously. Mayor Cargill administered Callie Ann Alex's swearing in and Oath of Office.**
7. Consideration, Discussion & Possible Action on Long-Term Agreement for Reclaimed Water Service between the City of Blanco and Ricky Dale Harbison and Evon Hobart Harbison. **Mayor Cargill moved this item to Executive Session.**

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

1. Consideration, Discussion, and Take Possible Action on the 1988 Sales tax issue and a potential May 2026 ballot referendum to repeal the current 0.5 allocation to offset local ad valorem taxes and possibly reimpose such allocation to support other lawful purposes. **Council Member McClung gave a summary of the sales tax issue. Council expressed concern that if it is just repealed, another source may acquire it; suggestion to repeal and reallocate to City. There was discussion on the specific allocation of funds, the deadline for placing the item for election, and the verbiage that would be recommended if putting the item on the ballot. Council Member Mack McClung moved to direct City staff to work diligently to obtain recommended options, demographics, and more information on ballot. Seconded by Council Member Ryan Moses with the comment of his intent to hold another public meeting. 4 in favor with Council Member Thailkill opposed. Motion Passed 4 to 1.**
2. Consideration, Discussion, and Take Possible Action on Various Options concerning Administration, Management, Distribution and Accountability for Hotel Occupancy Tax Revenue; to include but not limited to, Selection of Processes for Determining related Options or Approving a related Contract with the Blanco Chamber of Commerce or another Third Party. **10 applications were considered. The Council opted to select 7 members for the HOT Funds Committee instead of only 5. The Mayor then moved the discussion of personnel and individual applications to Executive Session.**
3. Consideration, Discussion and Take Possible Action on Approval of Water Service Agreement between the City of Blanco and Blanco RV & Storage LLC. **Mayor Cargill tabled this item.**
4. Consideration, Discussion, and Take Possible Action on septic system as a solution to City Sewer for certain locations and circumstances. **Mayor Cargill moved this item to Executive Session.**
5. 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). City Administrator, Warren Escovy, discussed the prior council approval, as well as the property owner's proposal. Both John and Kathryn Larson spoke on behalf of the property, the hardship of the current decision, and the details of their proposal. Darrel Wagner, owner of Available Construction & Transport Service, INC, also spoke in favor of the property owners' proposal. Council recommended this proposition goes through the Planning and Zoning Commission prior to them making a Council decision. Council Member Ryan Moses moved to reschedule this item to a special council meeting on December 4 after the P&Z Meeting.
6. Consideration, Discussion, and Take Possible Action on request from Robin Dallenbach & Robert McCall for de-annexation of the following properties:



- a. 1953 SUS HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
- b. ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
- c. ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
- d. 2029 SUS HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel 105473

**Mayor Cargill moved to Executive Session**

**Closed Regular meeting at 8:37 pm and convened into Executive Session.**

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

1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
2. Texas Government Code 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 meeting at 9:48 pm and convened into Regular Session.**

Per New Business Item 7, **Mayor Cargill Tabled this item to a future meeting.**

Per Old Business Item 2, **Council Member Thrailkill moved to form a HOT Funds committee consisting of Carol Zbytovsky, , Martha Gosnell Debra DuPont, Tom Green, Elissa Barker, Kenneth Welch, and Libbey Aly. The Council Liaison to the Committee will be Council Member Ryan Moses. City Representative will be the City Administrator. Mayor Pro Tem Moore, Jr seconded the motion. The motion passed unanimously.**

Per Old Business Item 6, City Attorney, Tim Tuggey explained Ordinance 400-A and that the City has found it in its best interest to disannex the specified properties that, through third party clerical error, were not properly recorded with Blanco County. The City will maintain annexation of the 29.895 acre tract the Chamber of Commerce has adopted. **Council Member Ryan Moses moved to approve City Ordinance No. 400-A, amending original Ordinance 400s. Seconded by Mayor Pro Tem Dennis Moore, Jr. All in favor and motion carried unanimously.**

Per Old Business Item 4, **Mayor Pro Tem Dennis Moore, Jr moved to approve Resolution 2025-R-015 to allow septic systems serve as a solution to City Sewer for certain locations and circumstances. Seconded by Council Member Thrailkill. 4 in favor with Council Member Moses opposed. Motion passed 4 to 1.**

**Adjournment:**

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

**The meeting was adjourned at 9:58pm**

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Candy Cargill, Mayor

ATTEST:

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Callie Ann Alex  
City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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# **CONSENT AGENDA**

## **ITEM #2**

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

**Meeting Minutes  
December 4, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on December 4, 2025, 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 Candy Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Mayor Cargill. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members Mack-McClung, Thrailkill, Behrends, and Moses.

City staff present: Warren Escovy, City Administrator and Callie Ann Alex, City Secretary

The following announcements were made:

- Mayor Cargill received the "humanitarian of the year award" from the Central Hill Country Board of Realtors.
- Council Member Ryan Moses announced the HOT Funds Committee met for the first time on Wednesday. They had selected a Chair, Elissa Barker, and had set their next meeting.

**There were no public comments**

**There were no consent items**

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

1. No Items

**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). **City Administrator, Warren Escovy, explained the P&Z recommendation to require a 4' dedication in return for a sidewalk variance. Mr. Escovy and John Larson, the property owner, both came to an agreed suggestion to Council for Mr. Larson to pay for the sidewalk which will be within the 10' easement on the property. Council Member Mack-McClung motioned to approve to rescind the previously approved variance and moved to approve the conditions of the 8' sidewalk within the 10' easement. Council Member Thrailkill seconded the motion, with the confirmation that this would allow 4 foot sidewalks along all 4 sides. It was confirmed. 4-1 in favor, with Council Member Behrends, Jr abstained. Motion Carried.**
2. Consideration, Discussion & Possible Action on Long-Term Agreement for Reclaimed Water Service between the City of Blanco and Barbara S. McClung and Robert N. Lowery (Successor to the Harbison Trust). City Attorney, Tim Tuggey summarized the Long Term Water Contract and its necessity due to new property ownership. This summary included the amount of effluent used previously, the timeframe for the proposed contract, the rate schedule and referenced the 1963 Deed to which this contract pertains. The buyer of the property, Roberty N. Lowery, spoke in favor of an extended timeframe to a contract and having a set rate. Council Member Behrends Jr. asked if he would consider a 15 year contract, and Mr. Lowery would consider it, but couldn't commit without all parties present. The discussion then moved into Executive Session.

**Closed regular meeting 6:25 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 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 7:18 pm and convened into regular meeting**

Old Business Item Number 2: **Council Member Ryan Moses motioned to confirm and approve the agreement subject to an option in the City's favor to pay off the existing balance in cash which, if exercised, will terminate the agreement, unless the parties agree to a new price for the effluent. Council Member Behrends Jr. seconded. 4-1 in favor with Council Member Mack-McClung abstained. Motion Carried.**

**Adjournment:**

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

**The meeting was adjourned at 7:20 pm.**

\_\_\_\_\_  
Candy Cargill, Mayor

ATTEST:

\_\_\_\_\_  
Callie Ann Alex  
City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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**NEW BUSINESS**

**ITEM #1**







# **NEW BUSINESS**

## **ITEM #2**



# City of Blanco

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

STAFF REPORT: 12-9-25

DESCRIPTION: Authorize City Engineer/Staff to bid out the US 281 North Sewer Extension project

ANALYSIS: Request from City staff to allow the City Engineer to solicit bids from construction firms for the north sewer extension as outlined on the plans and the Engineer's opinion of probable cost. This cost has already been accounted for with the funds available through Certificates of obligation series 2024A.

There is a cost sharing agreement with Neighbor's Market already established and there are businesses that are interested in connecting to City sewer once it is made available. The City Council will need to approve a qualifying bid once the bids have been received and reviewed by the City Engineer.

FISCAL IMPACT: \$800,000 to \$900,000

RECOMMENDATION: Staff recommendation is to have council authorize City Engineer/Staff to bid out the US 281 North Sewer Extension project



# CITY OF BLANCO, TEXAS

## US 281 NORTH SEWER EXTENSION

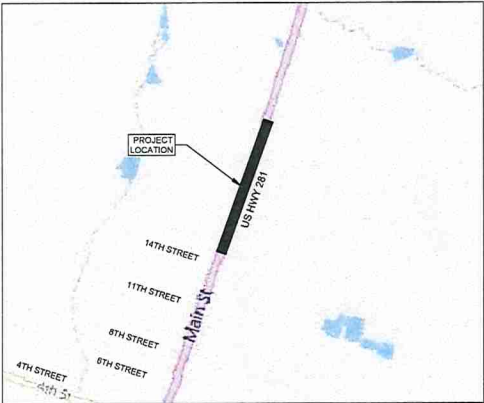


MAYOR:  
CANDY CARGILL

MAYOR PRO-TEM:  
DENNIS J. MOORE JR.

COUNCIL MEMBERS:  
RODNEY THRAILKILL  
DAVID BEHREND JR.  
RYAN MOSES  
BOBBY MACK-MCCLUNG

### LOCATION MAP:



CITY OF BLANCO, BLANCO COUNTY, TEXAS  
(N.T.S.)

### SHEET INDEX

	DESCRIPTION
1	COVER SHEET AND SHEET INDEX
2	GENERAL NOTES
3	SANITARY SEWER PLAN AND PROFILE A - STA. 0+00 TO 4+00
4	SANITARY SEWER PLAN AND PROFILE A - STA. 4+00 TO 8+00
5	SANITARY SEWER PLAN AND PROFILE A - STA. 8+00 TO 12+00
6	SANITARY SEWER PLAN AND PROFILE A - STA. 12+00 TO 16+00
7	SANITARY SEWER PLAN AND PROFILE A - STA. 16+00 TO 20+00
8	SANITARY SEWER PLAN AND PROFILE A - STA. 20+00 TO END
9	TRAFFIC MANAGEMENT PLAN
10	TYPICAL DETAILS



COVER SHEET  
CITY OF BLANCO, TEXAS  
US 281 NORTH SEWER EXTENSION

REVISIONS:



DRAWN BY:  
JEREMIAH S.

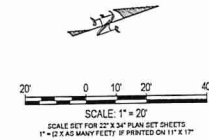
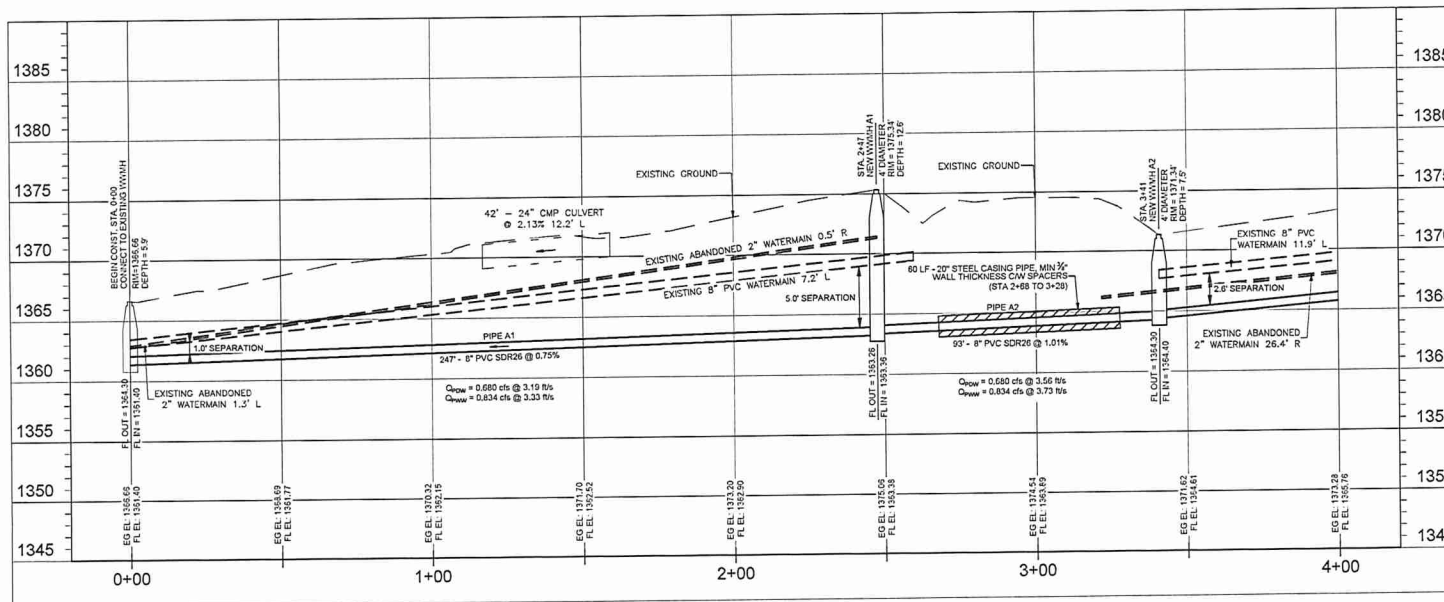
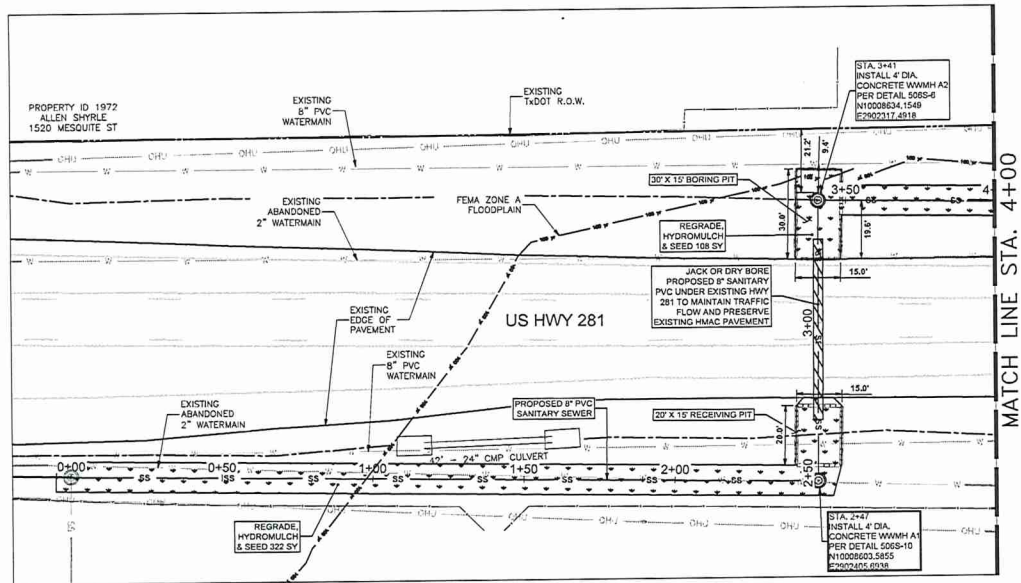
REVIEWED BY:  
J. SCHMELING

PROJECT NO:  
6112502















SHEET NO:  
1










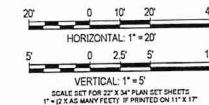


**EXISTING | LEGEND**

SANITARY SEWER		SS
SANITARY MAN-HOLE		W
WATERMAIN		12" W
FEMA FLOODPLAIN		OHU
OVERHEAD UTILITY		
BARBED WIRE FENCE		
STEEL FENCE		
WOOD/VINYL FENCE		
DITCH/BOTTOM		
RIGHT-OF-WAY		
PROPERTY LINE		
HYDRANT		
GATE VALVE		
WATER METER		

**PROPOSED | LEGEND**

SANITARY SEWER		SS
SANITARY MAN-HOLE		W
ASPHALT		
ROCK/GRAVEL		
MULCH AND SEED		



**SPI** ★  
**SCHAUMBURG • POLK, ILL.**  
**BEAUMONT | HOUSTON | RICHARDSON**  
**KOYLE | PORT ARTHUR | TERRELL | TYLER**  
 165 Elmhurst Drive, Suite B  
 Kyle, TX 75640  
 512.262.0440  
 Firm Registration No. F-520



SANITARY SEWER PLAN AND  
PROFILE A - STA. 0+00 TO 4+00  
CITY OF BLANCO, TEXAS  
JULY 281 NORTH SEWER EXTENSION

REVISIONS:



DRAWN BY:  
JEREMIAH S.

