

PROCLAMATION #1

Veterans Day Proclamation- Retrospective

WHEREAS, we are pleased and honored that the Blanco public and City Council joined together again this year to pay tribute to the dedicated veterans who have served this great nation with such distinction, both in peace time and in war; and

WHEREAS, our community has a continuing sense of gratitude to those who have given so much in the defense of the freedoms which we all continue to enjoy; and

WHEREAS, Americans have an abiding faith in the ideals and strengths on which our great nation was founded, in our democratic process, and in the men and women of the armed forces who have served our country so well; and

WHEREAS, in honor of these dedicated men and women, we pledge our continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of a people dedicated to the principles of freedom and democracy; and

WHEREAS, on this patriotic occasion, let us all commit ourselves to the great need of fostering a spirit of rededication to the ideals that have served as the foundation of this great country – “One nation, under God, indivisible, with liberty and justice for all.”

NOW, THEREFORE, I, Candy Cargill, Mayor of the City of Blanco, do hereby proclaim Tuesday, November 11, 2025, as:

Veterans Day

in the City of Blanco and may all our citizens continue to honor our veterans and rededicate themselves to the preservation of our liberties under the Constitution.

PROCLAIMED this 18th day of November 2025.



PROCLAMATION #2

Thanksgiving Proclamation

WHEREAS, our forefathers established a day of Thanksgiving – a special day set aside to acknowledge their blessings; and

WHEREAS, it has become traditional for the people of the United States to celebrate a day of Thanksgiving as a way of reflecting on their many blessings and giving thanks for all they have been given; and

WHEREAS, the people of this country, and more specifically, the people of Blanco, are truly blessed with much for which to be thankful; and

WHEREAS, as we count our blessings, let us not forget the freedoms we so often take for granted, freedoms that were hard-fought by earlier generations and current service men and women who have given their lives so that we might be free; and

WHEREAS, with these freedoms come a responsibility – it is up to each of us to find a way to participate in the community, by working through the churches, the schools, local service organizations and the City to help improve the quality of life for those who are less fortunate.

NOW, THEREFORE, I, Candy Cargill, Mayor of the City of Blanco, do hereby proclaim Thursday, November 27, 2025, as:

A Day of Thanksgiving

and urge all citizens to join with the churches or organizations of our City to reinforce the ties of family and community and to express gratitude for the many blessings we enjoy.

PROCLAIMED this 18th day of November 2025.

STAFF CITY HALL

STAFF FINANCE

**STAFF
POLICE
DEPARTMENT**



City of Blanco Police Department Chief's Monthly Report October 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

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Blanco, Texas 78606

Office: (830) 833-4375
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Chief's Monthly Report — October 2025

Department News

The Blanco Police Department continues to research the idea of co-hosting a Youth First Responder Explorer Program with partners such as the Johnson City Police Department, the Blanco County Constable's Office, and Blanco Fire & EMS. The program would give local youth a behind-the-scenes look at the world of public safety, offering opportunities to learn directly from police officers, firefighters, EMTs, and other first responders.

Beyond just observing, participants would gain hands-on experience and develop valuable life skills like teamwork, communication, and leadership. The goal is to spark interest in potential careers, strengthen connections between youth and public safety professionals, and build a stronger sense of service and community involvement.

Additionally, Lieutenant Griffin attended and completed the week long 2025 Texas Association of Property and Evidence Inventory Technicians (TAPEIT) conference in Galveston, Texas receiving additional training and skill based knowledge in proper collection, gathering, documenting, photographing and safe logging of evidence, property and narcotics.

Community Events & Involvement

During the month of October, members of the Blanco Police Department continued engaging in community activities and events while maintaining the public peace and dignity. Officers engaged community members and the public during several events throughout the month of October to include the 2025 Blanco High School homecoming parade and Pep Rally, Blanco Market Days, Halloween Trunk-or-Treat on the Square, Light night at the Blanco First Baptist Church, as well as the Spirits of Blanco event on town square.

Administrative Operations

○ **Chief Activities**

On October 31, Chief worked along side the Mayor, Warran and other City Employees to pass out candy to the children in front of City Hall.

○ **Records Requests**

The Police Department received and fulfilled a total of 6 records requests in October 2025.

Department Statistics

Patrol Operations

Total Calls for Service	Sept 2025	+/- Previous Month
-In city	687	 23.1% Increase
-Out of city	2	 66.0% Decrease
Agency Assist	2	 No Increase / Decrease

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

Traffic Stops	Sept 2025	+/- Previous Month
Total Vehicles Stopped	320	 14.7% Increase
Resulting Citations	101	 10.9% Increase
Resulting Warnings	298	 58.5% Increase
Arrests	Sept 2025	+/- Previous Month
On view	5	 25.0% Increase
Warrants	2	 No Increase / Decrease
Motor Vehicle Collisions	7	 16.6% Increase

Fleet Updates

Fleet IN COMMISSION	5	
Fleet IN REPAIR	2	221 (Body Shop)
Fleet OUT OF COMMISSION	2	171 & 181

Criminal Investigations Division

Number of Reports Taken	Total	+/- Previous Month
-resulting in offense report	15	 25.0% Decrease
-resulting in informational/other report	17	 56.4% Decrease
Offenses Filed		
-felony	1	 75.0% Decrease
-misdemeanor	4	 300.0% Increase

Detailed Statistics

Total Traffic Stops: 332

Total Violations: 399

Traffic Violations by Type	Resulting in Citation	Resulting in Warning
Moving Violation	101	298
Non-Traffic Violation	4	5
School Zone Violation	19	11

**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		
Juvenile	0	0	0	0	0	0	0	0	0	0		
Total	2	1	1	7	4	3	2	1	5	7		

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		

Offenses by Month

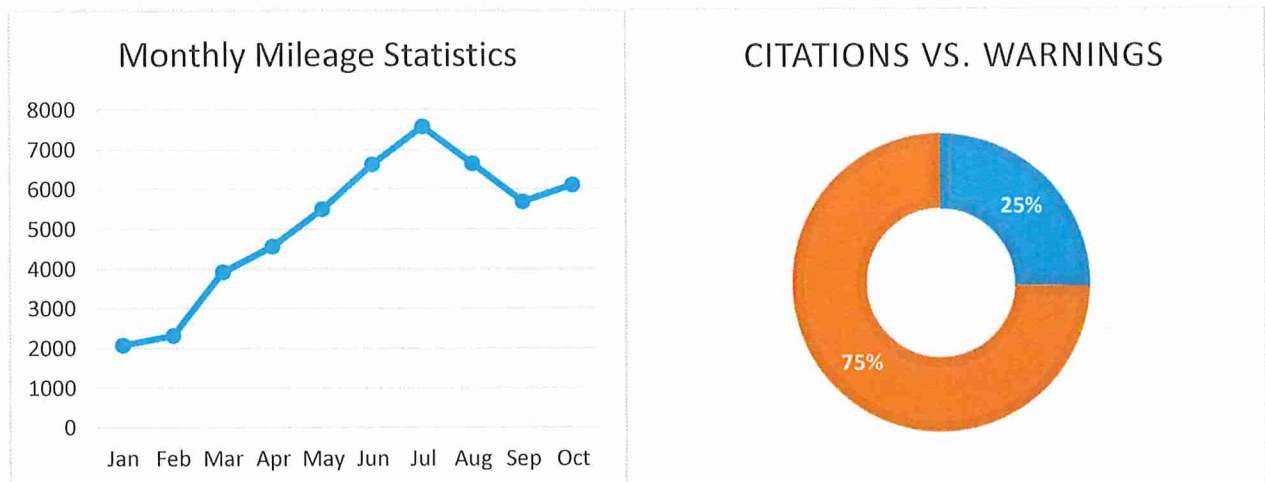
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	4	4	7	14	9	8	9	8	20	15		

