

PLANNED DEVELOPMENT DISTRICT No. 2026-O-002

Project: JUDGE'S HILL

Planned Development District Ordinance

Approved by the Planning and Zoning Commission on:
January 5, 2026

Approved by the City Council on: January 13, 2026

THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE (“Ordinance”) is enacted pursuant to City of Blanco Unified Development Code, Section 4.10.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 2.85 acres located within City Limits of the City of Blanco (“City”), in Blanco County, Texas, commonly known as “Judge’s Hill” (the “Project”) and is more particularly identified and described in *Exhibit A* (the “Property”) to *Attachment “A”*; and

WHEREAS, the Property will be developed by Owner, its affiliates or their successors and assigns, for construction and use in general accordance with the PD Master Plan shown as *Exhibit B* to *Attachment “A”*; and

WHEREAS, the Owner has submitted an application to the City to rezone the Property to Planned Development District (“PDD”), designating it “PDD-2026-O-002”; and

WHEREAS, after public notice, the Planning and Zoning Commission conducted a public hearing and recommended approval on January 5, 2026; and

WHEREAS, pursuant to the City’s Planned Development Districts Ordinance, Section 4.10 of the City’s Unified Development Code (the “PD Ordinance”), the Owner has submitted a PD Master Plan that conceptually describes the Project, which is attached to this Ordinance as *Exhibit B* to *Attachment “A”*; and

WHEREAS, this Ordinance together with its Exhibits (including the PD Master Plan), and the Unified Development Code shall be read in harmony, will be applicable to the Property, and will guide development of the Property; and

WHEREAS, the City Council has reviewed this proposed Ordinance and the PD Master Plan, and has determined that it promotes the health, safety, and general welfare of the citizens of Blanco; complies with the intent of the City of Blanco Comprehensive Plan; and is necessary in light of changes in the neighborhood; and

WHEREAS, the City Council finds that this proposed Ordinance ensures the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes under Code § 4.10: provides for a superior design of lots or buildings; provides amenities or features that would be of special benefit to the property users or community; provides an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and meets or exceeds the present standards of this article; and

WHEREAS, the City Council is authorized to adopt this Ordinance in accordance with Texas Local Government Code Chapters 51 and 211.

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

1. FINDINGS OF FACT

The City Council finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

- A. Zoning District Created.** PDD-2026-O-002 is hereby established consistent with *Attachment "A,"* which is attached hereto and incorporated into this Ordinance for all intents and purposes. Unified Development Code Chapter 4 [Zoning Ordinance], § 3.1 [Zoning Districts] is hereby amended to add the Zoning district identified as PDD-2026-O-002.
- B. Zoning Map Amended.** The official Zoning Map of the City is hereby amended to demarcate the boundaries of PDD-2026-O-002 consistently with the boundaries of the Property delineated in the PD Master Plan, *Exhibit B to Attachment "A"*.
- C. PD Master Plan Approved.** The PD Master Plan attached as *Exhibit B to Attachment "A"* is hereby approved. The PD Master Plan, together with *Attachment "A"*, constitutes the development plan for the Project. All construction, land use and development of the Property must substantially conform to the terms and conditions set forth in the PD Master Plan, this Ordinance, *Attachment "A"* and the Exhibits.
- D. Administrative Approval of Minor Modifications.** In order to provide flexibility with respect to certain details of the development of the Project, the City Administrator or Designee is authorized to approve minor modifications. Minor modifications do not require consent or action of the Planning and Zoning Commission or City Council. Examples of minor modifications shall be limited to slight adjustments to the internal street and drive alignments; building envelopes; number of buildings; orientation of buildings; and adjustments that do not result in overall increases to traffic, density, or impervious cover. The City Administrator or Designee may approve minor modifications in writing following consultation with the City Engineer. Any appeal of the City Administrator's or Designee's determination regarding whether or not a change is a minor modification may be appealed by any aggrieved party to the Board of Adjustment.
- E. Unified Development Code.** The Unified Development Code shall be applicable to the Project, except as specifically provided for by this Ordinance, *Attachment "A"*, or the PD Master Plan.