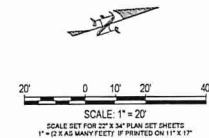
REVIEWED BY:  
J. SCHMELING















PROJECT NO:  
6112502

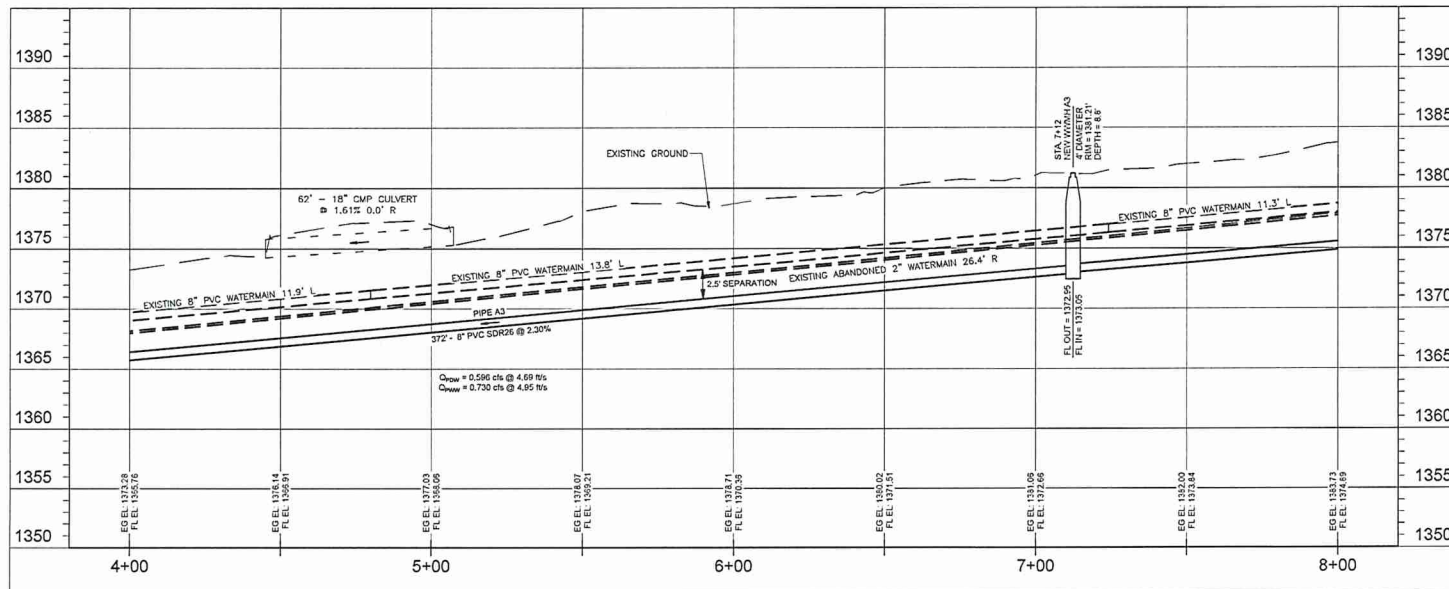
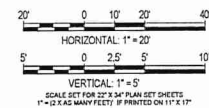
SHEET NO:

3

512.262.0440  
Firm Registration No. F-520



EXISTING LEGEND	
SANITARY SEWER	SS
SANITARY MANHOLE	
WATERMAIN	W
FEMA FLOODPLAIN	120' +
OVERHEAD UTILITY	OHU
BARBED WIRE FENCE	
STEEL FENCE	
WOOD/VINYL FENCE	
DITCH BOTTOM	
RIGHT OF WAY	
PROPOSED LINE	
HYDRANT	
GATE VALVE	
WATER METER	
PROPOSED LEGEND	
SANITARY SEWER	SS
SANITARY MANHOLE	
ASPHALT	
ROCK/GRAVEL	
MULCH AND SEED	



SANITARY SEWER PLAN AND  
PROFILE A -- STA. 4+00 TO 8+00  
CITY OF BLANCO, TEXAS  
US 281 NORTH SEWER EXTENSION

## REVISIONS:

**BEFORE YOU DIG**  
**Texas 811.com**

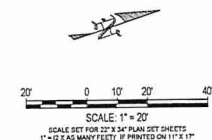
DRAWN BY:  
JEREMIAH S.















REVIEWED BY:  
J. SCHMELING

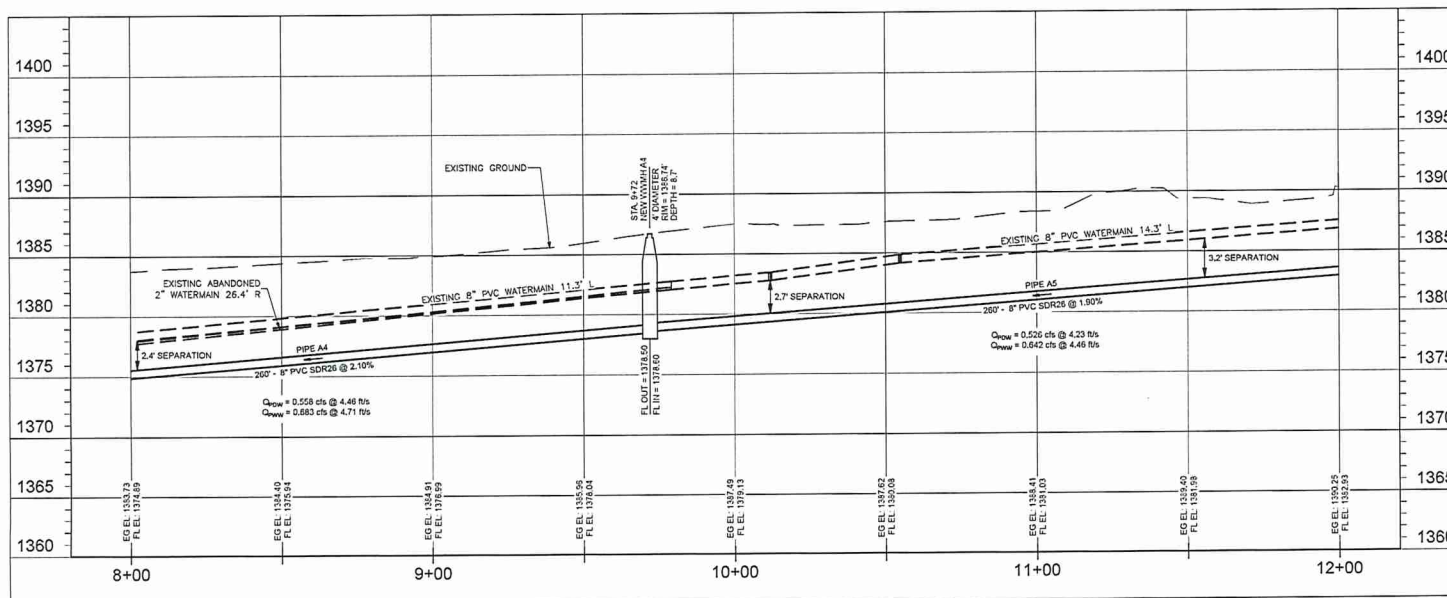
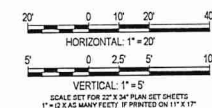
PROJECT NO:  
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SHEET NO:

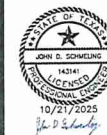
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EXISTING LEGEND	
SANITARY SEWER	SS
SANITARY MANHOLE	
WATERMAIN	W
FEMA FLOODPLAIN	120' +
OVERHEAD UTILITY	OHU
BARBED WIRE FENCE	
STEEL FENCE	
WOOD/VINYL FENCE	
DITCH BOTTOM	
RIGHT OF WAY	
PROPOSED LINE	
HYDRANT	
GATE VALVE	
WATER METER	
PROPOSED LEGEND	
SANITARY SEWER	SS
SANITARY MANHOLE	
ASPHALT	
ROCK/ GRAVEL	
MULCH AND SEED	



**SPI** ★  
 SCHAUMBURG • POLK, INC.  
 BEAUMONT | HOUSTON | RICHARDSON  
 KYLE | PORT ARTHUR | TERRELL | TYLER  
 165 Elmhurst Drive, Suite B  
 Kyle, TX 75640  
 512.262.0440  
 Firm Registration No. F-520



SANITARY SEWER PLAN AND  
PROFILE A - STA. 8+00 TO 12+00  
CITY OF BLANCO, TEXAS  
US 281 NORTH SEWER EXTENSION

REVISIONS:



DRAWN BY:  
JEREMIAH S.

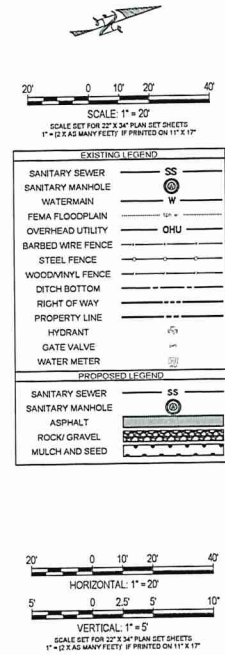
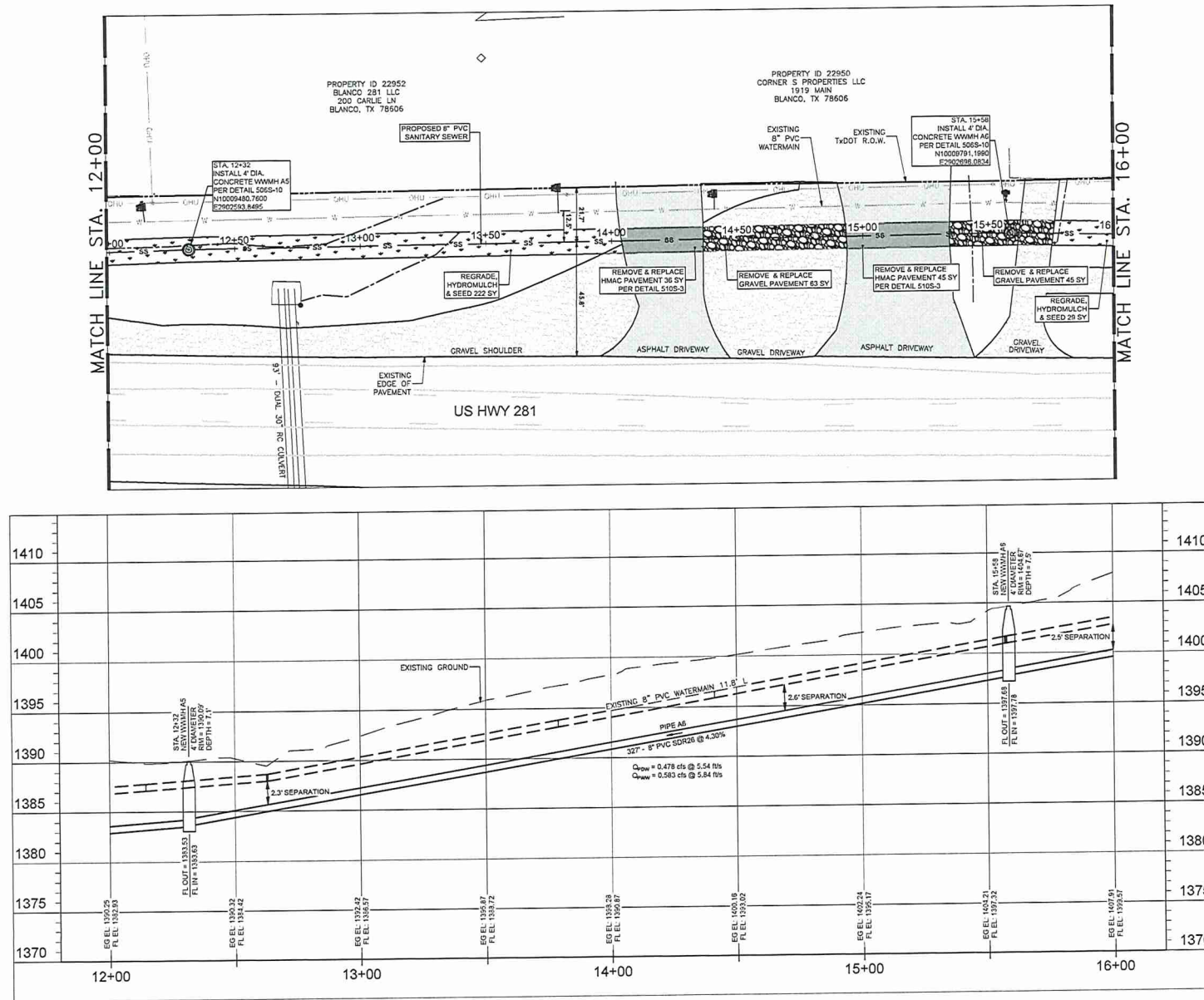
REVIEWED BY  
J. SCHMELING

PROJECT NO:  
6112502

SHEET NO:

5





SANITARY SEWER PLAN AND  
PROFILE A - STA. 12+00 TO 16+00  
CITY OF BLANCO, TEXAS  
US 281 NORTH SEWER EXTENSION

REVISIONS:

DRAWN BY:  
JEREMIAH S.