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		

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		



Monthly Report of Incident by Incident Type

Call Type	No. of Calls
UNCLASSIFIED	10
911 ACCIDENTAL DIAL	3
911 OPEN LINE	1
ABUSE	1
ALARM - BUSINESS	3
ALARM - RESIDENTIAL	3
ANIMAL COMPLAINT	3
ASSIST OTHER AGENCY	3
ASSIST PUBLIC	6
BURGLARY	1
BUSINESS CHECK	52
CIVIL	3
CP	172
DISTURBANCE - VERBAL	3
DOMESTIC VIOLENT	1
ELECTRICAL HAZARD	1
FOLLOW UP	2
HARASSMENT	2
ILLEGAL DUMPING	1
INDECENT EXPOSURE	1
INFORMATIONAL	6
INVESTIGATIONS	1
LOOSE LIVESTOCK	1
MISSING PERSON	1
MOTORIST ASSIST	6
MVA - NON INJURY	6
MVA - UNKNOWN INJURY	3
NOISE COMPLAINT	1
OPEN DOOR	1
PARKING	1
PUBLIC WORKS/UTILITIES	1
PURSUIT	1
RECKLESS DRIVER	10
SICK PERSON	2
SPECIAL ASSIGNMENT	3
STANDBY	1
STOLEN PROPERTY	1
SUICIDAL PERSON	1
SUSPICIOUS CIRCUMSTANCE	7
SUSPICIOUS PERSON	2
SUSPICIOUS VEHICLE	4
THEFT	2
THREATS	1
TRAFFIC HAZARD	6
TRAFFIC STOP	332

TRESPASS	3
VEGETATION FIRE	1
WARRANT SERVICE	1
WELFARE CHECK	19
911 ACCIDENTAL DIAL	3
911 OPEN LINE	1
TOTALS	687

**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 is actively pursuing the development of a Youth First Responder Explorer Program in partnership with other local law enforcement and emergency services. This initiative aims to strengthen youth engagement, encourage interest in public safety careers, and build stronger community relationships. Additionally, departmental professionalism continues to advance, as demonstrated by Lieutenant Griffin's completion of specialized evidence-handling training at the TAPEIT conference.

In October, the department experienced a notable increase in service demand, with 687 calls for service—up 23 percent from the previous month. Traffic enforcement was active, with 332 stops resulting in 101 citations and 298 warnings. Arrests increased to seven, and motor vehicle collisions rose to seven as well. The Criminal Investigations Division filed one felony and four misdemeanors, while fulfilling its reporting and case management obligations.

Community involvement remains strong despite rising operational demands. Officers participated in major public events, including the high school homecoming parade, Market Days, and Halloween activities on the Square. The Chief also joined city leadership in public outreach efforts at City Hall.

Current fleet readiness includes five vehicles operational, with two under repair and two out of service—an area that may require future council attention. Overall, the department is balancing increased workload with community engagement, youth outreach, and professional development, while maintaining core public safety services.

INFRAMARK

DANNY MALDONADO

CONSENT AGENDA

ITEM #1

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

**Meeting Minutes
October 21, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on October 21, 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 Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Carlos Cloyd, of Blanco Methodist Church. 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; Haylee Hartman, Court Clerk/Deputy City Secretary; Jose Martinez, Finance Director; and Chief Thornhill

Mayor Cargill made the following announcement:

- Arrival of City Secretary, Callie Ann Alex, as a new member of City Hall Staff. Mayor Cargill presented Callie Ann with a gift bag and new badge.
- Informed public on the Constitution Amendment Election and Blanco ISD Voter Approved Tax Rate Election, along with early voting notice. Copies of sample ballots were distributed and she displayed a sample ballot and encouraged all citizens to vote.
- In support of Veteran's Day, the American Legion is hosting its 7th annual gun raffle fundraiser.
- Shared the Save the Date for this year's Wreaths Across America as December 13th, 2025.

Public Comments:

- Waymond Lightfoot spoke about his opposition to the bypass, as it would decrease the economic value of his property and make Blanco less accessible. He stated that in order to alleviate traffic on Interstate 35, a bypass should start in Marble Falls due to its higher traffic volume and numerous stoplights.
- Colin Corbett emphasized the issue of indecision over the bypass routes, stating it has been ongoing for years. He noted that one of the two proposed routes goes directly through his property, which operates as an Airbnb to serve as his pension. The indecision of the bypass routes has prevented him from investing in or selling his property and requested that the city council meet with affected residents to make a decision.
- Wayne Gosnell spoke on behalf of the Blanco County Friends of the Night Sky, giving accolades to the City of Blanco for their efforts to keep the skies dark. He gave special mention to Selina Segovia for facilitating a new utility light partnership, for the City's acquisition of a Outdoor Lighting Ordinance Administrator, and the positive changes in the community.
- Kenneth Welsh is concerned on the management of the revenue side of HOT Funds, and suggested options that involve public input. Additional options suggested were hiring a part-time employee or contractor to monitor incoming revenue, ensure establishments are paying, and review expense applications.

- Jay Palmer discussed the bypass, including maps and visuals. His main emphasis was to show that there would be no development along the proposed bypass, as it was designed for speed and safety without on/off ramps. He used maps of other locations as examples.
- Libbey Aly announced the upcoming Spirits of Blanco Festival, formerly Marigold Festival, would be hosted from October 31 to November 2. The change to the Spirits of Blanco was in celebration of the distilleries, wineries, and breweries local to Blanco, TX. This year, in addition to the trick-or-treating and downtown activities, there would also be a rodeo at Yett park.

PROCLAMATIONS

1. **Hill Country Night Sky Month-** Mayor Cargill read a proclamation The proclamation highlighted the aesthetic, scientific, and economic benefits of preserving dark skies. It encouraged citizens to enjoy the night sky, participate in related events, and practices to help preserve the region's dark skies.
2. **Breast Cancer Awareness Month-** Mayor Cargill provided pink ribbons to all those in attendance and read the Breast Cancer Awareness Proclamation. The proclamation sought to raise awareness, education, and research for breast cancer, which is the second most commonly diagnosed and leading cause of cancer death among women in the United States.

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator – Updated that the sewer project is nearing completion and is expected to go out for bid in November with a February completion date. The Blanco comprehensive plan update will begin public engagement in November, and UDC rewrite is slated for early next year. Efforts are also underway to make the water plant fully operational by the end of the year or early next year by blending water with Canyon Lake as a backup.
2. City Hall, Jose Martinez, Finance Director-September Financial Report- The city is closing out the 2024-2025 fiscal year with most funds showing good revenue collection and expenses below budget. The general fund revenues were nearly 100%, and sales tax, right-of-way fees, and fixed beverage revenues were strong. Police department expenditures were at 84%, attributed to staffing issues, though overtime was higher than anticipated. The biggest expense was for computer and systems updates and maintenance, and the budget allowance for computer and systems has already been increased for fiscal year 2026.
3. Police Department; Chief Thornhill-September Monthly Report – Looking at entering into an interagency program with Johnson City (Explorer Program). Calls have decreased; however, arrests have increased; this is due to closing out previously ongoing investigations. Emphasized that having official vehicles back in commission is a top priority.
4. Inframark, Danny Maldonado- September Monthly Report- Informed ongoing leak repair throughout the water system, with 22 leaks repaired in September, significantly reduced unaccounted-for water loss from 20% to 6% since August. Issues at Cielo Springs, including leaks inside the facility, are being addressed, requiring a temporary shutdown to replace a cracked pump housing-Notice will have to be given to residents.