F. Resolution of Conflicts. The documents governing the PDD should be read in harmony to the extent possible. If a conflict arises between the Unified Development Code and this Ordinance, this Ordinance shall control. If a conflict arises between the terms of this Ordinance and the Exhibits, the terms of this Ordinance shall control. If a conflict arises between the charts included in the Exhibits and the illustrations contained in the Exhibits, the charts shall control.

G. Attachments and Exhibits Listed. The following attachment and Exhibits thereto are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" – Planned Development District No. 2026-O-002 and Zoning Map

Exhibit A Property Legal Description

Exhibit B PD Master Plan

Exhibit C Code Modifications Chart

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PENALTY

Any person, firm, association or persons, company, corporations or their agents or employees violating or failing to comply with any of the provisions of this Ordinance may be subject to a fine pursuant to Section 54.001 of the Texas Local Government Code, upon conviction of not more than Two Thousand Dollars (\$2,000.00). The foregoing fine may be cumulative of other remedies provided by State law, and the power on injunction as provided by Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this Ordinance whether or not there has been a complaint filed.

6. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Unified Development Code as authorized by Section 52.001 of the Texas Local Government Code.

7. PROPER NOTICE & MEETING


It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, and Chapter 551. Notice was also provided as required by Chapters 52 and 211 of the Texas Local Government Code.

8. EFFECTIVE DATE


This Ordinance shall be effective immediately upon approval by the City Council and publication as required by law.

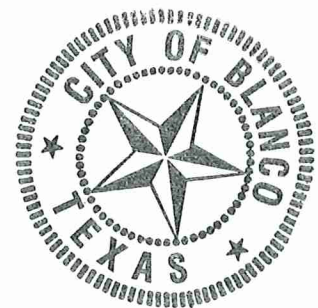
PASSED & APPROVED this, the 13th of January 2026 by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Blanco, Texas.

CITY OF BLANCO

By: 
Candy Cargill, Mayor

ATTEST:


Callie Ann Alex, City Secretary



Attachment “A”

City of Blanco

UNIFIED DEVELOPMENT CODE

SECTION 4.10: PLANNED DEVELOPMENT DISTRICTS

PLANNED DEVELOPMENT DISTRICT NO. 2026-O-002

ARTICLE I. GENERAL PROVISIONS

1.1. Popular Name. This Chapter shall be commonly cited as the “PDD-2026-O-002 Ordinance”, also referred to as “this Ordinance” herein.

1.2. Scope. This Ordinance applies to the Property, as more particularly described in *Exhibit A* to *Attachment “A”*.

1.3. PD Master Plan. The PD Master Plan has been approved by the City and shall guide permitting, development and use of the Property.

1.4 Definitions. Words and terms used herein shall have their usual meaning except as they may be specifically defined herein, or, if capitalized and not defined herein, as defined in the Code (hereinafter defined):

City: The City of Blanco, an incorporated Type A, general-law municipality located in Blanco County, Texas.

City Administrator or Administrator: The chief administrative officer of the City of Blanco, Texas. The term also includes the City Administrator’s designee.

City Council: The governing body of the City of Blanco, Texas.

City Engineer: The person or firm designated by the City Council as the engineer for the City of Blanco Texas.

Code, City's Code of Ordinances or City of Blanco Code of Ordinances: The entirety of the City's ordinances, regulations and official policies in effect as of January 13, 2026, except as modified by the Project Approvals and variances granted under the Development Agreement and this Ordinance. This term does not include Zoning or Building Codes, Sign Ordinance, or regulations mandated by state law, or that are necessary to prevent imminent harm to human safety or property, which may be modified and made applicable to the Project even after the Effective Date.

Effective Date: The Effective Date of this Ordinance shall be the date of approval by the City Council and publication as required by law.

Owner: Cory Pavlica General Contractor (CPGC), and their successors and assigns as subsequent owners of any portion of the Property.

Project: A land use and development endeavor proposed to be performed on the Property, as provided by this Ordinance and generally depicted on the PD Master Plan on *Exhibit B*".

Property: The land as more particularly described in *Exhibit "A"*.

Unified Development Code: Chapter in City of Blanco Code of Ordinances promoting the public health, safety, welfare and quality of life of the present and future citizens of the City of Blanco.

ARTICLE II. DEVELOPMENT STANDARDS

2.1. General Regulations. Except as otherwise provided in this Ordinance and the PD Master Plan, the Property shall be governed by the site regulations and development standards contained in the Unified Development Code.