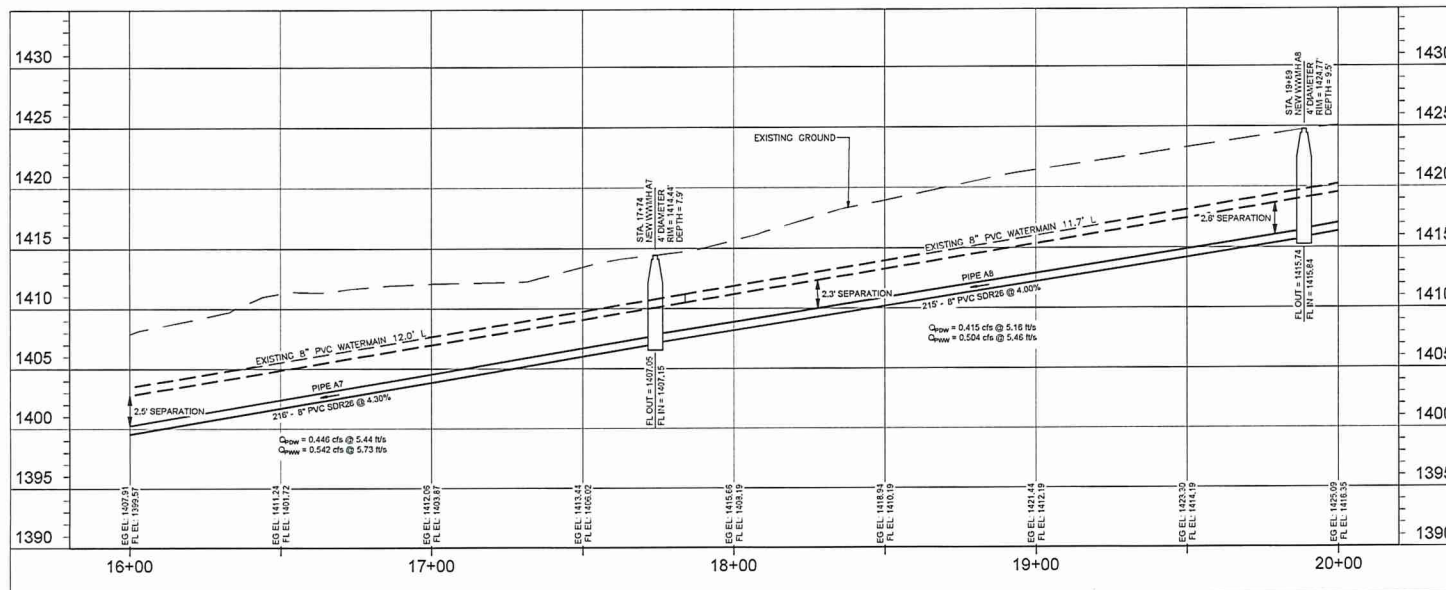
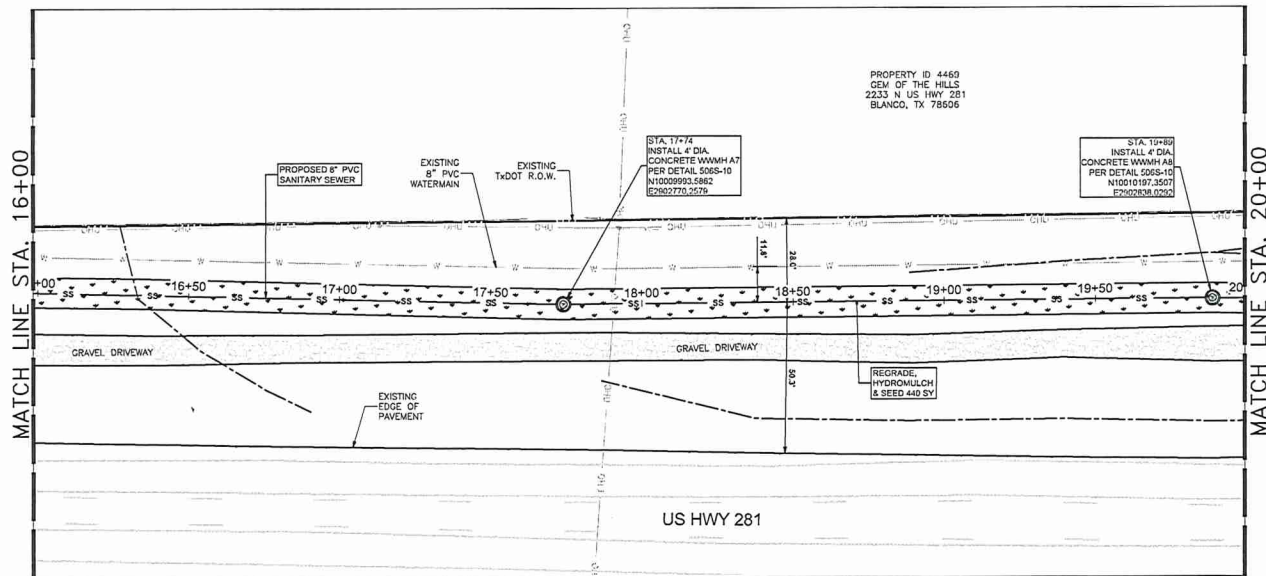
REVIEWED BY:  
J. SCHMELING

PROJECT NO:  
6112502

SHEET NO:

6

**SPI** ★ SCHAUMBURG POLK, INC.  
BEAUMONT | HOUSTON | RICHARDSON  
KYLE | PORT ARTHUR | TERRELL | TYLER  
165 Elmhurst Drive, Suite B  
Kyle, TX 75640  
512.262.0440  
Firm Registration No. F-520



20' 0 10' 20' 40'

SCALE: 1" = 20'

SCALE SET FOR 22" X 34" PLAN SET SHEETS

1" = (2 X AS MANY FEET) IF PRINTED ON 11" X 17"

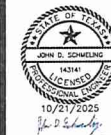
EXISTING LEGEND	
SANITARY SEWER	SS
SANITARY MANHOLE	
WATERMAIN	W
FEMA FLOODPLAIN	100'
OVERHEAD UTILITY	OHU
BARBED WIRE FENCE	
STEEL FENCE	
WOOD/VINYL FENCE	
DITCH BOTTOM	
RIGHT OF WAY	
PROPERTY LINE	
HYDRAUNT	
GATE VALVE	
WATER METER	
PROPOSED LEGEND	
SANITARY SEWER	SS
SANITARY MANHOLE	
ASPHALT	
ROCK/ GRAVEL	
MULCH AND SEED	

HORIZONTAL: 1" = 20'

VERTICAL: 1" = 5'

SCALE SET FOR 22" X 34" PLAN SET SHEETS  
 1" = (2 X AS MANY FEET) IF PRINTED ON 11" X 17"

**SPI** ★ **SCHAUMBURG POLK, INC.**  
BEAUMONT | HOUSTON | RICHARDSON  
KYLE | PORT ARTHUR | TERRELL | TYLER  
165 Elmhurst Drive, Suite B  
Kyle, TX 78640  
512.262.0440  
Firm Registration No. F-520



SANITARY SEWER PLAN AND  
PROFILE A - STA. 16+00 TO 20+00  
CITY OF BLANCO, TEXAS  
US 281 NORTH SEWER EXTENSION

REVISIONS:



DRAWN BY:  
JEREMIAH S.

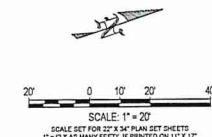
REVIEWED BY:  
J. SCHMELING

PROJECT NO:  
6112502

SHEET NO:

7

Kyle, TX 78840  
512.262.0440  
Firm Registration No. F-520




HORIZONTAL: 1" = 20'

VERTICAL: 1" = 5'

SCALE SET FOR 22" X 34" PLAN SET SHEETS

1" = 12' X 45' MILEY IF PRINTED ON 11" X 17"



SANITARY SEWER PLAN AND  
PROFILE A - STA. 20+00 TO END  
CITY OF BLANCO, TEXAS  
US 281 NORTH SEWER EXTENSION

1000



DRAWN BY:  
JEREMIAH S.

REVIEWED BY:  
J. SCHMELING

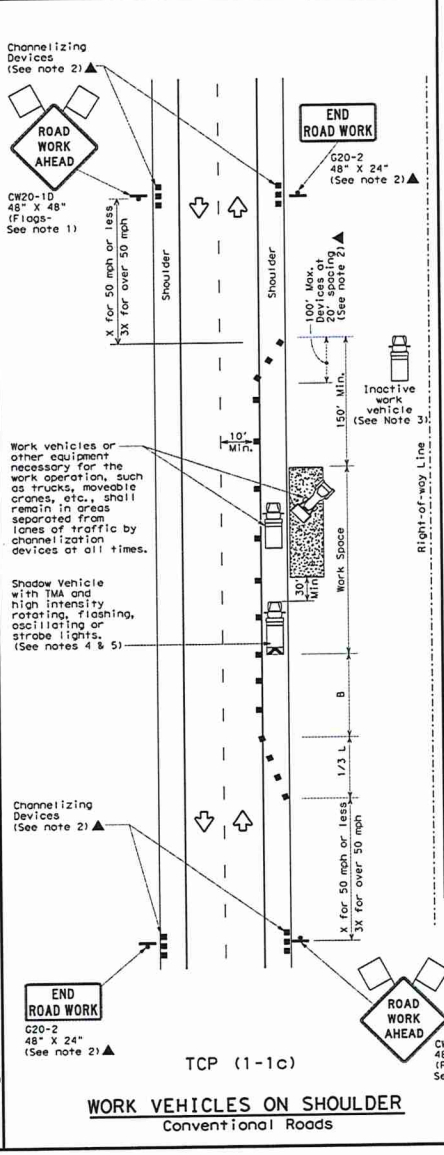
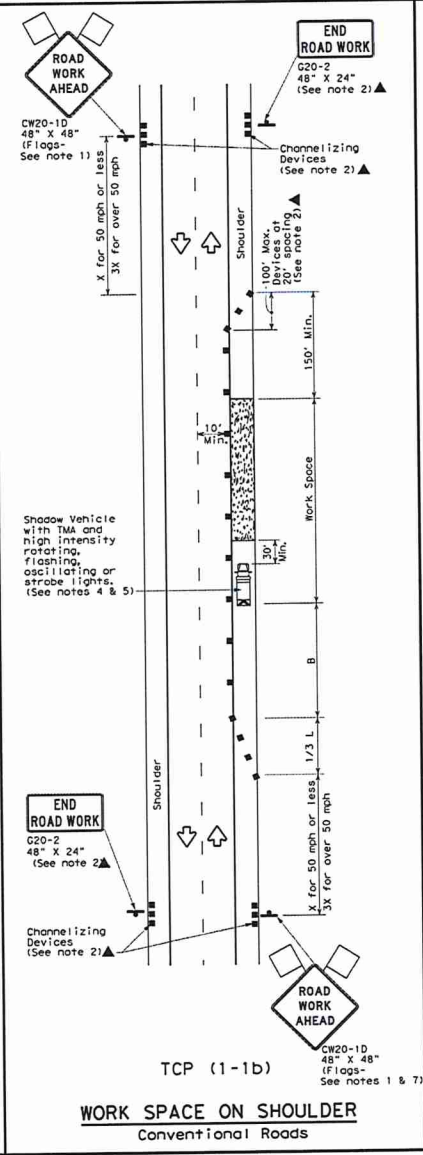
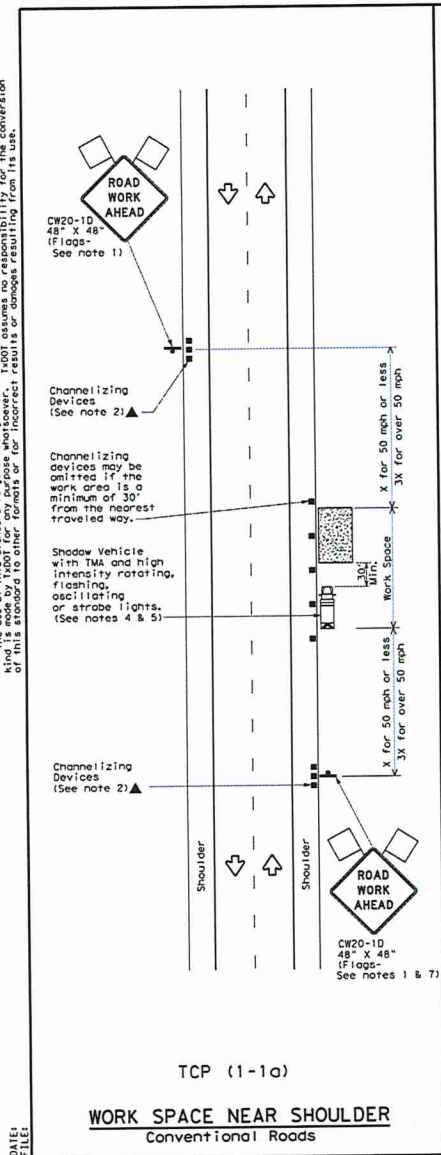
PROJECT NO:  
6112502

SHEET NO:

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**LEGEND**

Type 3 Barricade	Channelizing Devices
Heavy Work Vehicle	Truck Mounted Attenuator (TMA)
Trailer Mounted Flashing Arrow Board	Portable Changeable Message Sign (PCMS)
Sign	Traffic Flow
Flag	Flagger

**GENERAL NOTES**

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- See TCP (1-1) for shoulder work on divided highways, expressways and freeways.
- CP21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

**TYPICAL USAGE**

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

**Formula**

Posted Speed	Formula	Minimum Desirable Taper Lengths	Suggested Maximum Spacing of Channelizing Devices	Minimum Sign Spacing Distance	Suggested Longitudinal Buffer Space			
30	L = WS	10' Offset	On a Taper	On a Tangent				
35		150'	165'	180'	30'	60'	120'	90'
40		205'	225'	245'	35'	70'	160'	120'
45		265'	295'	320'	40'	80'	240'	155'
50		450'	495'	540'	45'	90'	320'	195'
55	500'	550'	600'	50'	100'	400'	240'	
60	550'	605'	660'	55'	110'	500'	295'	
65	600'	660'	720'	60'	120'	600'	350'	
70	650'	715'	780'	65'	130'	700'	410'	
75	700'	770'	840'	70'	140'	800'	475'	
		750'	825'	900'	75'	150'	900'	540'

**TRAFFIC MANAGEMENT PLAN**  
CITY OF BLANCO, TEXAS  
US 281 NORTH SEWER EXTENSION

**REVISIONS:**

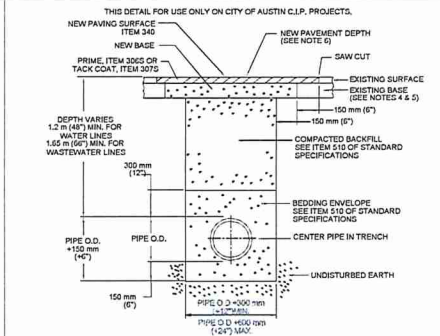
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**DRAWN BY:**  
JEREMIAH S.