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 Council Member, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the September 9, 2025, Regular Meeting and Public Hearings.
2. Approval of Minutes from the September 16, 2025, Special Meeting.
3. Approval of Revisions to the City of Blanco Organizational Chart.

A motion was made by Council Member Thrailkill to approve consent agenda items as presented, seconded by Mayor Pro Tem Moore with the correction requested by Council member Moses to change “abstained” to “recused” on Consent Agenda Item 1, New Business Item 2; all in favor, motion carried unanimously.

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

1. Consideration, Discussion, and Take Possible Action on Various Options concerning Administration, Management, Distribution and Accountability for Hotel Occupancy Tax Revenue. **Council Member Rodney Thrailkill made a motion to form a committee within City council and possibly interested stakeholders to review requests and make recommendations to council who will award HOT Funds distributions on a case-by-case basis. Mayor Pro Tem Dennis Moore, Jr seconded. Friendly amendment by Bobby Mack-McClung to include a member of the Chamber of Commerce. All in favor, Motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on a request from the Chamber of Commerce for HOT Funds for Christmas Lights. **Warren Escovy introduced a request for \$31,000 in hot funds for Christmas lights, emphasizing the need for the project to qualify as a historical feature and an art display. Brandon Carlson, who has been spearheading the Christmas lights display, led the discussion on the recurring expense for installation and take-down, estimated at around \$15,000 annually, in addition to light costs. There was concern over the aesthetic of flashing lights and discussion took place on what classified as an art display within the town square. Council Member Mack-McClung makes the motion to reinstate the light display similar to last year's. Council Member Behrends seconds on the condition that it does not exceed \$25,500. Council Member Thrailkill in favor. Council Member Moses abstained. Mayor Pro Tem Moore abstained. Passes 3-0.**
3. Consideration, Discussion, and Take Possible Action on Approval of Waiver of Water Disconnect Notices for the Months of November and December 2025. **Council Member Moses made motion to approve the waiver of water disconnect notices for the months of November and December 2025. Council Member Thrailkill seconded the motion. All in favor, Motion carried unanimously.**
4. Discussion only on the 1988 Sales tax issue and a potential Mat 2026 ballot referendum to re-purpose the .5% allocation to roads and economic development. **Discussed the 1988 sales tax issue, which involves a half-penny sales tax used to subsidize an ad valorem tax. Explanation that rescinding this subsidy would free up funds that could be reallocated for other purposes like roads and economic development. In November or December, there will be a chance to put this on the May agenda allowing citizens to vote. No action taken.**

5. Consideration, Discussion, and Take Possible Action in Response to TXDOT's Highway 281 Relief Route Study and related Results and Recommendations
Blanco City Attorney, Tim Tuggey, provided Council with the letter he proposes is sent to TXDOT concerning the Highway 281 Relief Route Study. Council Members requested revision to the language utilized in the letter; specifically wanting to emphasize that they were opposed to the 2 routes proposed but didn't want to close the door on the Relief Route Study, and they wanted to ensure the correct verbiage was used when discussing the traffic through downtown Blanco, TX on the existing HWY 281. Council Member Thrailkill made a motion to move forward with a letter to TXDOT drafted from the City and City Attorney based on the suggestions of the totality of council, and only by approval of the totality of council before it is sent out. Mayor Pro Tem Moore , Jr. seconded. All in favor, Motion carried unanimously.
6. Consideration, Discussion, and Take Possible Action on a request from Redbud Cafe (Brieger Enterprises LLC) that the City of Blanco abandon the sewer line behind 410 4th Street to 402 4th Street to allow them to rebuild the sewer line and make it private.
Sewer line doesn't service any other businesses and would have a city-accessible clean-out which would be located at the property line. Council Members addressed concerns about city maintenance responsibilities, clarifying that the property owners would be responsible for any backflow into the city system, with this responsibility outlined in a contract. A motion was made by Mayor Pro Tem Moore, Jr. that the City abandons the sewer line as requested subject to a contract agreement. Council Member Mack-McClung seconded the motion. All in favor, Motion carried unanimously.
7. Consideration, Discussion, and Take Possible Action on Intergovernmental Support Agreement Partnership Program with Inframark.
Warren gave an introductory explanation on what an IGSA partnership is and what it would mean for the City. Bryan Logan, The IGSA Liaison from Inframark, spoke in greater detail on the relationship between Inframark, JBSA, and the City of Blanco and gave reassurance that any work on JBSA would not detract from staffing at Blanco, nor would it add any liability to the City. Larry Clark, Inframark, also spoke favorably about the program and emphasized the need to move promptly. Council Member Ryan Moses made a motion for City Administration to move forward with the next step in the process of forming an Intergovernmental Support Agreement Partnership with Inframark. Council Member Behrends, Jr. seconded the motion. Council Member Thrailkill opposed. Motion passed 4 to 1.
8. 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

City Administration provided the maps and descriptions of the properties, as well as a suggested action from the City. Two representatives of the property, Robin Dallenbach and Mark Polojac, spoke in favor of de-annexation. Mayor Cargill moved the item into executive session with possible action to follow.

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

1. Consideration, Discussion, and Take Possible Action on Approval of VARIANCE to reconsider relief from installation of sidewalk along Hackberry Street, 603 Elm Street (Harrison Heirs, Block 2, ABS: SB0009) (Property Owner: Larson, John and Kathryn).

A motion was made by Council Member Mack McClung to follow the TPAC suggestion that will grant the sidewalk variance for Hackberry Street if the property owners dedicate eight feet of their property to the city, which would include an automatic variance on setbacks.

Mayor Pro Tem Moore, Jr. seconded. All in favor, Motion carried unanimously.

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

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

1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
2. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding Pending Legal Matters.

Closed executive session at 11:10 pm and convened into regular meeting.:

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

Adjournment:

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

The meeting was adjourned at 11:12 pm.

Candy Cargill, Mayor

ATTEST:

Callie Ann Alex
City Secretary

These minutes were approved on the _____ day of _____, 2025.

CONSENT AGENDA

ITEM #2

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

**Meeting Minutes
November 10, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on November 10th, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:04 pm by Mayor Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Mayor Candy 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; Callie Ann Alex, City Secretary; Secretary; Jose Martinez, Finance Director; and Chief Thornhill.

The following announcements were made:

- Mayor Cargill offered remarks in honor of the upcoming Veterans Day and recognized the veterans present at the meeting for their service
- Council Member Bobby Mack-McClung discussed the new survey that had been distributed by the City. The survey is titled "Show Us Your Blanco" and allows residents to share the things they love most about Blanco. Results will guide the development of the Blanco Resilience plan. He forecasted that the next survey to come out will help create a 10-year vision for the City.

Public Comments:

- Harvie Lindeman introduced himself as the Secretary of the Board of the Old Blanco Courthouse and read a prepared statement on behalf of the Visitor's Center, which is housed in the Courthouse. He described how funds are utilized for staffing and education purposes. He explained the relationship between the Visitor's Center and the Chamber of Commerce, and how critical it would be to utilize HOT Funds to support their functions.
- Kenneth Welch spoke about the proposed HOT Funds Committee that was agreed upon and how he felt that any stop gap funding for the Chamber of Commerce seemed to be in contradiction to the Council's intent in the Committee's creation. He suggested postponing the stop gap issue until the Committee is established.

