

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

**April 8, 2025**

**6:00 PM**

**Byars Building, 308 Pecan Street, Blanco, Texas 78606**

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

Video call link: <https://meet.google.com/fur-prfn-xhx>

Or dial: (US) +1 513-909-3878 PIN: 730 003 895#

Notice is hereby given that a regular meeting and public hearing of the governing body of the City of Blanco will be held on April 8, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

**CALL MEETING TO ORDER:**

1. Roll Call/Establish a quorum:  
Mayor Mike Arnold (Present/Absent)  
Mayor Pro-Tem Bobby Mack-McClung (Present/Absent)  
Council Member Laura Swinson (Present/Absent)  
Council Member Ryan Moses (Present/Absent)  
Council Member Candy Cargill (Present/Absent)  
Council Member Dennis J. Moore, Jr. (Present/Absent)

**INVOCATION and PLEDGE OF ALLEGIANCE**

2. Announcements (No Action May Be Taken)
3. Public Comments: The City Council welcomes public comments at this point. Speakers must sign up before the meeting begins and indicate the subject the speaker wishes to address. Speakers are limited to three (3) minutes each, which cannot be donated from one speaker to another. The Council cannot respond to matters not listed on the agenda until a future meeting.

**OPEN PUBLIC HEARINGS:**

1. Approval of Variance as per Chapter 9, Section 5 Subdivision and Land Development; 5.4 Lot Standards/Table 5.1 and the property owner is seeking dual building line variance encroachment on the existing building line in the C-1 Zone at 713 Chandler Street (Pittsburg, Block SE PT 38, 0.93 Acres), Blanco, Texas 78606, (Property Owner: Guido DeVita, IL Garagista, Inc.).
2. Approval of Variance to allow 1) rezone entire block to C-1 (Commercial) and 2) A special use permit (SUP) to allow contractor services on a commercial property, all the existing home to stay as a non-conforming use in a C-1 Zone, allow multiple building line encroachments for new and existing buildings in a C-1 Zone at 1105 Elm Street (Harrison Heirs, Blk. 18, Lot Pt of 0.7980 Acres), Blanco, Texas 78606, (Property Owner: Sean Brandon Cole.).

**CLOSE PUBLIC HEARINGS**

## **OPEN REGULAR MEETING:**

### **PRESENTATION:**

1. Inframark, Year End Review, Damon Berryman

### **STAFF PRESENTATIONS:**

1. City Hall, Warren Escovy, City Administrator
2. City Hall, Jose Martinez, Finance Director March Monthly Financials
3. Police Department, Chief Thornhill, March Monthly Report

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

1. Approval of Minutes from the March 11, 2025, Regular Meeting.

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

1. Consideration, Discussion, and Take Possible Action on Approval of Variance as per Chapter 9, Section 5 Subdivision and Land Development; 5.4 Lot Standards/Table 5.1 and the property owner is seeking dual building line variance encroachment on the existing building line in the C-1 Zone at 713 Chandler Street (Pittsburg, Block SE PT 38, 0.93 Acres), Blanco, Texas 78606, (Property Owner: Guido DeVita, IL Garagista, Inc.).
2. Consideration, Discussion, and Take Possible Action on Approval of Variance to allow 1) rezone entire block to C-1 (Commercial) and 2) A special use permit (SUP) to allow contractor services on a commercial property, all the existing home to stay as a non-conforming use in a C-1 Zone, allow multiple building line encroachments for new and existing buildings in a C-1 Zone at 1105 Elm Street (Harrison Heirs, Blk. 18, Lot Pt of 0.7980 Acres), Blanco, Texas 78606, (Property Owner: Sean Brandon Cole.).
3. Consideration, Discussion, and Take Possible Action on Approval of Updated Cooperative Agreement Between the City of Blanco and Highland Lakes Family Crisis Center.
4. Consideration, Discussion, and Take Possible Action on Approval to amend the scope and cost of the sewer line project on the north side of Hwy 281 (funds that were approved in the 2024A bond).
5. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2025-R-0XX Authorization of Blanco AI System.
6. Consideration, Discussion, and Take Possible Action on Administration and Management of GLO Grant relating to Comprehensive Plan and other City business.
7. Consideration, Discussion, and Take Possible Action on Rules of Procedure and Administration for City Committees or Commissions relating to: a) Development and Approval of Committee and Commission Agendas and b) Appointment of Certain Members of Blanco Historic Preservation Commission to the Streetscape Committee.
8. Consideration, Discussion, and Take Possible Action on Approval of Revisions to 120-day stay of demolition Ordinance.

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

1. Consideration, Discussion and Take Possible Action to Authorize City Staff to coordinate the installation of a shut-off valve at the sprinkler supply line at the Henry Hotel.
2. Consideration, Discussion, and Take Possible Action on Administration of City Bond Election.

**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.

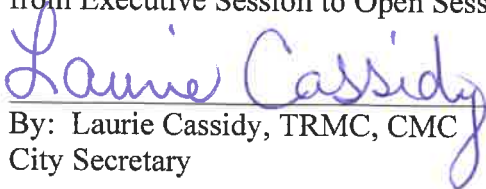
1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
2. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Consultation with City Attorney regarding Economic Development Project.
3. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding water infrastructure at Cielo Springs Subdivision.
4. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 551.072 (Real Estate), and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding Pending Legal and Real Estate Matters.

**Take any action as a result of the Executive Session.**

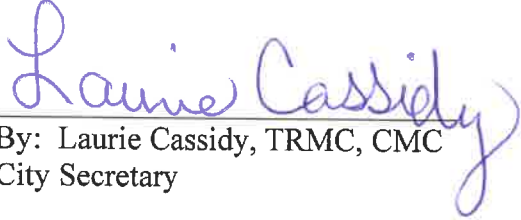
**Adjournment**

*This agenda has been reviewed and approved by the City of Blanco, Texas' legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting, considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.*

The Council may vote and/or act upon each of the items set out in this agenda. The City Council for the City of Blanco has the right to adjourn into executive session at any time during this meeting to discuss any matter authorized by Texas Government Code Section 551.071 (consultation with Attorney), Texas Government Code Section 551.072 (Real Estate), and Texas Government Code Section 551.074 (Personnel Matters). The City Council for the City of Blanco may discuss, consider and/or act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

  
By: Laurie Cassidy, TRMC, CMC  
City Secretary

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Blanco is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice in the window in the City Hall of said City of Blanco, Texas at a place convenient and readily accessible to the general public at all times and said Notice was posted on the 3<sup>rd</sup> day of April 2025 before 6:00 pm and remained so posted continuously for at least 72 hours preceding the scheduled time of the meeting.



By: Laurie Cassidy, TRMC, CMC  
City Secretary

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