**REVIEWED BY:**  
J. SCHMELING

**PROJECT NO:**  
6112502

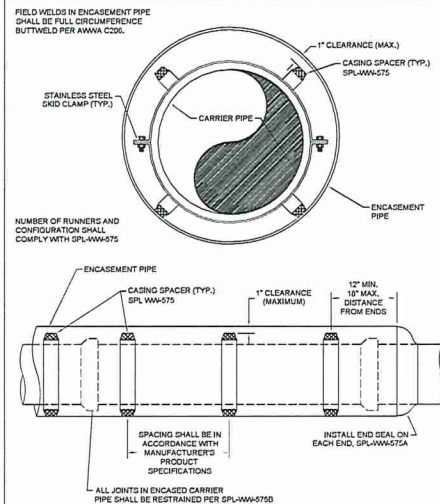
**SHEET NO:**  
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NOTES

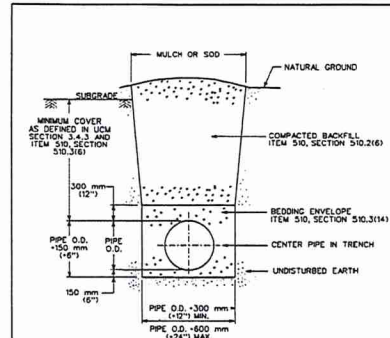
1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT BY A STRAIGHT LINE A MINIMUM OF 300 mm (12") WIDER THAN THE UNDISTURBED SOILS TO THE STRAIGHT SYMMETRICAL ABOUT THE CENTERLINE OF THE EXISTING DRIVEWAY.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 150 mm (6") WIDER THAN UNDISTURBED SOILS OF EXCAVATION.
3. IF SIGNIFICATION MATERIAL IS OPEN FOR TROPICAN PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT DRIVE SURFACE WITH COLORED HOT OR TROPICAN HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN ORDER OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 210 mm (8"), WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM 250 mm (10") OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE SAW CUTTING AND THICKNESS AS EXISTING, OR MINIMUM 50 mm (2") WHICHEVER IS GREATER.

CITY OF AUSTIN WATER AND WASTEWATER UTILITY		TYPICAL TRENCH WITH PAVED SURFACE	
RECORD COPY SIGNED BY LEON BARBA	8/19/02 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO 510S-3 1 OF 1



APPLICABLE REFERENCES:  
STANDARD SPECIFICATION: ITEM 505.4 & 510.3 (19)

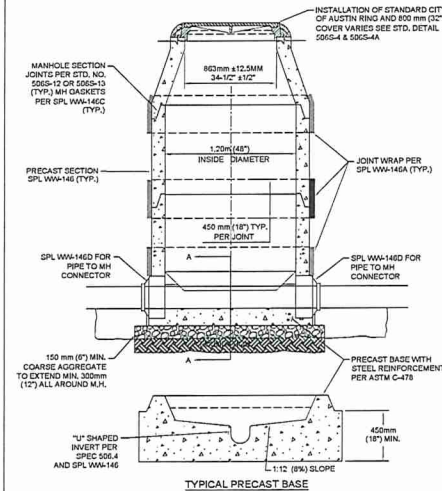
CITY OF AUSTIN AUSTIN WATER		ENCASEMENT PIPE DETAIL WITH CASING SPACERS	
JEFF A. KYLE	02/22/2021 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO 501-AW-0 1 OF 1



## REFERENCES

1. UTILITY CRITERIA MANUAL SECTION 3.4.3, "FINAL DESIGN"
2. STANDARD SPECIFICATION MANUAL ITEM 510,  
SECTION 510.2(6), "SELECT BACKFILL OR BORROW";  
SECTION 510.3(6), "TRENCH DEPTH AND DEPTH OF COVER";  
SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

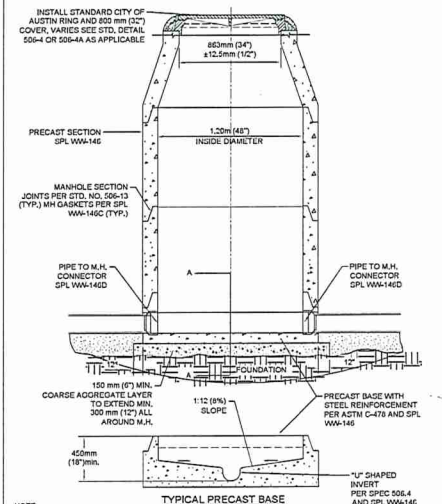
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRENCH DETAIL WITH UNFINISHED SURFACE	STANDARD NO.
<i>Bie [Signature]</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	510S-



TYPICAL PRECAST BASE

NOTE:  
1. THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE, THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.2. MANHOLE FOUNDATION SHALL MEET OR EXCEED SPEC. 506.5B.

CITY OF AUSTIN AUSTIN WATER UTILITY		WATER TIGHT WASTEWATER MANHOLE ON PRECAST BASE	
RECORD COPY SIGNED KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO 506S-6 1 OF 1



## TYPICAL PRECAST BASE

- NOTE: THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.

CITY OF AUSTIN AUSTIN WATER UTILITY		WASTEWATER MANHOLE ON PRECAST BASE	
RECORD COPY SIGNED BY KATHI L FLOWERS	08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO 506S-10 1 OF 1



TYPICAL DETAILS  
CITY OF BLANCO, TEXAS  
US 281 NORTH SEWER EXTENSION



DRAWN BY:  
JEREMIAH S.

**REVIEWED BY:**  
J. SCHMELING

PROJECT NO:  
6112502

SHEET NO:

10



**City of Blanco**  
**US 281 North Sewer Extension**  
**Engineer's Opinion of Probable Construction Cost**

Base Bid Items					
Item No.	Description	Quantity	Unit	Unit Price	Total Price
1	TOTAL MOBILIZATION PAYMENT	1	LS	\$50,000.00	\$50,000.00
2	BARRICADES, SIGNS AND TRAFFIC HANDLING	3	MO	\$5,000.00	\$15,000.00
3	CONSTRUCTION STAKING	1	LS	\$3,000.00	\$3,000.00
4	EROSION CONTROL AND SWPPP	1	LS	\$1,500.00	\$1,500.00
5	OWNER'S ALLOWANCE FOR MATERIALS TESTING	1	LS	\$5,000.00	\$5,000.00
6	REMOVE ASPHALT PAVEMENT	245	SY	\$20.00	\$4,900.00
7	STREET EXCAVATION	235	CY	\$75.00	\$17,625.00
8	FLEXIBLE BASE	222	CY	\$120.00	\$26,640.00
9	PRIME COAT	49	GAL	\$10.00	\$490.00
10	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 2", TYPE D	245	SY	\$75.00	\$18,375.00
11	REMOVING 18" DIA. CMP PIPE	62	LF	\$40.00	\$2,480.00
12	REMOVING SAFETY END TREATMENT	2	EA	\$500.00	\$1,000.00
13	SAFETY END TREATMENT, TYPE II 18" CMP 6:1 PARALLEL	2	EA	\$2,500.00	\$5,000.00
14	PIPE, 18" DIA. CMP (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	62	LF	\$100.00	\$6,200.00
15	CONNECTION TO EXISTING MANHOLE WITH 8" SDR-26 PVC	1	EA	\$3,000.00	\$3,000.00
16	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 48" DIA.	10	EA	\$7,000.00	\$70,000.00
17	EXTRA DEPTH OF MANHOLE, 48" DIA.	7.9	LF	\$500.00	\$3,950.00
18	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS (ALL DEPTHS)	2422	LF	\$5.00	\$12,110.00
19	JACKING OR BORING 20" STEEL PIPE, ASTM A134, MIN. 3/8" WALL THICKNESS WITH SPACERS	60	LF	\$400.00	\$24,000.00
20	PIPE, 8" DIA. SDR-26 PVC (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	2422	LF	\$175.00	\$423,850.00
21	NON-NATIVE SEEDING FOR EROSION CONTROL METHOD, HYDRAULIC PLANTING	1856	SY	\$3.00	\$5,568.00
22	TOPSOIL AND SEEDBED PREPARATION	1856	SY	\$10.00	\$18,560.00
<b>Subtotal Base Bid Construction Cost:</b>					<b>\$718,248.00</b>
Alternate Bid Items					
Item No.	Description	Quantity	Unit	Unit Price	Total Price
A1	ADDITIONAL COST FOR 10" DIA. SDR-26 PVC (ALL DEPTHS)	2422	LF	\$5.00	\$12,110.00
<b>Subtotal Alternate Bid Construction Cost:</b>					<b>\$12,110.00</b>
<b>Subtotal Base Bid + Alternate Bid Construction Cost:</b>					<b>\$730,358.00</b>
<b>+ 10% Contingency:</b>					<b>\$71,824.80</b>
<b>Total Construction Cost:</b>					<b>\$802,182.80</b>
Engineering and Other Costs					
<b>+ LS Design</b>					<b>\$114,000.00</b>
<b>+ 8% Construction</b>					<b>\$64,174.62</b>
<b>Total Cost:</b>					<b>\$980,357.42</b>

Prepared by John D. Schmeling, P.E. License No. 143141



10/31/2025

*John D. Schmeling*

# **NEW BUSINESS**

## **ITEM #3**



# City of Blanco

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

STAFF REPORT: 12-9-25

DESCRIPTION: Establish a fee for both dis-annexation requests and ETJ removal

ANALYSIS: The City has established a fee for most if not all of the services that it provides to residents and people wishing to do business with the City. The City has incurred considerable costs to review requests for dis-annexations and for properties to be removed from the ETJ. These costs can include but are not limited to Attorney fees, engineering review, staff hours, and research.

A fee can be established to defray some or all of the cost of such service. Staff is requesting a fee of \$1,000 for dis-annexation review and \$200 for removal from the ETJ. A Dis-annexation request generally requires a legal review, engineering, and staff time to make sure that the request meets all requirements. We do not expect either fee to fully cover the time and expense of such a request but it will help defray costs.

FISCAL IMPACT: \$1000 for Dis-annexation, \$200 ETJ removal

RECOMMENDATION: Staff recommends Council approve the ordinance for the two fees as requested.

## **ORDINANCE NO. 2025-O-008**

AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, ESTABLISHING APPLICATION FEES FOR PETITIONS FOR DISANNEXATION AND REQUESTS FOR RELEASE FROM THE CITY'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR ADMINISTRATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Blanco, Texas ("City"), is authorized under applicable provisions of the Texas Local Government Code, including Chapters 42 and 43, to receive and act upon petitions for disannexation and for release of land from the City's extraterritorial jurisdiction ("ETJ");

WHEREAS, the receipt and processing of these petitions impose administrative, planning, engineering, financial, mapping, and legal review responsibilities on City staff, consultants, and the City Council;

WHEREAS, the City Council finds that it is in the best interest of the City to establish reasonable, cost-recovery fees associated with processing petitions for disannexation and requests for release from the ETJ;

WHEREAS, the City Council further finds that such fees are reasonably related to the City's estimated staff time, public notice, document preparation, legal review, administrative handling, and council consideration of such matters;

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

### **SECTION 1. LEGISLATIVE FINDINGS.**

The findings and recitals set forth above are hereby adopted as findings of fact and legislative determinations of the City Council and incorporated into this Ordinance for all purposes.

### **SECTION 2. ESTABLISHMENT OF APPLICATION FEES.**

2.1. A petition for disannexation submitted pursuant to Chapter 43 of the Texas Local Government Code or applicable City policy shall be accompanied by a non-refundable application fee of One Thousand Dollars (\$1,000.00).

2.2 A request for release or removal of land from the City's extraterritorial jurisdiction submitted pursuant to Chapter 42 of the Texas Local Government Code or applicable

City policy shall be accompanied by a non-refundable application fee of Two Hundred Dollars (\$200.00).

2.3 The fees set forth herein shall apply per tract or parcel described in the petition or request unless otherwise authorized in writing by the City Administrator.

### **SECTION 3. APPLICATION PROCESSING.**

The City Secretary, City Administrator, or an authorized designee shall ensure proper routing and administrative handling of applications submitted under this Ordinance. Applications shall not be considered complete for review or action unless accompanied by the applicable fee. Payment of required fees does not obligate the City Council to approve or deny the petition or application.

### **SECTION 4. WAIVER OR MODIFICATION OF FEES.**

The City Council may waive or adjust fees imposed under this Ordinance where the Council determines, based on written findings of public necessity, equity, or hardship, that such waiver or modification serves the public interest.

### **SECTION 5. SEVERABILITY.**

If any word, phrase, clause, sentence, section, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect, and it is the City Council's intent that the Ordinance would have been adopted without such invalid portion.

### **SECTION 6. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its adoption.

PASSED AND APPROVED on this \_\_\_\_ day of \_\_\_\_\_, 2025, by the City Council of the City of Blanco, Texas.

CITY OF BLANCO, TEXAS

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

**NEW BUSINESS**

**ITEM #4**



**OLD BUSINESS**

**ITEM #1**



# City of Blanco

P.O. Box 750 Blanco, Texas 78606

Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 12-1-25

DESCRIPTION: Rezone request for 2.85 acres from R-5 to C-1 on 2 lots in Blanco Station subdivision south of San Saba Court and west of Jennifer Lane.

ANALYSIS: The applicant CPGC Services LLC, Cory Pavlica is for an R-5 zoned Lot 1 and 2 of Blanco Station be rezoned to C-1 to allow for a concept that would allow for an entertainment venue. Further research shows that the .23 acres depicted as Lot 2 of Blanco Station is currently zoned a R-3 and is proposed as a parking lot. According to the site plan the proposed concept would including the following:

- Bar with a deck Commercial
- Restaurant
- Hall for events
- Pic-nick tables
- 8-10 cabins Commercial
- Retail store
- Splash pad and dog trot
- Some open space
- Parking
- Outdoor stage for music Commercial with a **special use permit**

Activities allowed in the R-5

- Restaurant (if 50% or more revenue is created by food and not alcohol)
- Hall for events (if 50% or more revenue is created by food/rental and not alcohol)
- Pic-nick tables
- Retail store,
- Splash pad and dog trot
- Parking
- Open space

The proposed zone change is located on a private street (San Saba) according to Blanco Station subdivision and San Saba Estates. The zoning to the west is commercial, and across the street



From San Saba on the north is Commercial on US 281 and Industrial where Real Ale sits. The property to the south is R-5 and their neighbor to the east is R-3 on Jennifer Lane. This subdivision on Jennifer lane has 10 single family lots in which 4 of those homes (5 lots) are touching the proposed property and the other five homes are across the street on Jennifer Lane.

The concern from the City is mitigating any effects that a commercial area would have on a surrounding neighborhood and there are some conditions that Staff would like P&Z to consider:

1. Jennifer Lane is a private street and therefore access should be denied to the subdivision with no connection from Jennifer to the driveway on the proposed property.
2. 6' high opaque fence (wood, masonry or brick) wherever the development abuts the single-family neighborhood including where parking is being proposed.
3. Trash enclosures shall be built to keep out smells, sights, etc.
4. Any more than 8 cabins would need a special use permit to add more to the site plan
5. Out door music venue requires a Special use permit and would need to be asked for at a later time.