Consent Agenda: There were no Consent Items.

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

1. Consideration, Discussion, and Take Possible Action on Chamber Stop Gap Funding.
Warren Escovy offered a breakdown of the funding requested, how the funds would be utilized, and how they related to tourism and marketing for the City. Council Member Mack-McClung made a motion to approve HOT Funds to the Chamber for the Request Items of the Visitor Center and Administrative costs for the months of October and November only, with the condition that an MOU be executed to allow funding for December solely if the HOT Funds Committee is not yet operational and unable to issue a timely funding recommendation. Mayor Pro Tem Moore seconded. Passed 3-2; with Council Members Thrailkill and Moses opposed.
2. Consideration, Discussion, and Take Possible Action on Resolution 2025-R-013 to purchase two Police Department vehicles required by Texas Regional Bank for the loan.
Council Member Ryan Moses made the motion to approve Resolution 2025-R-013 to purchase two Police Department vehicles. Council Member Behrends seconded the motion. Passed unanimously.

3. Consideration, Discussion, and Take Possible Action on septic system as a solution to City Sewer for certain locations and circumstances.

Mayor Cargill tabled New Business Item Number 3 to a future meeting.

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

1. 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

City Attorney, Tim Tuggey, gave a summary of the de-annexation request, as well as read a written message from Blanco County regarding the method of how the properties were filed with the County. He stated that the decision on this item should wait until after Executive Session. Robin Dallenbach spoke on the topic, stating that, as one of the property owners, they were now within their right to bring the issue to the District Court. Mayor Cargill moved the item into executive session with possible action to follow.

Closed regular meeting 7:05 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 7:47 pm and convened into regular meeting.

Council Member Ryan Moses moved to table Old Business Item 1 until the November 18th City Council meeting for purposes of further research on back taxes, dating back to the time of the property annexation. Seconded by Council Member Mack-McClung. All in Favor. Motion carried unanimously.

Adjournment:

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

The meeting was adjourned at 7:49pm.

Candy Cargill, Mayor

ATTEST:

Callie Ann Alex
City Secretary

These minutes were approved on the _____ day of _____, 2025.

NEW BUSINESS

ITEM #1



City of Blanco

P.O. Box 750 Blanco, Texas 78606

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

STAFF REPORT: 11-18-25

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. 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 spoace

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.

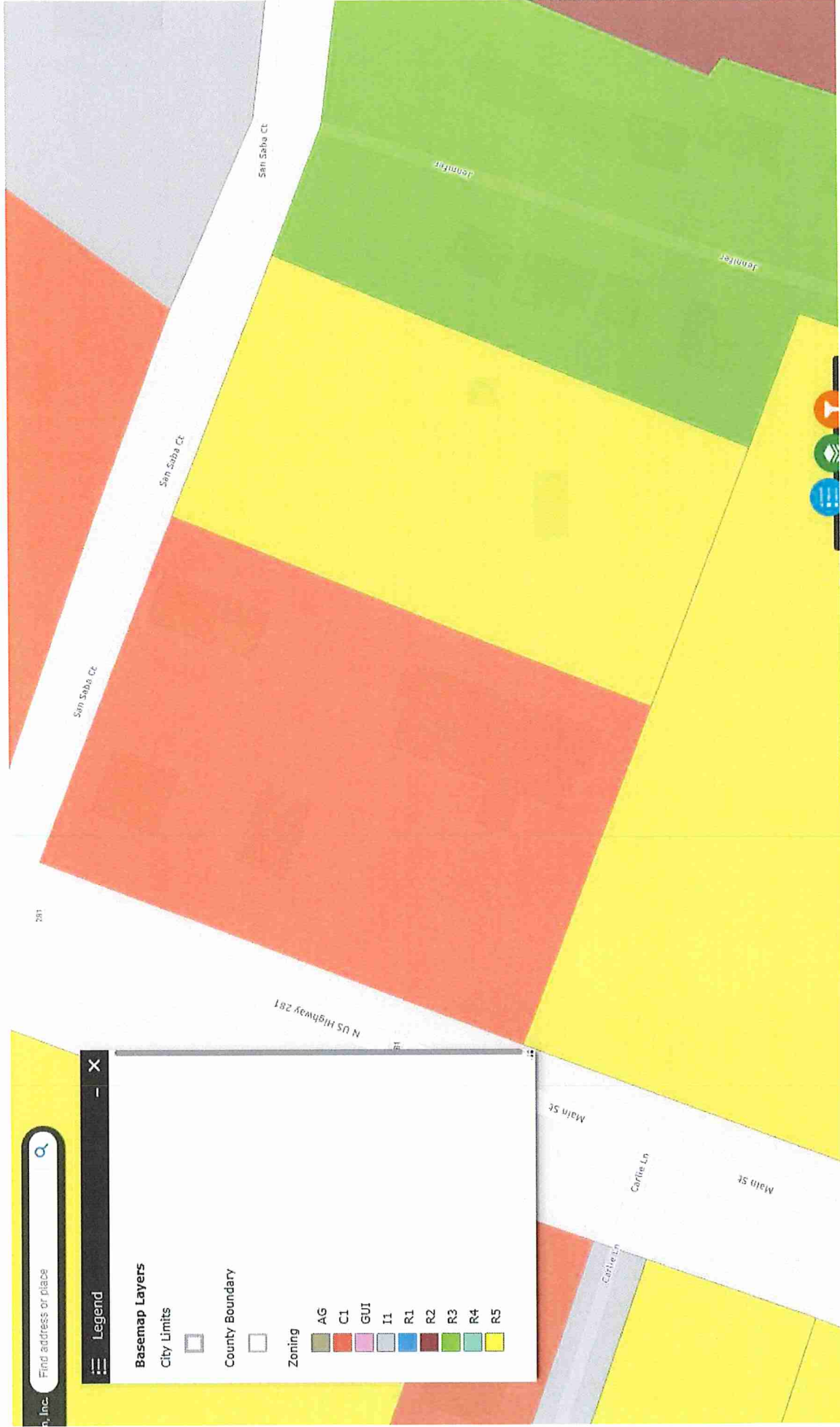
The concern from the City is mitigating any effects that a commercial area would have on a surrounding neighborhood and there are some conditions that Staff would like P&Z to consider:

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.

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 recommends that the application with conditions be tabled, sent back to P&Z with issues addressed.



City of Blanco
PO Box 750
Blanco, Texas 78606

Rezone Permit Application

Date: 09/16/2025

Fee \$750.00 (due with application) Paid: CK# ✓ CA _____ CC _____

Applicant's Information

Owner's Name: Cory Pavlica, CPGC Services, LLC PH# _____

Owner's Address: _____

Applicant's Name (If different from owner): _____

PH# _____ Address: _____

Address of Area Requesting to be Rezoned: 172 San Saba Ct. Blanco, TX 78606

Property Legal Description: Blanco Station, Block 1, Lot 1, acres 2.62.
Blanco Station, Block 1, Lot 2, acres .23

Existing Zoning: R-5 Special Use: N/A

****I certify that I am the owner of the property described in this petition and am authorized to file this application.**

Signature:  Date: 09/16/2025
Cory Pavlica, CPGC Services, LLC

**Required to Initiate Process

- 1) Filing Fee \$750.00 for requested change
- 2) Legal Description & plat of the site
- 3) Map clearly showing the site in relation to adjacent streets
- 4) Names/address of property owners within 200 feet of property

Property Owners on Jennifer Lane, Blanco, Texas

2220 Jennifer Lane *Melanie Lewis*

2222 Jennifer Lane Betty & Bob Berryhill

2224 Jennifer Lane *Patrick & Page Newcombe*

2226 Jennifer Lane Gary & Joanne Hill

2228 Jennifer Lane *Steve Petrick*

2221 Jennifer Lane Clayton Robison

2223 Jennifer Lane William & Lou Ann Gray

2225 Jennifer Lane Georgeanne Wood

2227 Jennifer Lane Peter Ammerman

2229 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.