2.2. Phasing. The Property shall be developed in one phase as shown on the PD Master Plan.

2.3. Permitted Uses.

2.3.1. Base Zoning: The Base Zoning District for the Property shall be Residential Transitional (R5), which shall be the basis for all zoning specifications not addressed in this Ordinance or the PD Master Plan.

2.3.2. Additional Allowed Uses to Base Zoning District: In addition to the uses permitted by right within the Residential Transitional, R5 zoning district, the following additional uses shall be permitted only when such uses are conducted and developed in substantial conformance with the site plan contained within *Exhibit "B"*:

- a. Hotel/Lodging - Short Term Rentals-up to 8 units (including Recreational Vehicles)
- b. Event Facility of up to 2000 sq feet

c. Outdoor Entertainment

No other variances from the Base Zoning District of R5 are part of this Ordinance other than the Code Modifications in *Exhibit "C"*.

2.4. Design Specifications:

2.4.1 Impervious Cover. The Property may be developed with an Impervious Cover Percentage that does not exceed cumulatively and in the aggregate seventy percent (70%).

2.4.2 Building Height. No building shall exceed 35 feet in height, measured from finished grade to the highest parapet exclusive of entries and other design elements.

2.4.3 Buffers

(a) **Minimum Buffer:** Event Center shall be at least one hundred and fifty (150) feet from adjacent residential lots.

(b) **Fence:** A fence at the height of at least six (6) feet and vegetative screening shall be constructed along the entire length of the east property line and north property line of San Saba Estates Lot 1 as shown in the Master Plan in *Exhibit "B"*; and

2.4.4 Final Plat/Construction Drawings. All street, drainage, and water and wastewater infrastructure and lot grading and storm water detention facilities will be designed by a Civil Engineer licensed in Texas. The Engineer will be engaged by the Owner. The Engineer will prepare and submit construction drawings to the City's Engineer for review and approval at time of Final Plat application.

2.4.5 Tree Preservation. Tree preservation and planting will be in compliance with the City of Blanco Landscape Ordinance, UDC, Section 5.11.

2.4.6 Open Space. Open spaced shall be provided as shown in the PD Master Plan, *Exhibit "B"*, and shall comply with City Ordinance related to open space requirements in the city's general requirements for landscaping and buffering.

2.5 Access

2.5.1 Traffic Impact Analysis. Owner will provide a Traffic Impact Analysis (TIA) if required by the City Engineer. The TIA shall be provided to the City and approved prior to plat approval.

2.6 Utilities. Proposed utilities within the Property are available as described below:

- a. Sanitary Sewer.** There is an existing City-owned wastewater line located along the eastern and southern borders of the Property and the City shall allow a wastewater service tap for the development.
- b. Water Supply.** There is an existing City-owned water line located at or near the frontage of the Property and the City shall allow domestic and fire service water line taps for the development.
- c. Electric Service.** Owner shall tie into the existing overhead electric lines located onsite. The overhead electric lines to be installed by Pedernales Electric Cooperative. Owner shall grant and/or obtain any necessary public utility easements for Pedernales Electric Cooperative to allow for extension of the electric lines to serve the Property.
- d. Communication Lines.** Local area service provider(s) shall be selected by Owner to provide telephone, fiber, cable and other communication services for the Property. Easements shall be established as necessary for such service.

2.7 Landscaping. Notwithstanding the City's standard landscaping requirements, the following additional landscaping requirements shall apply for any future development of the subject property that includes event facility or indoor and/outdoor entertainment uses and activities:

- (a)** 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
- (b)** 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.

2.8 Noise. Notwithstanding the City's standard noise regulations, amplified sound, amplified music or other amplified noise is allowed only during the hours of 7:00 a.m. to 9:00 p.m.

2.9 Lighting. All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Section 5.12, Unified Development Code of the City's Code of Ordinances ("Outdoor Lighting Ordinance"), as may be amended, from time to time. To the extent any portion of the Agreement conflicts or is inconsistent with the Outdoor Lighting Ordinance, the Outdoor Lighting Ordinance shall control. Owner will be required to operate and maintain the lighting within the Project according to the Applicable Rules.