The proposed area is adjacent to other commercial uses and this proposed property represents an opportunity for the City to have a small event area that would provide additional entertainment options. The concern is to provide a commercial area that will be a good neighbor with an established neighborhood which is why the conditions have been proposed.

P&Z recommended on 11-3-25 that the application with conditions be tabled, sent back to P&Z with issues addressed.

P&Z recommended on December 1 with a 5-1 vote to recommend approval of the rezone conditioned on the developer executing a developer's agreement with the City. Most developer's agreements are outside the City and do not deal with zoning.

An option would be to have a zoning with conditions or to ask the developer to submit a Planned Development District.

Council has asked for additional analysis which will be completed by Monday morning.

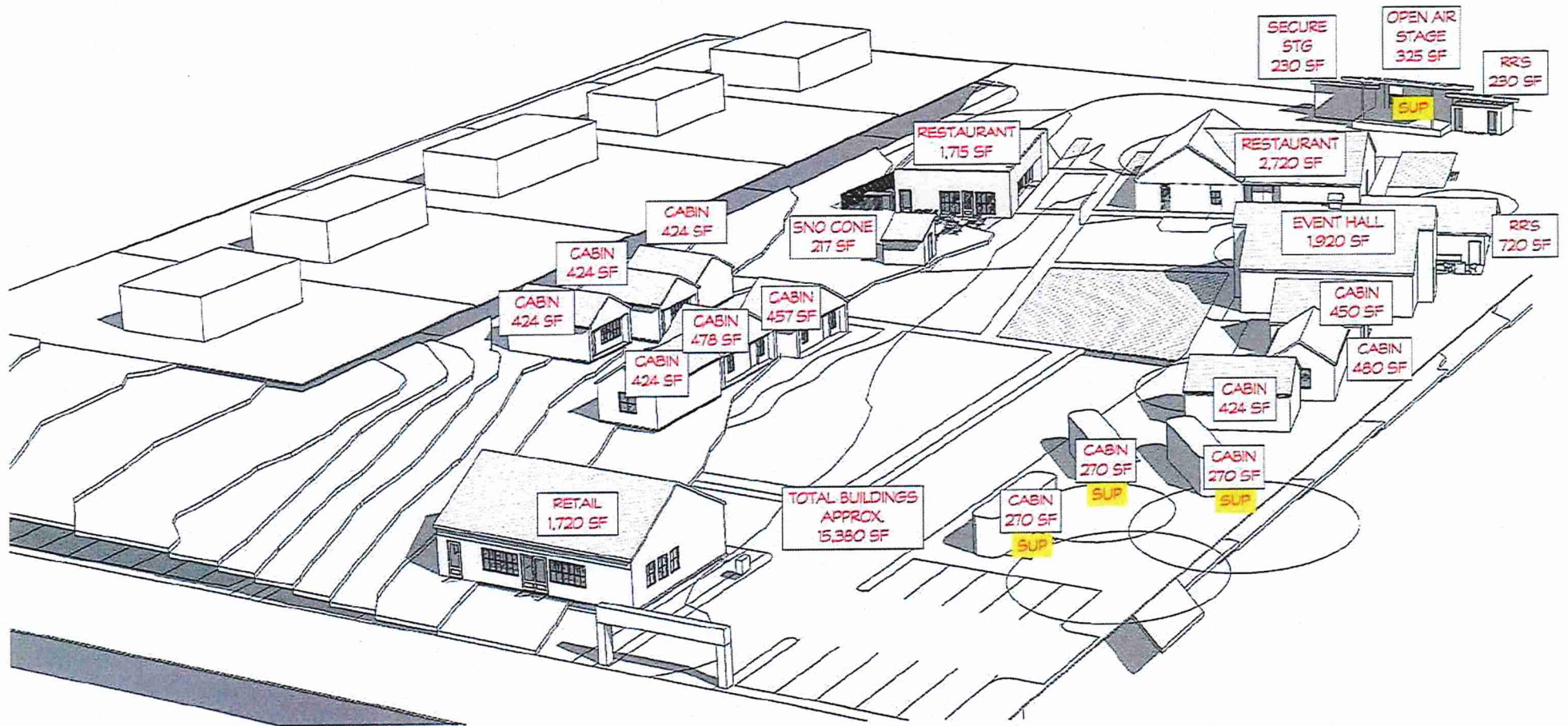
FISCAL IMPACT: Commercial and retail area that will provide the City with increased ad valorem taxes, increased sales tax, and possible hotel/motel tax income.

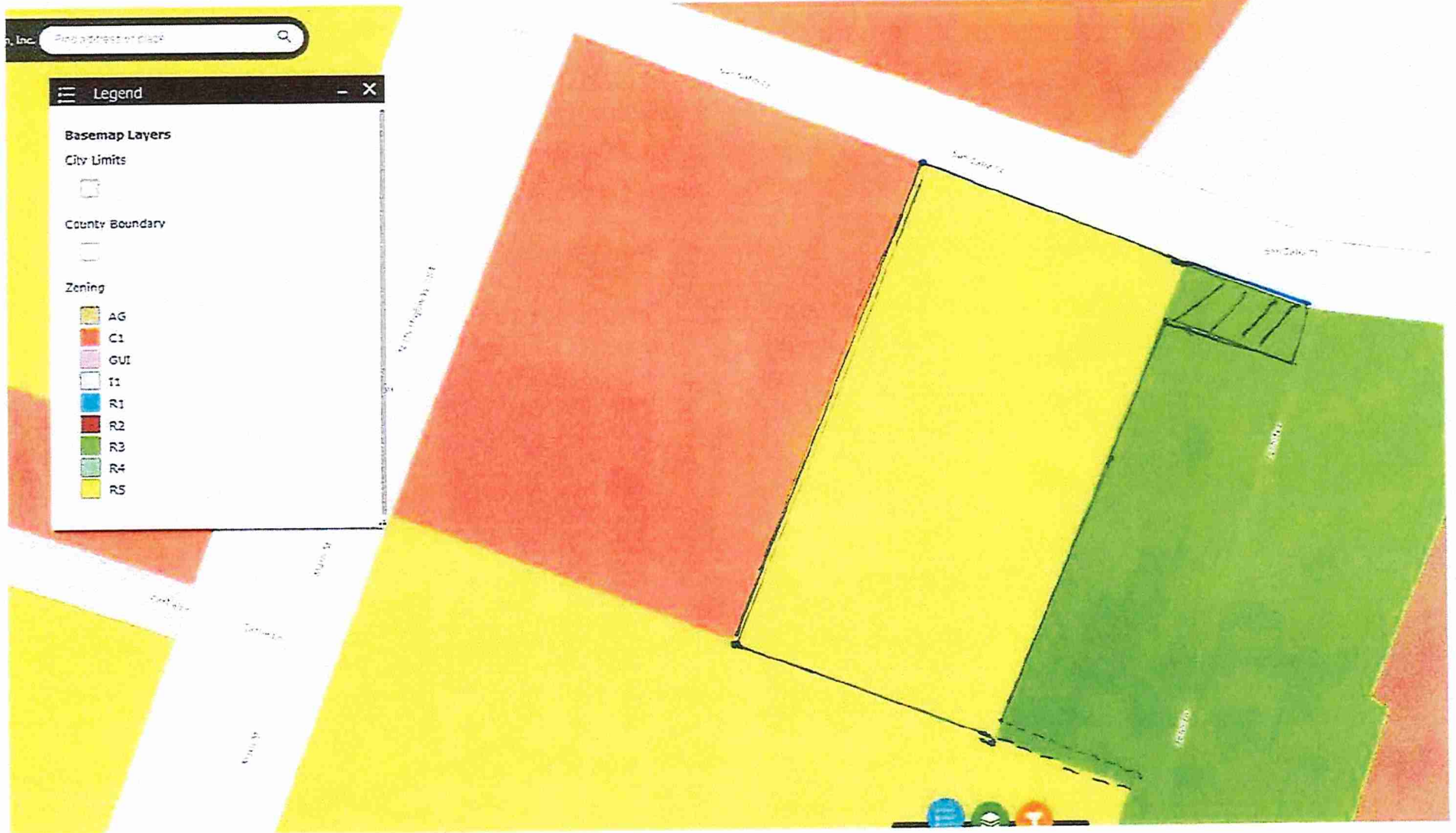


RECOMMENDATION: P&Z recommended to Council a rezone to C-1 with a developers agreement. Staff will present an alternative to the DEVELOPERS AGREEMENT>

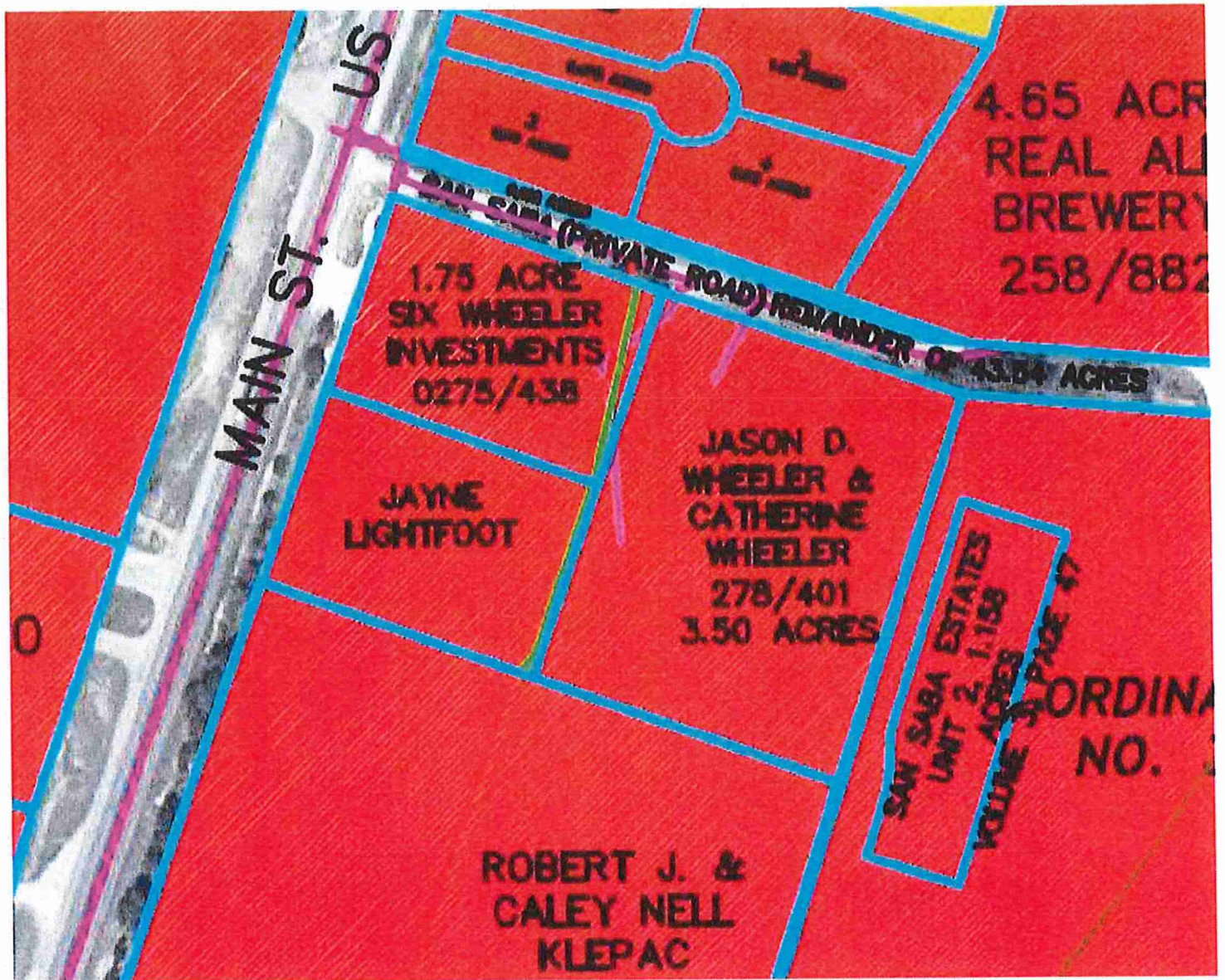












2014 Zoning Map  
mixed use commercial





## Property Owners on Jennifer Lane, Blanco, Texas

■ Jennifer Lane *Melanie Lewis*

■ Jennifer Lane Betty & Bob Berryhill

■ Jennifer Lane *Patrick & Page Newcombe*

■ Jennifer Lane Gary & Joanne Hill

2228 Jennifer Lane *Steve Petrick*

■ Jennifer Lane Clayton Robison

■ Jennifer Lane William & Lou Ann Gray

■ Jennifer Lane Georgeanne Wood

■ Jennifer Lane Peter Ammerman

■ Jennifer Lane Elissa Barker

October 13, 2025

### NEIGHBORHOOD LETTER OF PROTEST

Blanco Deputy City Secretary

Blanco City Hall

300 Pecan Street

Blanco, Texas 78606

RECEIVED

OCT 21 2025

The Planning and Zoning Commission of the City of Blanco

Re: Opposition to Rezoning Request – Parcel Proposed for Rezoning from R-5 to C-1 (Events Facility).

Dear Members of the Board of Zoning Appeals:

We, the owners of residential lots immediately adjoining the parcel proposed for rezoning from R-5 (Residential) to C-1 (Commercial), respectfully submit our opposition and concerns regarding this request.

Our neighborhood is a quiet, established residential subdivision, and we are deeply concerned about the impact that commercial uses, particularly an "events facility," would have on the quality of life, safety, and character of our community. Specifically, we request that the Board consider the following:

#### 1. Noise and Hours of Operation

We ask that no trucks, amplified music, or other loud noises be permitted from 9:00 p.m. to 7:00 a.m. The intrusion of late-night or early-morning commercial activity is incompatible with a residential setting and would be disruptive to our families.

#### 2. Inappropriate Business Uses

We strongly object to the possibility of objectionable uses such as strip clubs, dance clubs, or other establishments of that nature being located adjacent to our homes. Such uses are inconsistent with the residential character of our neighborhood and would harm property values, safety, and community standards.

OCT 21 2025

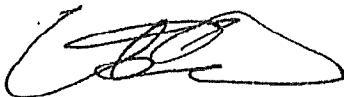
### 3. Ingress and Egress

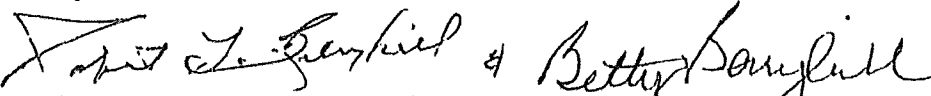
We oppose any design that would allow ingress or egress to the proposed commercial site through our subdivision. Traffic from the commercial property should not be directed into our residential streets, which are designed only for neighborhood use and not for commercial traffic.

We ask the Board to either deny this rezoning request or, at minimum, place strict conditions and restrictions that safeguard the residential character of our neighborhood and protect the families who live here.