RECEIVED

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.

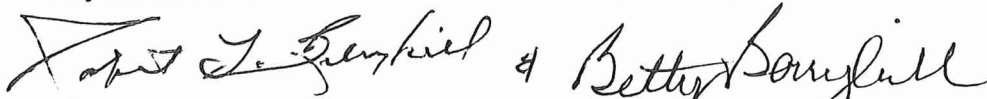
We ask the Board to either deny this rezoning request or, at minimum, place strict conditions and restrictions that safeguard the residential character of our neighborhood and protect the families who live here.

Thank you for your attention and consideration of our concerns.

Respectfully submitted,


Robison

Clayton Roberts Owner 2221 Jennifer Lane, Blanco, Texas 78606



Bob & Betty Berryhill Owners 2222 Jennifer Lane, Blanco, Texas 78606



William & Lou Ann Gray Owners of 2223 Jennifer Lane, Blanco, Texas 78606



Georgeanne Wood Owner 2225 Jennifer Lane, Blanco, Texas 78606



Gary R. & Joanne M. Hill Owners 2226 Jennifer Lane, Blanco, Texas 78606



Elissa Barker Owner 2229 Jennifer Lane, Blanco, Texas 78606

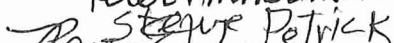


Names of other owners used by permission:

 Melanie Lewis Owner of 2220 Jennifer Lane, Blanco, Texas 78606

 Patrick & Page Newcombe Owner of 2224 Jennifer Lane, Blanco, Texas 78606

 Peter Zimmerman Owner of 2227 Jennifer Lane, Blanco, Texas 78606

 Steve Petrick Owner of 2228 Jennifer Lane, Blanco, Texas 78606



Owner of 2224 Jennifer Lane, Blanco, Texas 78606

NEW BUSINESS

ITEM #2



City of Blanco

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

STAFF REPORT: 11-18-25

DESCRIPTION: Variance to allow a lot less than 32,500 square feet lot

ANALYSIS:

Owner is asking a variance from UDC Chapter 5.3 Minimum requirements as shown in Table 5.1 as R1 32,500. The variance is to allow a lot size of 22,406 sq ft. in lieu of 32,500 sq ft. The applicant is still meeting the 1 acre per lot requirement in the R-1 zone as the applicant plans to submit subdivision plat that will have 3 lots on 3 acres. The only variance requested is to allow one of the lots to be under the 32,500 square feet provision as it is the original homestead. She will sell the other two lots. This is a very slight deviation from the rules and poses no problems of public safety or traffic concerns.

FISCAL IMPACT: Will allow for two more single family lots to be developed

RECOMMENDATION: P&Z recommends approval of the variance to City Council.

City of Blanco
Application for Variance Request/Special Use permit

1. Owner Information (the holder (s) of a legal or equitable interest in the Subject Property as shown by the deed records of Blanco County.

Property owner's full legal name: <u>Dorothy Faye Trimble</u>		
Property owner's mailing Address:		
City: <u>Blanco</u>	State: <u>TX</u>	Zip Code: <u>78606</u>
Home Phone:	Work Phone: <u>N/A</u>	Cell:
Email Address: <u>_____</u>		

2. Applicant Information (a person Seeking approval of an application ; can be the Owner or Designated Representative of the Owner)

☒ Same as Owner (if checked, skip to Section 3)		
Applicant's full legal name:		
Applicant's mailing address:		
City:	State:	Zip Code:
Home Phone:	Work Phone:	Cell Phone:
Email Address:		

3. Designated Contact (the individual who the Owner or Applicant has Chosen to receive all communications on his/her behalf related to the Application):

☒ Same as Owner (skip to section 4)	☐ Same as applicant (skip to Section 4)	
Contact name:		
Contact mailing address:		
City:	State:	Zip Code:
Home Phone:	Work Phone:	Cell Phone:

4. Additional Information Required Of Business Entities Only:

Is The Owner a Corporation or Partnership? Yes (complete this section) No (skip and go to section 5)

- ☐ Attach a letter on company stationery, signed by an authorized individual, authorizing the Applicant to file an Application on behalf of the company.
- ☐ Not Applicable. The Company is serving as the Applicant.

5. Owner's / Applicant's Certification

I hereby certify that the information provided herein is true and correct to the best of my knowledge.

Signature: Dorothy Trimble

Date: 9-15-2025

Printed Name: Dorothy Trimble

City of Blanco Application for a Variance Request
Property Information

1. Owner Information:				
Property Owner's Full Legal Name: <u>Dorothy Faye Trimble</u>				
2. Property Information (the property or tract for which this application has been submitted.)				
911 street address of property (if established) <u>918 Fulcher, Blanco, Tx 78606</u>				
Legal Description: <u>See "Exhibit A" Property ID# 11764</u>				
Lot:	Block:	Subdivision:	Sec:	Phase:
If not located in Subdivision: Survey:				
Abstract: Survey No. <u>24</u> , <u>Horace Eggleston</u>		Recorded (Vol/Page) <u>Vol. 61, pages 536-537</u>		
<u>Abstract No. 1 3.0094 acres (See "Exhibit A" for metes & bounds)</u>				
3. Type of Variance being requested				

1. Sign
2. Building setback
3. Administrative
4. Special Use

5. Other (please Explain) I only want a half acre lot.
Size of Lot. I have 3 acres and wish to keep
only 1/2 acre of Land with my house on it and sell off the rest.
I am a widow, 76 years old, and 1/2 acre I can take care of, but

All Applicants Complete the Following:

a Larger lot would be a burden to me.

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
UDC chapter 5.3	Minimum requirements as shown R1 32,500 sq. ft. (0.746 acre).	Asking a variance to allow a lot size for my place of half an acre.

Hardship Findings (attach additional sheets if necessary):

Describe the actual situation of the subject property and any special or unique condition(s) found thereon which may cause unusual and practical difficulty or unnecessary hardship if Applicant is made to comply with strict enforcement of the ordinance:

My land is lovely. I would just like a smaller lot ($\frac{1}{2}$ acre) so that I can better take care of it. It does have an old barn on it which may fall down one of these days! (The barn would not be in the $\frac{1}{2}$ acre.)

Describe how strict enforcement of the provisions of the ordinance that are sought to be varied will (A) deny the applicant the privileges or safety commonly enjoyed by neighboring or similarly situated property in the City of Blanco with similarly timed development and (B) deprive the Applicant the reasonable use of his/her land, and that failure to grant this variance would result in undue hardship to the Applicant:

A. I believe properties across on the other side of Mesquite do not have to be .8 acres.

B. It would not deprive me of use of land. I just do not want such a big chunk of Land. That may be mental anguish.

Describe how the granting of a variance will not be detrimental to public health, safety, and welfare, will not be injurious to other property, or will not prevent the enjoyment/use of adjacent property owners:

At present the property adjacent to this lot is a pecan orchard.

Describe how the hardship sought to be avoided is NOT the result of (A) the applicant's own actions (self imposed or self created) and/or (economic or financial hardship)

The only hardship I wish to avoid is actually just having more weeds to mow and more dead trees that will have to be removed when we have another dry spell. Weeds grow, trees die. It's not my doing.

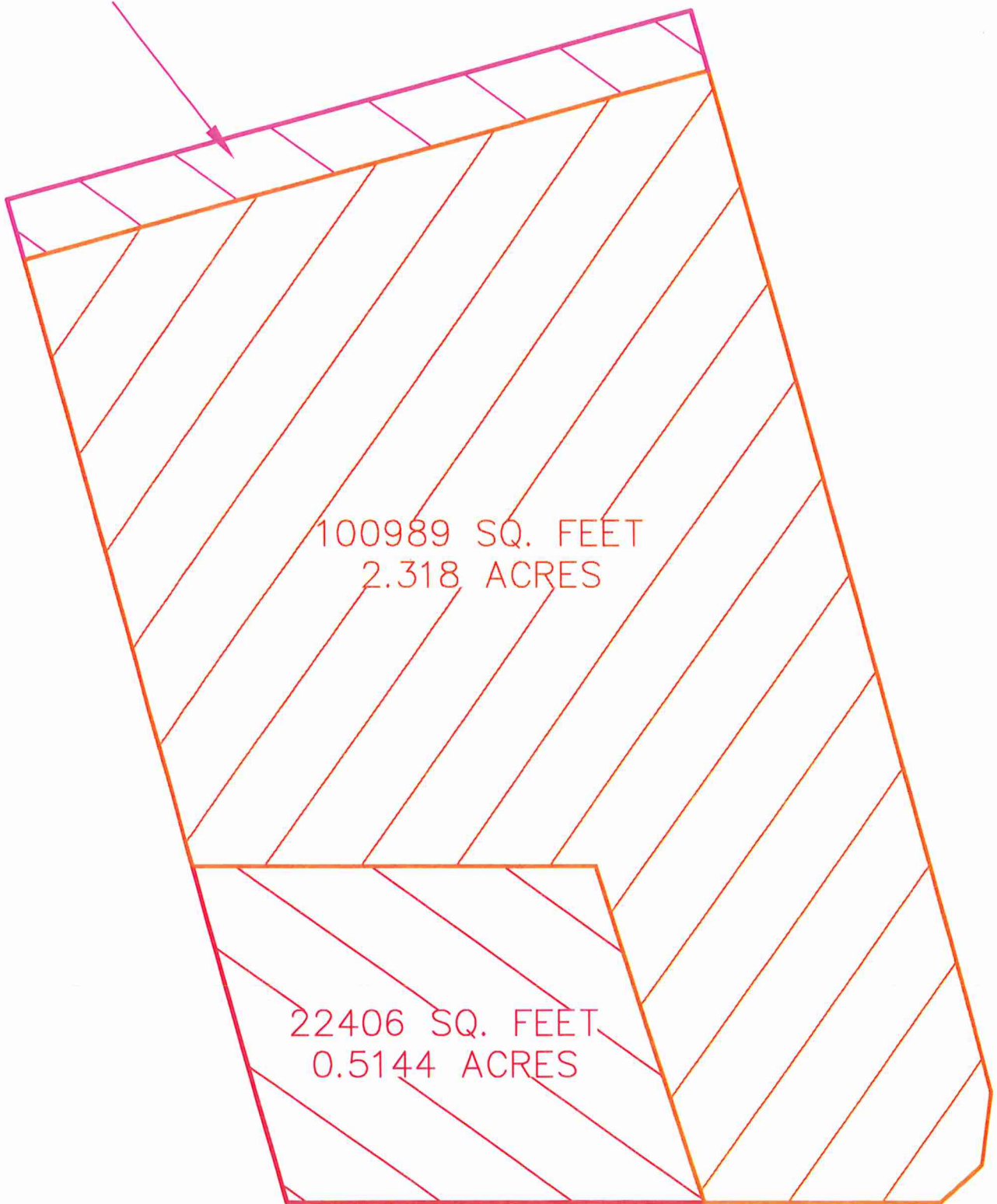
Describe how the variance will improve the functionality of the property:

I just wish my little piece of heaven here in Blanco, Texas to be neat and tidy. I will still have plenty of room if I want to plant some peach trees, or put up a greenhouse to keep the deer from eating my home-grown tomatos.

Attach any requested building plans, site plans, plats, surveys, or any other pertinent documents having any importance to this request behind this sheet and list documents and descriptions below:

1. ~~XXXXXX~~ Exhibit "A" - Legal Description and Metes & Bounds
2. Plat which is still being worked on. Waiting for Variance
3. before further work can be done (per pg. 4, top, #3)
2. Map
3. Names and Addresses of Property Owners FROM
6. Blanco Co. Appraisal District
4. completed Application
5. Filing Fee - \$750.00 plus \$7.58 per property owner (10) $7.58 \times 10 = \$75.80 =$ check # $\frac{3}{}$ for \$825.80

7190 SQ. FEET
0.1651 ACRES



(#1)



Zoning App with HR Green, Inc. Find address or place

Search:

Legend

Basemap Layers

- City Limits
- County Boundary

Zoning

- AG
- C1
- GUI
- I1
- R1
- R2
- R3
- R4
- R5

Mesquite St

Fulcher St

Blanco River

Blanco

-98.424 30.094 Degrees

100ft

NEW BUSINESS

ITEM #3



City of Blanco

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

STAFF REPORT: 11-18-25

DESCRIPTION: STR application at 704 6th Street

ANALYSIS: Application for a non-owner occupied Short term rental at 704 6th Street. There is no other STR on the city block. It appears to meet all of the requirements of the City's STR ordinance.

FISCAL IMPACT:

RECOMMENDATION: P&Z recommends approval to City Council to be heard at the next council meeting.