Thank you for your attention and consideration of our concerns.

Respectfully submitted,

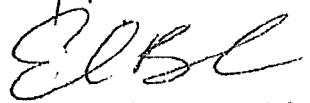
  
Robison  
Clayton Roberts Owner [REDACTED] Jennifer Lane, Blanco, Texas 78606

  
Bob & Betty Berryhill Owners [REDACTED] Jennifer Lane, Blanco, Texas 78606

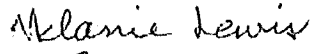
  
William & Lou Ann Gray Owners of [REDACTED] Jennifer Lane, Blanco, Texas 78606


  
Georgeanne Wood Owner [REDACTED] Jennifer Lane, Blanco, Texas 78606

  
Gary R. & Joanne M. Hill Owners [REDACTED] Jennifer Lane, Blanco, Texas 78606

  
Elissa Barker Owner [REDACTED] Jennifer Lane, Blanco, Texas 78606

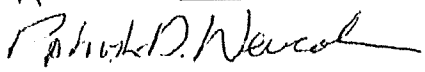
Names of other owners used by permission:

  
Melanie Lewis Owner of [REDACTED] Jennifer Lane, Blanco, Texas 78606

  
Patrick & Page Newcombe Owner of [REDACTED] Jennifer Lane, Blanco, Texas 78606

  
Peter Immelman Owner of [REDACTED] Jennifer Lane, Blanco, Texas 78606

  
Stephen Petrick Owner of [REDACTED] Jennifer Lane, Blanco, Texas 78606

  
Patrick D. Newcomb  
Owner of [REDACTED] Jennifer Lane, Blanco, Texas 78606



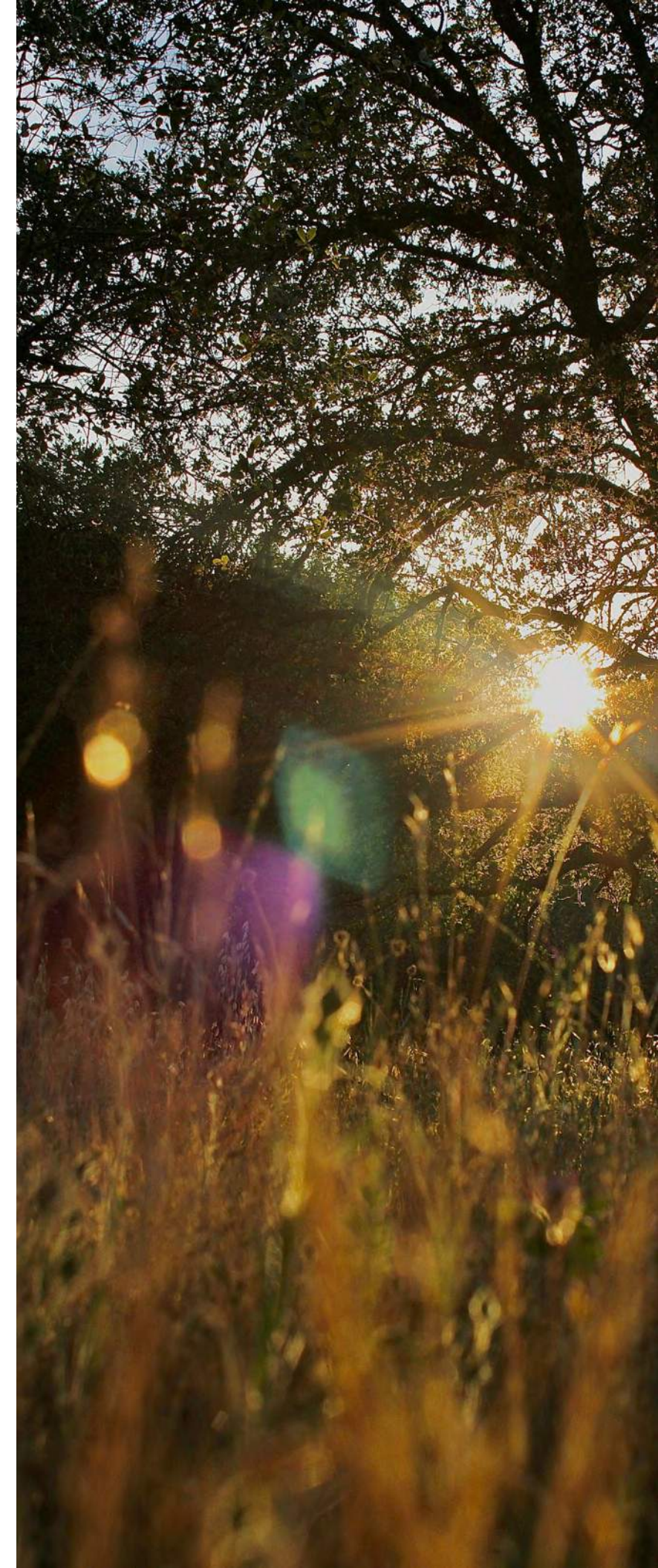
# JUDGE'S HILL

SAN SABA COURT, BLANCO, TX

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CITY COUNCIL MEETING  
12/9/2025

**MARY BLEDSOE DESIGN STUDIO**

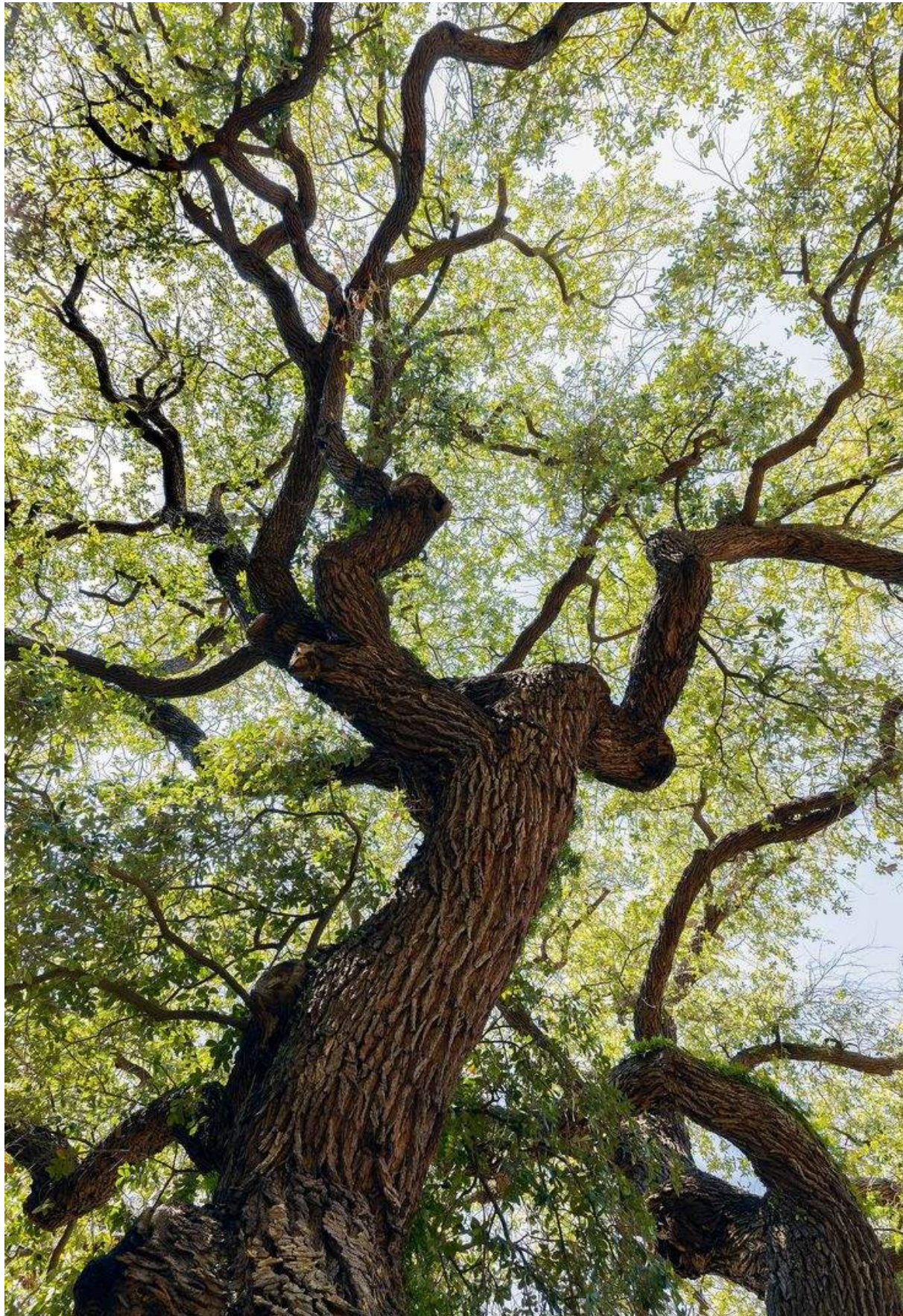




# MEET THE PAVLICAS







# JUDGE'S HILL

*Judge's Hill is a unique, community-focused entertainment and dining destination in Blanco, Texas, offering a genuine Hill Country atmosphere while preserving the town's historic charm.*

---

Judge's Hill was thoughtfully designed to be a one-of-a-kind experience for both locals and those visiting the Texas Hill Country: from families looking for a fun day out or a weekend escape, to couples and groups celebrating life's big (and small) moments, to a romantic date night for two.

Originated by Hill Country native Cory Pavlica, the concept includes shopping, dining, and outdoor attractions, including an event space perfect for intimate weddings, a captivating restaurant and tasting room nestled within the property's historic stone house, and luxurious Airstreams and charming cabins for overnight stays.

To help execute the vision, Cory brought in Mary Bledsoe Design Studio, an innovative team of architects, interior designers, and brand specialists. They are meticulously crafting every detail of the space—from initial concept to full fruition—to ensure Judge's Hill becomes a premier destination that celebrates Blanco's unique character while fostering connection and making every visit special.



# PERSPECTIVE SITE PLAN

*With Christmas lights.*



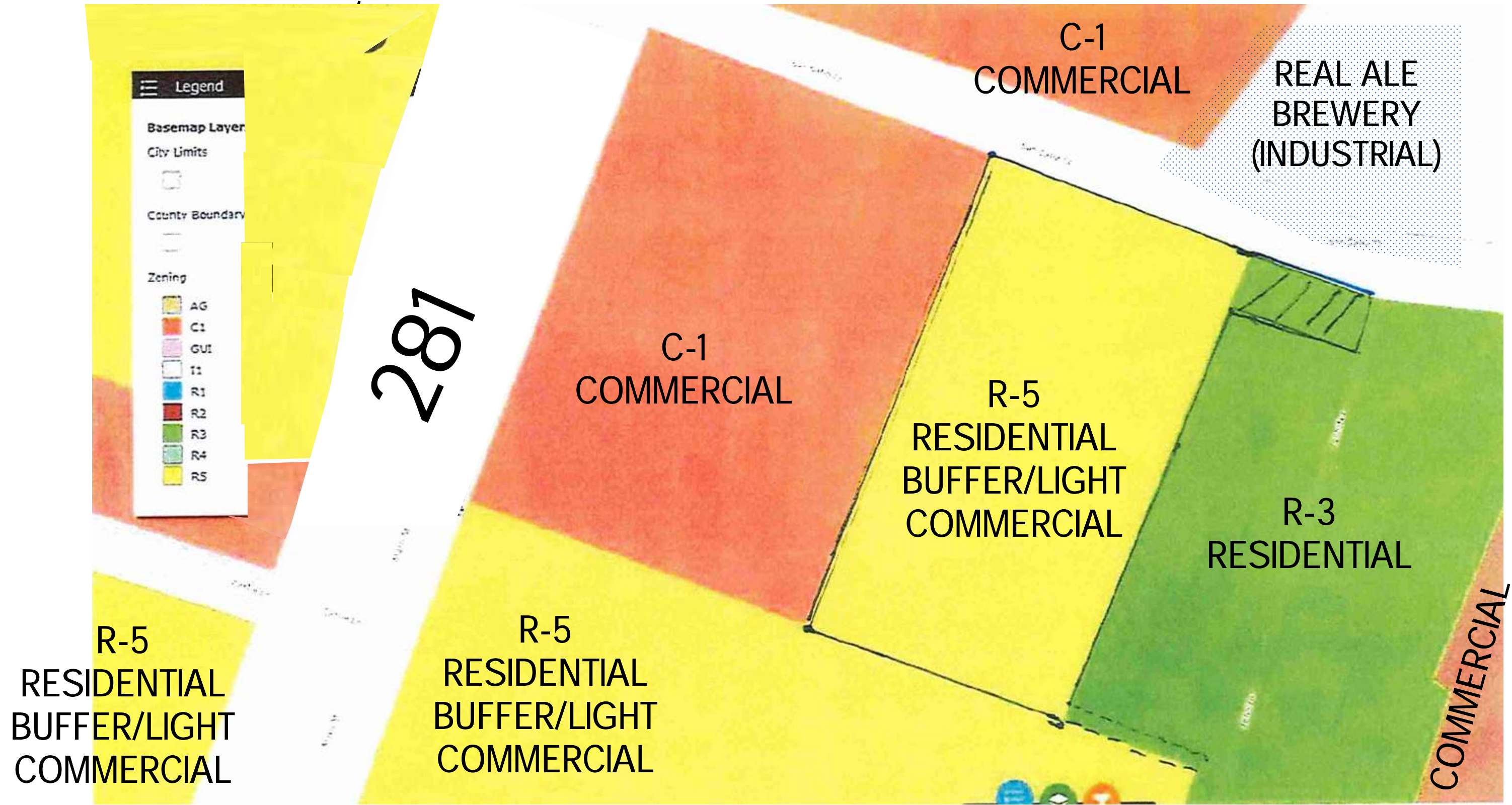


SITE PLAN  
*With Christmas lights.*





# SURROUNDING ZONING



# OUR REQUEST

APPROVE PROJECT TO PROCEED UNDER THE FULL SITE BEING R5.

APPROVE PROCEEDING WITH A PDD TO INCLUDE:

- Wall between R-3 and R-5
- allow up to (10) cabins, none larger than 500 SF
- allow outdoor seating for the restaurants (shown on renderings and site plan)
- allow playgrounds and nature acoustic (not amplified) movie/event area
- allow event venue which is adjacent to existing hotel

APPROVE EXPEDITED PROCESS TO AVOID FURTHER DELAYS AND COSTS TO APPLICANTS.

# THANK YOU

---

*Mary Bledsoe*  
**DESIGN STUDIO**

**MBDESIGNSTUDIO.COM / MB@MBDESIGNSTUDIO.COM / (512) 694-2626**

# APPENDICE SLIDES



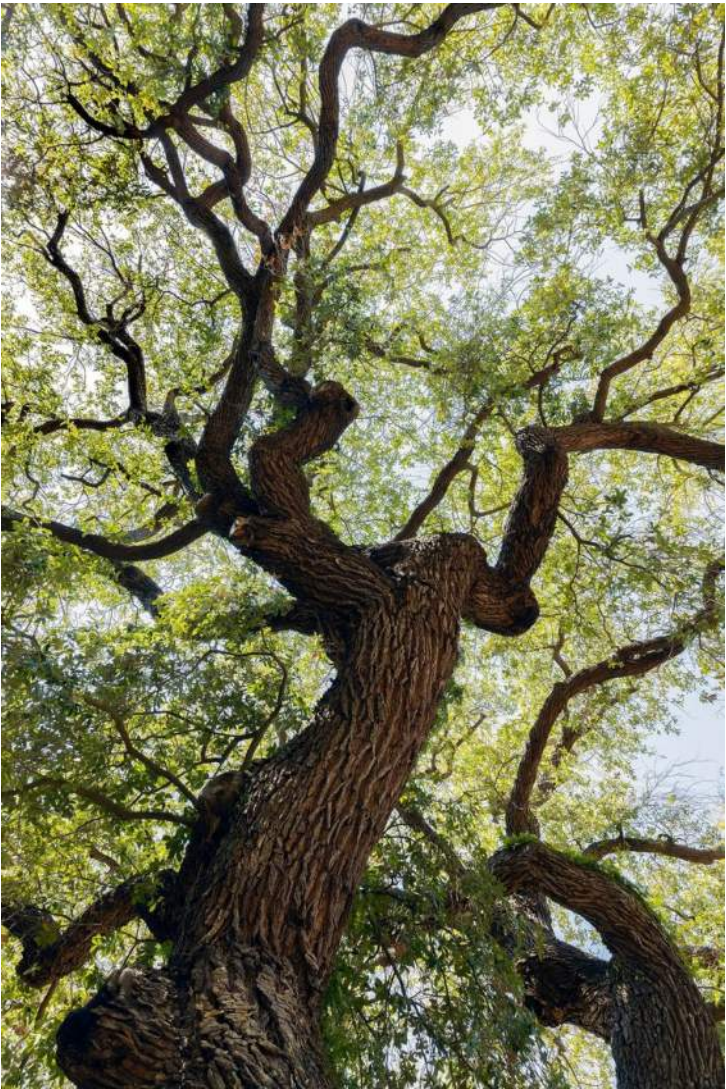


# CONCEPT INSPIRATION

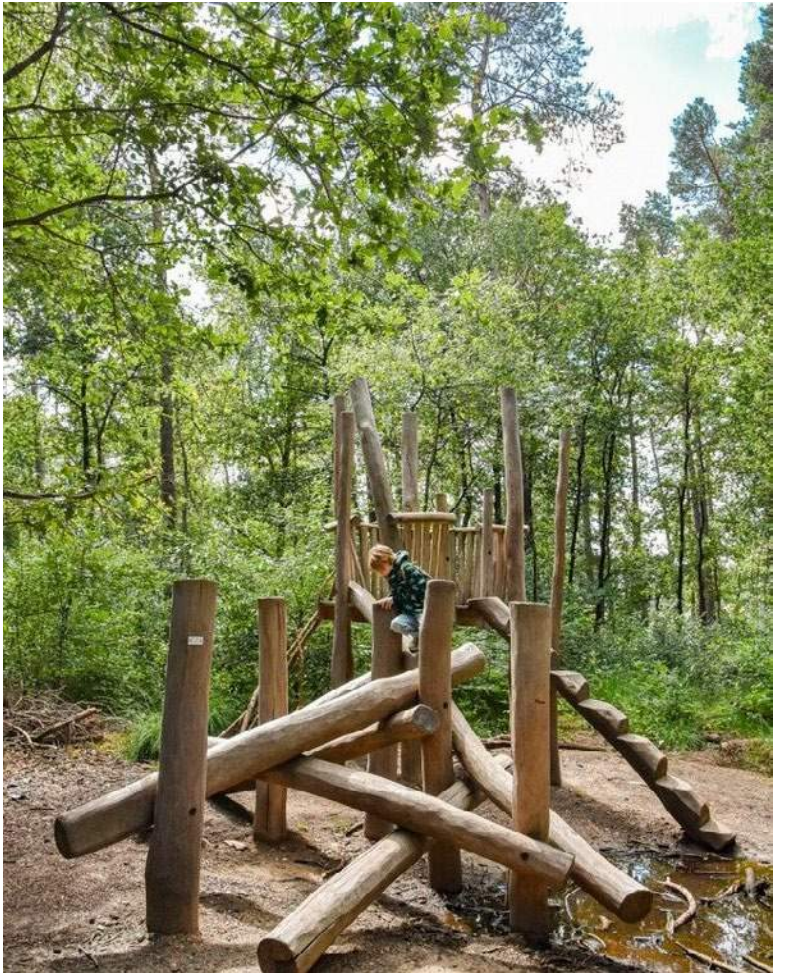
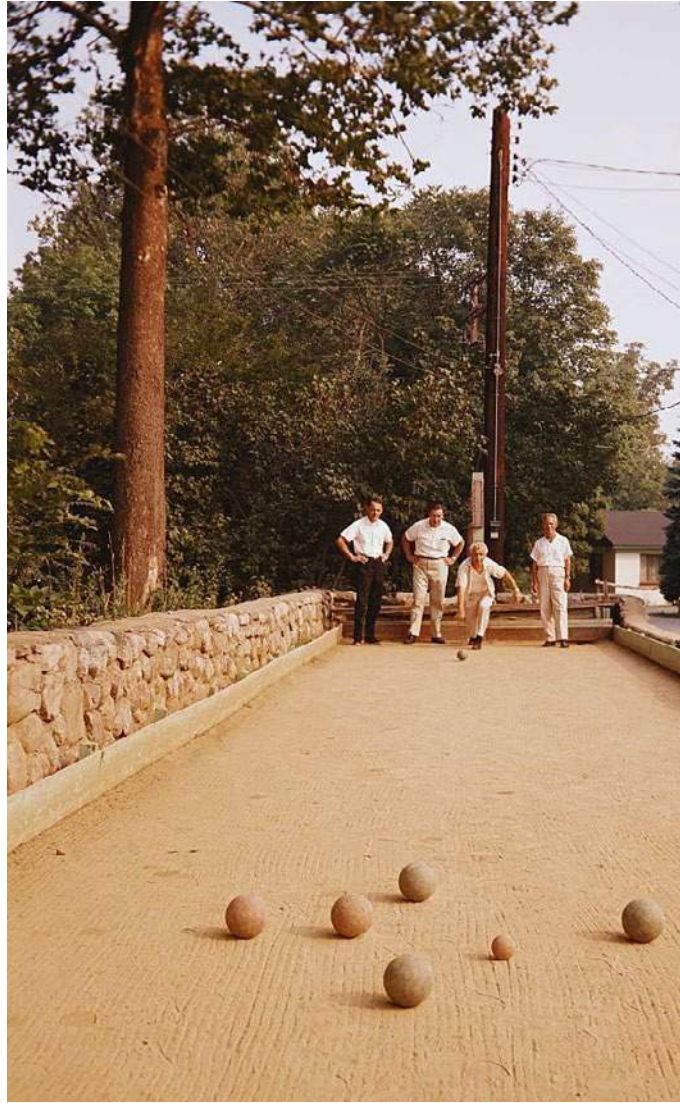
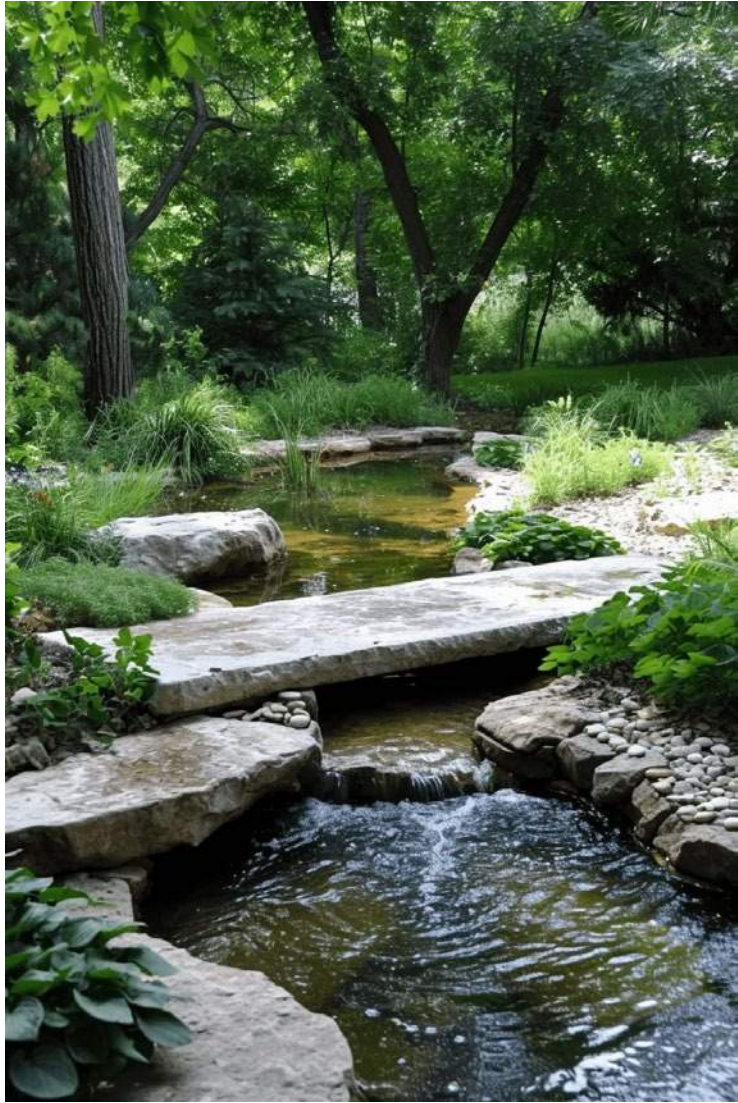
*Drawing from the surrounding Hill Country habitats and the County's rich and enduring history, we begin with materials native to the setting.*

*The master palette will focus on natural hues and native materials: blue, green, and tans, with deeper accents of chocolate, deep indigo, and dark brick. Highlights will be warm chawks touching on the limestone seen throughout the Hill Country. Basing the palette this way reflects an indoor/outdoor connection with nature.*

*Texture, patina, and earthy feeling materials will be consistent throughout all venues. Relaxed and comforting.*











# BALCONES INSPIRATION

Inspired by the connection of architecture and native landscape, our goal is to enhance the landscape with local color, texture, and shapes. The foundation for landscape architectural elements utilizes locally-sourced aggregates and colorful planting palettes to enhance the user experience. Pathways are carved into the landscape with gestures inspired by lake shapes and serpentine paths.

texture



01\_MILL SCALE STEEL



02\_KEBONY (CHANGE IMAGE)



03\_ACCENT LIMETONE

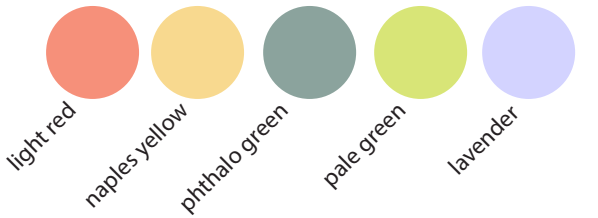


04\_LANDSCAPE

experience

- \_connection to the hill country landscape
- \_floating over top of the terrain
- \_visual cues to unexpected experiences
- \_choose your own adventure and keep coming back for me

color





THE SITE (OPPORTUNITIES AND CONSTRAINTS)



architectural assets nestled in 'heritage' oaks



fun old geometries in artifacts



big stone 'fort' walls



gorgeous tree canopies



visually undesirable site edges on east and west sides



KEY TAKEAWAYS:

- Stunning trees
- Gorgeous architecture
- cool prevailing breezes
- scenic to the south, visually fussy site edges



December 8, 2025

# Zoning Report

**REQUEST:** Hold a public hearing and take action on a zone change from R-5, Residential Transition District to C-1, Commercial District on Lot 1, Block 1, Blanco Station Subdivision and a zone change from R-3, High-Density Residential District to C-1, Commercial District on Lot 2, Block 1, Blanco Subdivision; generally located at 172 San Saba Court.

**OWNER/APPLICANT:**

Cory Pavlica  
CPGC Services, LLC  
519 River Oaks Rd  
Blanco, TX 78606

**PROPERTY INFORMATION**

Address:	172 San Saba Court, Blanco, TX, 78606
Legal Description:	Lots 1 & 2, Block 1, Blanco Station Subdivision
Existing Land Use:	Single-Family Residence
Existing Zoning:	R-5, Residential Transition District and R-3, High-Density Residential District

**PLANNING & ZONING (P&Z) COMMISSION RECOMMENDATION**

At their regularly scheduled meeting on December 1st, 2025, the P&Z recommended on a vote of 5-1, to approve a zone change from R-5, Residential Transition District to C-1, Commercial District on the subject property, subject to the condition that the owner/applicant execute a development agreement with the City.

---

**I. SUMMARY.**

The applicants own Lots 1 and 2 of the Blanco Station Subdivision. Lot 1 is 2.62 acres and is located on the south side of San Saba Court just east of US Hwy 281, between the Blanco River Hotel and the single-family development on Jennifer Lane. Lot 1 is currently developed as a large-lot single-family residence. Lot 2 is 0.23 acres and is undeveloped. Lot 1 is zoned R-5, Residential Transition District and Lot 2 is zoned R-3, High Density Residential.

Based on the marketing proposal and conceptual site plan submitted to the City, the applicants intend to combine both properties into a single tract, to be developed as a lodging, retail, and entertainment/wedding venue. They intend to develop the portion of the tract that is currently Lot 2, into a parking lot. The balance of the tract that is currently Lot 1, will consist of additional parking areas and a gourmet market along the San Saba Court frontage, approximately 8 individual cabins situated in the middle of the tract, and an event hall, restaurant, pizzeria, acoustic stage, and outdoor courtyards and playground areas at the rear.

The land use activities that the applicants plan to conduct on the property are listed below — as characterized by the City's UDC — with the corresponding zoning district that would be necessary for said uses to be permitted by right:

- A. Hotel/Lodging — C-1
- B. Event Facility — C-1 (with Special Use Permit Only)
- C. Entertainment (including outdoor) — C-1 (with Special Use Permit Only)
- D. Retail Sales (Market) — R-5 (light or residential scale) or C-1
- E. Restaurant — R-5 (light or residential scale) or C-1

The applicants are therefore requesting a zone change to C-1 on both properties presumably because it is the only standard zoning district within the City's UDC that allows for the unique combination of uses they intend for. It should be noted however, that if the applicants were to receive approval of a zone change to C-1, a special use permit, with site plan approval, would still be required for the Event Facility and Indoor and Outdoor Entertainment activities.