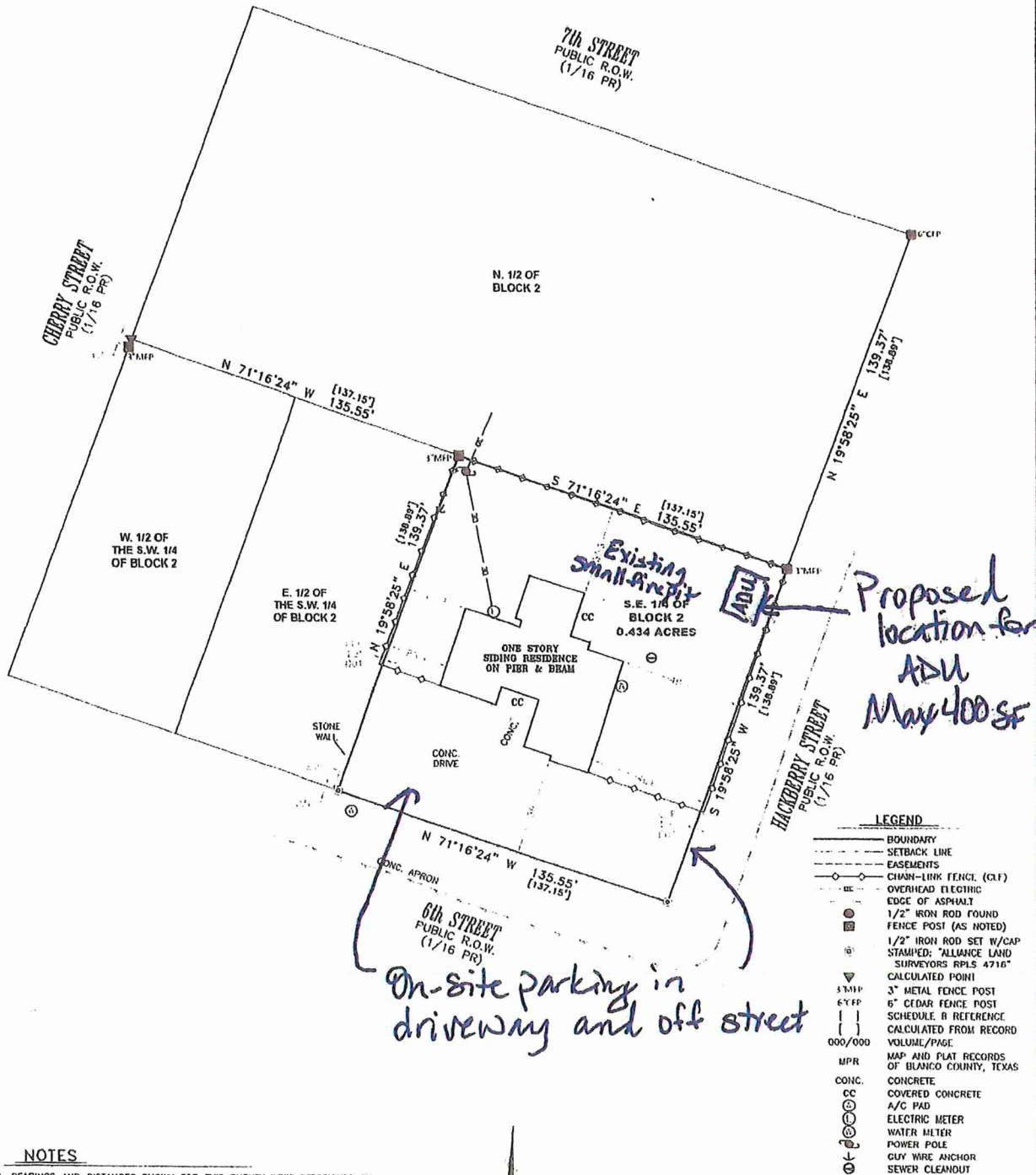
THEPLS FIRM No. 10194244
18410 US Hwy 281 W, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: WOODPATH PROPERTIES, LLC
ADDRESS: 204 8th STREET
CITY, STATE, ZIP: BLANCO, TEXAS 78605
TITLE COMPANY: CAPITAL TITLE OF TEXAS, LLC
OF NUMBER: 25-077651-1W
EFFECTIVE DATE: JULY 27, 2025
ISSUE DATE: AUGUST 1, 2025



LAND TITLE SURVEY

BEING THE SOUTHEAST ONE-FOURTH OF BLOCK NO. 2, TRAWEEK ADDITION TO THE TOWN OF BLANCO, BLANCO COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 16, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS.



LEGEND

- BOUNDARY
- SETBACK LINE
- EASEMENTS
- CHAIN-LINK FENCE (CLF)
- OVERHEAD ELECTRIC
- EDGE OF ASPHALT
- 1/2" IRON ROD FOUND
- FENCE POST (AS NOTED)
- 1/2" IRON ROD SET W/CAP
- STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
- CALCULATED POINT
- 3" METAL FENCE POST
- 6" CEDAR FENCE POST
- SCHEDULE B REFERENCE
- CALCULATED FROM RECORD
- VOLUME/PAGE
- MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS
- MPR
- CONC.
- CC
- COVERED CONCRETE
- A/C PAD
- ELECTRIC METER
- WATER METER
- POWER POLE
- GUY WIRE ANCHOR
- SEWER CLEANOUT

NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREIN, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms

SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME: <i>GAVIN McLAUGHLIN</i>	
ADDRESS:	APT. NUMBER:
CITY, STATE: <i>Wimberley, TX</i>	ZIP: <i>78676</i>
24-HOUR PHONE NUMBER:	
EMAIL ADDRESS:	

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL: <i>Blanco Hideaway</i>		
ADDRESS AND/OR LOCATION OF REQUEST <i>704 6th St. Blanco, TX 78606</i>		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN): <i>TRANCEK, BLK 2, LOT SE 1/4 OF ACRES 0.4276 LIFE ESTATE</i>		
EXISTING ZONING: <i>RES</i>	NUMBER OF BEDROOMS: <i>3</i>	OCCUPANCY LIMIT: <i>10</i>
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: <i>none - guests will supply their own food</i>		

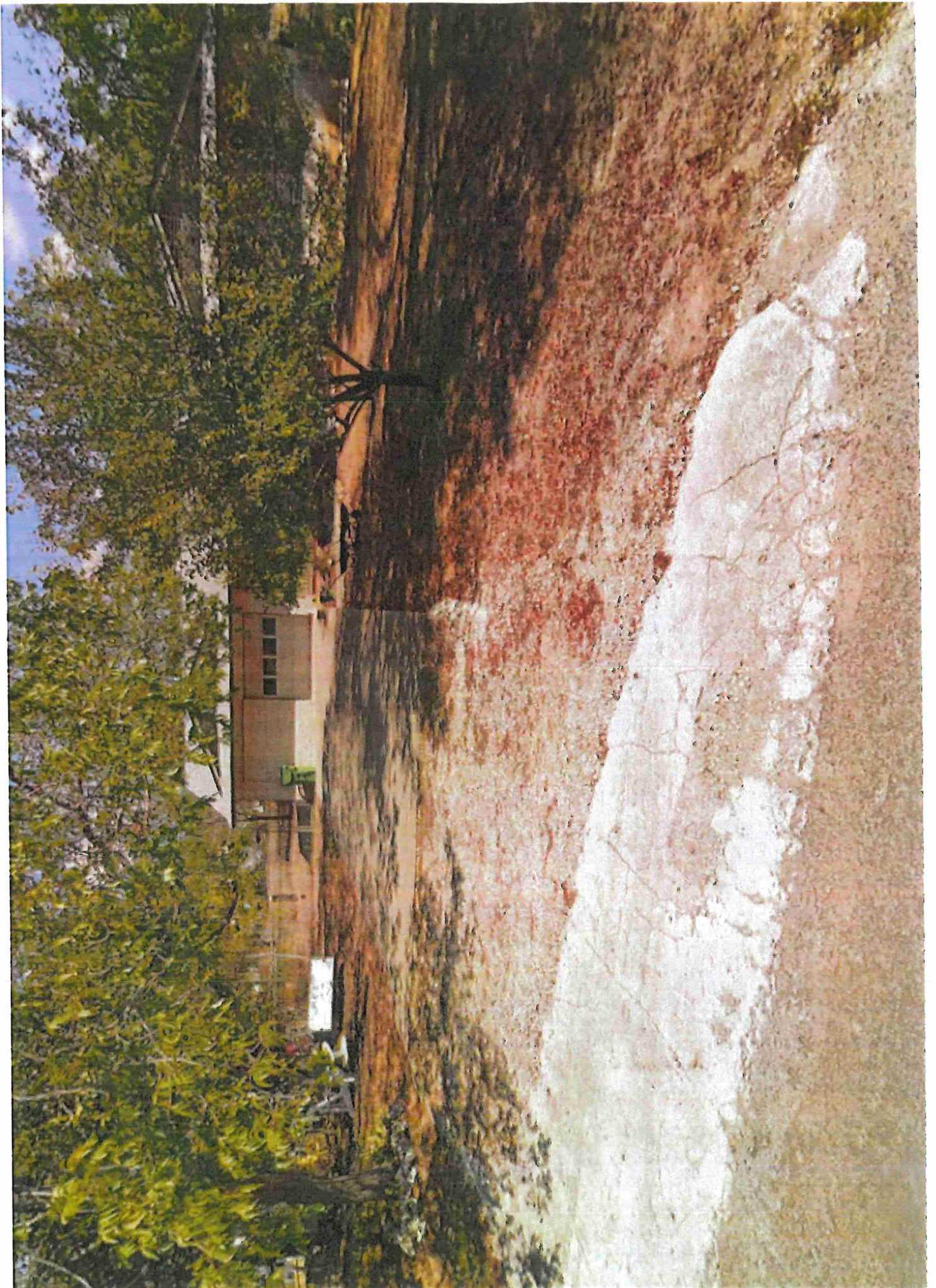
**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant: *[Signature]*