## **II. APPROPRIATENESS OF THE C-1 DISTRICT FOR THE SUBJECT PROPERTY.**

The portion of the development tract that is currently Lot 2, is zoned R-3, High Density Residential, and the balance of the tract that is currently Lot 1, is zoned R-5, Residential Transition District. Lot 1 is situated between the single family neighborhood located along Jennifer Lane and the commercial lots located along US Hwy 281 which are developed as the 4-story Blanco River Hotel and a commercial retail and office complex. The Jennifer Lane neighborhood is zoned R-3 and the US Hwy 281 lots are zoned C-1, Commercial District.

The City's UDC describes the purpose of the R-5 District as follows:

*The Residential Transition (R-5) incorporates the characteristics of the High Density Residential (R-3) zone and is intended to serve as a transition, or buffer zone between residential and non-residential zones, particularly Commercial (C1) zones. In addition to residential uses, it provides for light commercial uses either in a mix with residential uses on the adjacent properties or in a mix on the same property. It is intended to provide a mix of uses which are compatible with, and proportionate to, each other and surrounding uses.*

Therefore, the existing R-5 zoning is the most appropriate zoning district for the subject property, given its situation between C-1 zoned properties and R-3 zoned properties.

➡ **Therefore, the C-1 District, and the full menu of higher-intensity land uses that are permitted in the C-1 District, are not appropriate for the subject property. This does not mean that the applicants proposed development concept is not appropriate for the subject property however. It just means that a different zoning solution is necessary.**

### III. SITE PLAN CONSIDERATIONS.

In many cases, an applicant waits until after receiving necessary zoning approvals to design and submit a conceptual site plan to the City for a proposed development concept. In this case, the applicants have already done so, presumably in effort to give merit to their request. It should be noted however, that the applicants request for a zone change to the C-1 District shall in no way be construed as an approval of their submitted conceptual site plan.

Next, it is important to take into consideration the concerns submitted in writing by all 10 of the single-family property owners located along Jennifer Lane, including the 5 property owners that directly abut the subject property. The property owners written letter of protest lists the following three issues:

1. *Noise and Hours of Operation: ... trucks, amplified music, or other loud noises be prohibited between the hours 9:00 pm and 7:00 am.*
2. *Inappropriate Business Uses: ...strongly object to the possibility of objectionable uses such as strip clubs, dance clubs, and other establishments... inconsistent with the residential character of our neighborhood.*

3. *Ingress and Egress: ...we oppose any design that would allow ingress or egress to the proposed commercial site through our subdivision.*

These are very reasonable and measured concerns in my opinion that I do not believe would be difficult to resolve by the applicants, if the City were to require it. Other than the above listed concerns from the Jennifer Lane residents, I have no additional concerns with the uses or activities proposed with the development concept except that additional landscaping be added along San Saba Court, and that a screening wall and canopy trees be added along the boundaries of the subject lots abutting the Jennifer Lane properties.

As previously noted, if a rezoning to C-1 were approved on both subject lots, Special Use Permit (SUP) approval would still be required for the Event Facility and Indoor and Outdoor Entertainment activities. In this case, the SUP process would provide the City the ability to accommodate the Jennifer Lane neighborhoods concerns regarding noise and hours of operation, and ingress and egress; as well as my additional concerns.

However, the SUP approval process would not provide the City the opportunity to resolve the neighbors concerns (which I share) regarding incompatible abutting business uses. This is because the SUP approval process does not allow the City to *dis-allow* uses and activities that are otherwise permitted in a given zoning district — which in this case — would be the C-1 District. The SUP approval process only provides the City the ability to *add* additional allowed uses on a property. It does not allow the City to *remove* them.

- ➡ **Therefore, if a rezoning of C-1 were approved on both subject lots, the only benefit that the SUP approval process would provide to the City and abutting property owners, would be the ability to dictate how this specific proposed development concept would operate and be designed. The applicants — or any subsequent property owner — would always be at liberty to shelve this proposed development concept, and develop the property for any use permitted in the C-1 District, to the minimum standards of the UDC, and proceed without regard to the concerns of the neighborhood.**

#### **IV. SUMMARY/RECOMMENDATION.**

It is my understanding of this request, that the applicants over-arching goal is to develop the lodging, retail, and entertainment/wedding venue demonstrated in the conceptual site plans

and marketing brochure that was submitted to the City. It is also my understanding that the applicants choice of the C-1 District for rezoning, is merely to facilitate this over-arching goal.

Additionally, it is my assumption that the neighborhood is not *entirely* opposed to the applicants development concept and does not have any additional concerns beyond those listed above; and also that the Planning & Zoning Commission is generally in favor of the applicants development concept based on their recommendation to the City Council for approval of the zone change to C-1, with conditions.

Based on these assumptions, as well as the above discussed issues regarding the C-1 District, I believe that a Planned Development District (PD) zoning is the appropriate and only available zoning district that can *both* resolve the Jennifer Lane neighborhoods concerns (as well as my additional concerns) while also facilitating the applicants proposed development concept. The City's UDC states the purpose of a PD District as the following:

*A zoning district which may be created anywhere in the City for the purpose of permitting property to be developed with a) one or more uses not otherwise permitted or conditional in the zoning district in which the property is located, subject to certain development regulations and one or more development site plans; b) subject to development regulations not otherwise permitted in the zoning district in which the property is located; and c) to provide flexibility for complex projects utilizing creative land use and preservation techniques.*

I believe the above stated purpose is perfect fit for a situation like this; where the proposed development concept itself is not *generally* the problem. It is the zoning district being *requested* that is the problem, in my opinion.

**Therefore, I recommend the City Council remand the applicants zone change request back to the P&Z for reconsideration of a recommendation of approval of a PD, Planned Development District, subject to the following:**

- 1. a base zoning of R-5, Residential Transition District; and**
- 2. the following additional uses and activities be allowed only with an approved site plan and subject to the following limitations:**
  - i. up to eight (8) stand-alone cabins for overnight lodging; and**

- ii. an event facility; and
- iii. outdoor entertainment; and
- iii. notwithstanding the City's standard noise regulations, amplified sound, music or other noise associated with activities not permitted by right within the R-5 District, shall be limited to the hours of 7:00 am to 9:00 pm all days of the week; and
- iv. no ingress or egress shall be permitted from Jennifer Lane, for any future development of the subject lots that includes an event facility or outdoor entertainment uses and activities; and
- 5. that the following site elements be installed for any future development of the subject lots that include event facility or indoor and/or outdoor entertainment uses and activities:
  - i. that canopy trees (minimum 3 inch caliper at the time of planting) be planted every 40 feet along the frontage of Lots 1 and 2 abutting San Saba Court; and
  - ii. that an 8-foot privacy fence be constructed along the entire length of the east property line of Lot 1 and the south property line of Lots 2; and
  - iii. that canopy trees (minimum 3 inch caliper at the time of planting) be planted every 40 feet along the eastern boundary of Lot 1, located no further than 15 feet from the property line.

Thank you for your consideration of this report and the opportunity to assist the City with this request. Please let me know if you have any questions and Merry Christmas.

Respectfully,



Brandon Melland, AICP

# **OLD BUSINESS**

## **ITEM #2**



**SECTION 3: LOCAL CONTACT PERSON'S INFORMATION**

LOCAL CONTACT PERSON'S NAME: Same as Section 2	
ADDRESS:	APT. NUMBER:
CITY, STATE:	ZIP:
24-HOUR PHONE NUMBER:	
EMAIL ADDRESS:	

**SECTION 4: PROPERTY INFORMATION**

NAME OF SHORT-TERM RENTAL: Esther's Haus		
ADDRESS AND/OR LOCATION OF REQUEST 303 Chandler Street		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN): Block 34 Pittsburg Addition 1.290 acres, Horace Eggleston Survey No. 24, Abstract No. 1 City of Blanco		
EXISTING ZONING: R2	NUMBER OF BEDROOMS: 4	OCCUPANCY LIMIT: 15
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: Individual servings coffee, tea, hot chocolate, chips, crackers, pop tarts, oatmeal, cereal, popcorn		

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

Signature of Owner/Applicant: 

Date: 8/4/25

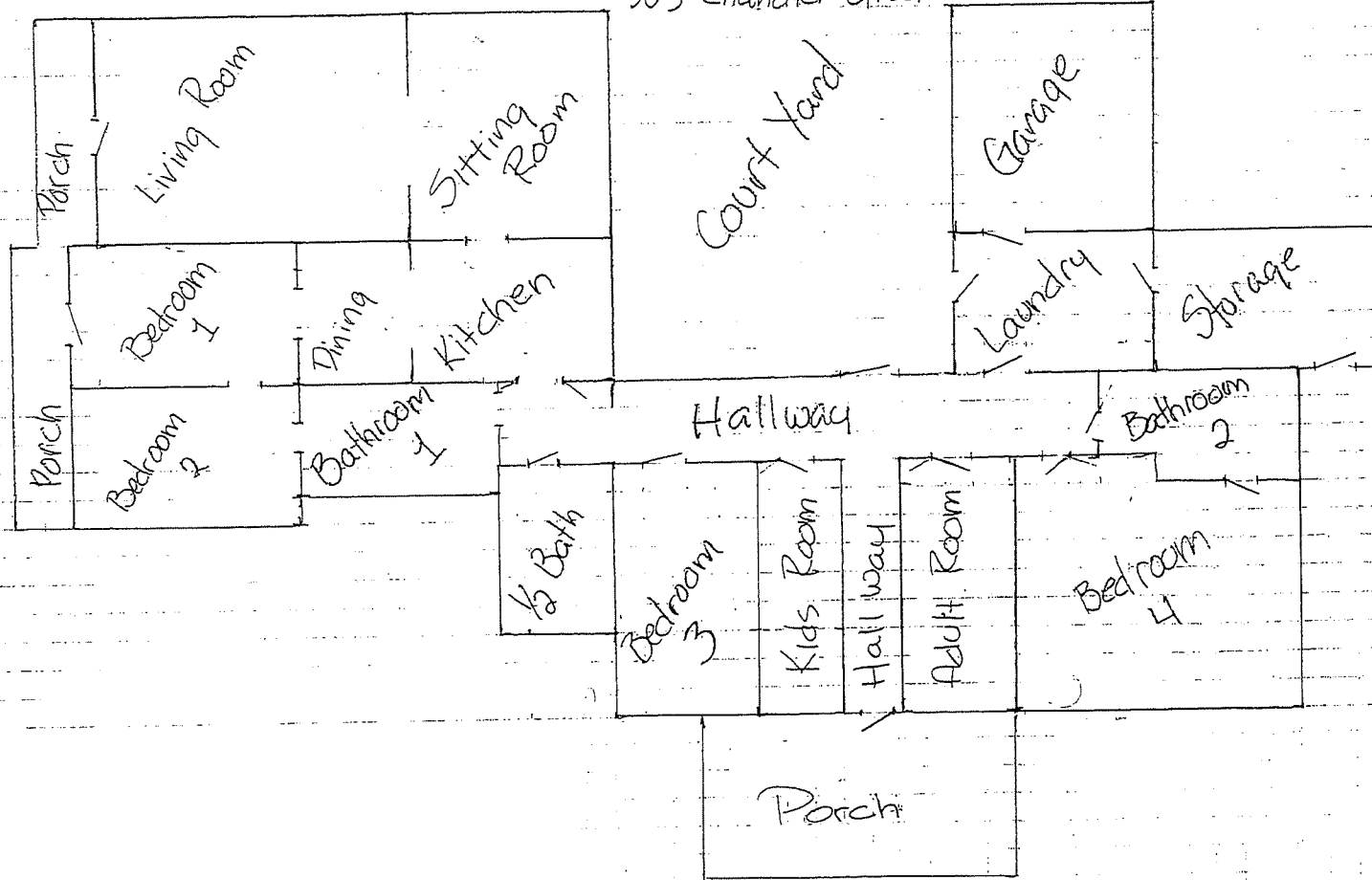
<b>FOR CITY USE ONLY</b>	
PERMIT #: _____	<b>FEES:</b>
<input type="checkbox"/> Update Short-Term Rental List/Map	\$300 per permit; to be paid annually
<input type="checkbox"/> Life Safety Inspection	
<input type="checkbox"/> Email Financial Dept. Information	



# Esther's Haus

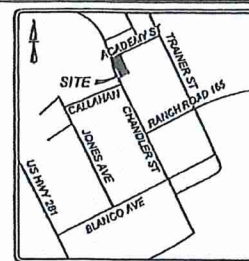
303 Chandler Street

± 3768 sqft  
4 Bedrooms  
2 1/2 Baths



ADDRESS: 303 CHANDLER STREET  
BLANCO, TX 78606

SCALE: 1"=60'



LOCATION MAP  
NOT-TO-SCALE

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	65.96'	905.37'	004°10'28"	N19°43'01"W	65.95'

### SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- OPR OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PP POWER POLE
- GUY GUY
- WM WATER METER
- OHU OVERHEAD UTILITY LINE
- TELE TELEPHONE LINE
- (R1) RECORD INFORMATION PER VOLUME 145 PAGE 274, OPR
- (R2) RECORD INFORMATION PER VOLUME 348 PAGE 629, OPR

### 1.290 ACRE TRACT

T. RUSSELL KIRKSCEY AND  
LAURIE B. KIRKSCEY  
CALLED 1.16 ACRES  
VOLUME 145, PAGE 274, O.P.R.

FARM LOT 34

HORACE EGGLESTON,  
SURVEY NO. 24,  
ABSTRACT 1

SUSAN GENE  
BERNARD VILLARREAL  
AND OMAR VILLARREAL  
CALLED 0.79 OF AN ACRE  
VOLUME 348, PAGE 629, O.P.R.

FARM LOT 34

THOMAS RUSSELL  
KIRKSCEY AND LAURIE  
BERNHARD KIRKSCEY  
REMAINING PORTION OF  
A 0.917 OF AN ACRE  
VOLUME 186, PAGE 467, O.P.R.

STATE OF TEXAS:  
COUNTY OF BEXAR:

I, TIM C. PAPPAS, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A LAND TITLE SURVEY. THE FIELDWORK WAS COMPLETED ON 05/31/2022.

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
EMAIL: TPAPPAS@KFWENGINEERS.COM  
DATE OF SURVEY: 06/09/2022  
PROJECT NO.:



REVISIONS:

ISSUE DATE:

JOB NO.

DATE: 05/05/2022

DRAWN: JSO

DESIGNER: TCP

CHECKED: TCP

SHEET: 1 OF 1

**KFW**  
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design  
TPOE FIRM #55112 / TELPLS FIRM #101223-CO

**TITLE SURVEY OF**  
A 1.290 ACRE TRACT OF LAND  
SITUATED IN THE CITY OF BLANCO,  
BLANCO COUNTY, TEXAS.

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED ARE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS) 1917 S. UNIVERSITY, AUSTIN, TEXAS 78701  
PHONE: 512-462-7122; FAX: 512-462-1414 - EMAIL: TBPELS@PELS.TEXAS.GOV



600 Academy St - Google Maps

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Sep 2023 [See more dates](#)

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