Date: *9/11/25*

9/11/25

FOR CITY USE ONLY	
PERMIT #: _____	FEES:
☐ Update Short-Term Rental List/Map	\$300 per permit; to be paid annually
☐ Life Safety Inspection	
☐ Email Financial Dept. Information	



October 25, 2025

City of Blanco
300 Pecan Street
Blanco, TX 78606

Subject: Response to Notification Letter (9/23/25) Regarding the Request for Short-Term Rental Permit at 704 6th Street, Blanco TX 78606

We are opposed to and protest the request for a permit to make the property at 704 6th Street a short-term rental (e.g. AirBnB, VRBO, etc.). We purchased our property at [REDACTED] Hackberry Street back in July of this year. One of the main attractions to this area is that it is fairly quiet and relaxed. We do not want to see the neighborhood get busier or the traffic increase, which we believe will happen if the property in question becomes a short-term rental. It is a fairly large home, so one can assume that it will attract large groups and their vehicles.

We have witnessed what happens with short-term rentals in Austin, and some here in Blanco: Frequent turnover, parties, and noise. We moved to Blanco some years ago to escape big city congestion, traffic, and activities. Please don't let Blanco move in the wrong direction. We hope that you will deny the requested permit, as well as similar requests in the future.

Thank you.

A handwritten signature in blue ink, appearing to read 'Rena Beyer', with a long horizontal line extending to the right.A handwritten signature in blue ink, appearing to read 'Ronald S. Baker'.

Rena Beyer and Ron Baker
PO Box 697
Blanco, TX 78606-0697

Brad & Jordan Pennington

Blanco, TX 78606

November 10, 2025

RECEIVED

NOV 12 2025

City of Blanco

Attn: City Council

300 Pecan Street

Blanco, TX 78606

Re: Opposition to Short-Term Rental Permit Request – 704 6th St.

Dear Members of the City Council,

We are writing as a homeowners living approximately three houses away from the property currently requesting approval as a short-term rental (STR). We respectfully ask the city to **deny this permit request** based on neighborhood safety, family impact, and the well-documented negative effects STRs have on community stability in small towns.

Our neighborhood is a quiet, family-focused residential area, not a tourist zone. When our daughter enters school, she will be walking past this home on her route, and our family frequently walks and plays near this property. A constant rotation of short-term visitors- people with no long-term connection to or investment in the community, would diminish the safety, predictability, and sense of neighborly trust that families rely on. We would warmly support a long-term renter or family living in the home; we simply do not want a lodging business operating in the middle of a residential block intended for families, children, and year-round neighbors that is only a few blocks from BISD schools.

This request is not just about one house; it reflects a larger trend impacting small Texas towns. Other communities, such as Fredericksburg, have already experienced the consequences of excessive STR conversions: locals priced out and neighborhoods shifting to tourism rather than community life. Blanco should proactively protect itself before those patterns take hold here.

Research across the U.S. shows clear negative effects when residential homes are converted to STRs:

- **Loss of Community & Families:**

Towns where STRs comprise more than 10–15% of housing saw **noticeable declines in full-time residents, community engagement, and school enrollment**, as family housing is replaced by vacation lodging.

- **Reduced Housing Availability:**

A 2023 study found that every 10% increase in STR listings leads to a **0.7% increase in rent** and a **0.6% increase in home prices**, making it harder for local families to buy or rent. In small towns, STR growth has been linked to **10–20% reductions in long-term rental housing**.

- **Neighborhood Disruptions:**

Areas with higher concentrations of STRs consistently report **increases in noise complaints, late-night disturbances, parking issues, and a drop in neighbor-to-neighbor familiarity and trust.**

When housing stock shifts toward short-term use, the character of neighborhoods changes from stable, family-based communities to transient lodging zones. That is not what Blanco residents want for our future.

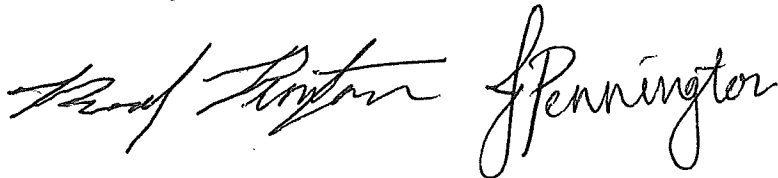
Our town already has a healthy balance of hotels, inns, and short-term rental options that adequately serve tourists without turning residential blocks into commercial lodging areas. Converting more homes into STRs will only reduce options for families wishing to live here full-time and contribute to our schools, local economy, and community culture year-round.

Approving this permit would set a precedent that any residential home on a family street can be turned into a commercial tourist rental by people living outside of our community. Once that line is crossed, it becomes increasingly difficult to preserve neighborhoods for families and long-term residents. Blanco has the opportunity now to protect the heart and character of our community before irreversible change occurs. Please send the message that our community is not for sale and protect the heart and character of Blanco for future generations.

For these reasons, we respectfully request that you deny the STR permit for this property and continue prioritizing the safety, wellbeing, and long-term livability of our neighborhood and town.

Thank you for your time, consideration, and dedication to protecting Blanco's families and residential community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad & Jordan Pennington". The signature is fluid and cursive, with the last name "Pennington" being more prominent.

Brad & Jordan Pennington

Resident- [REDACTED] Blanco, TX

If comments protesting the STR are published publicly, please remove our address for privacy before publishing- thank you.

NEW BUSINESS

ITEM #4



City of Blanco

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

STAFF REPORT: 11-18-25

DESCRIPTION: STR application at 303 Chandler Place

ANALYSIS: Application for a non-owner occupied Short term rental at 303 Chandler Place. There is no other STR on the city block. It appears to meet all of the requirements of the City's STR ordinance.

FISCAL IMPACT:

RECOMMENDATION: P&Z recommends approval to City Council to be heard at the next council meeting.

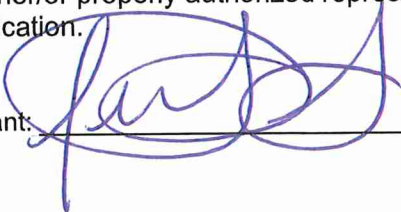
SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

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.

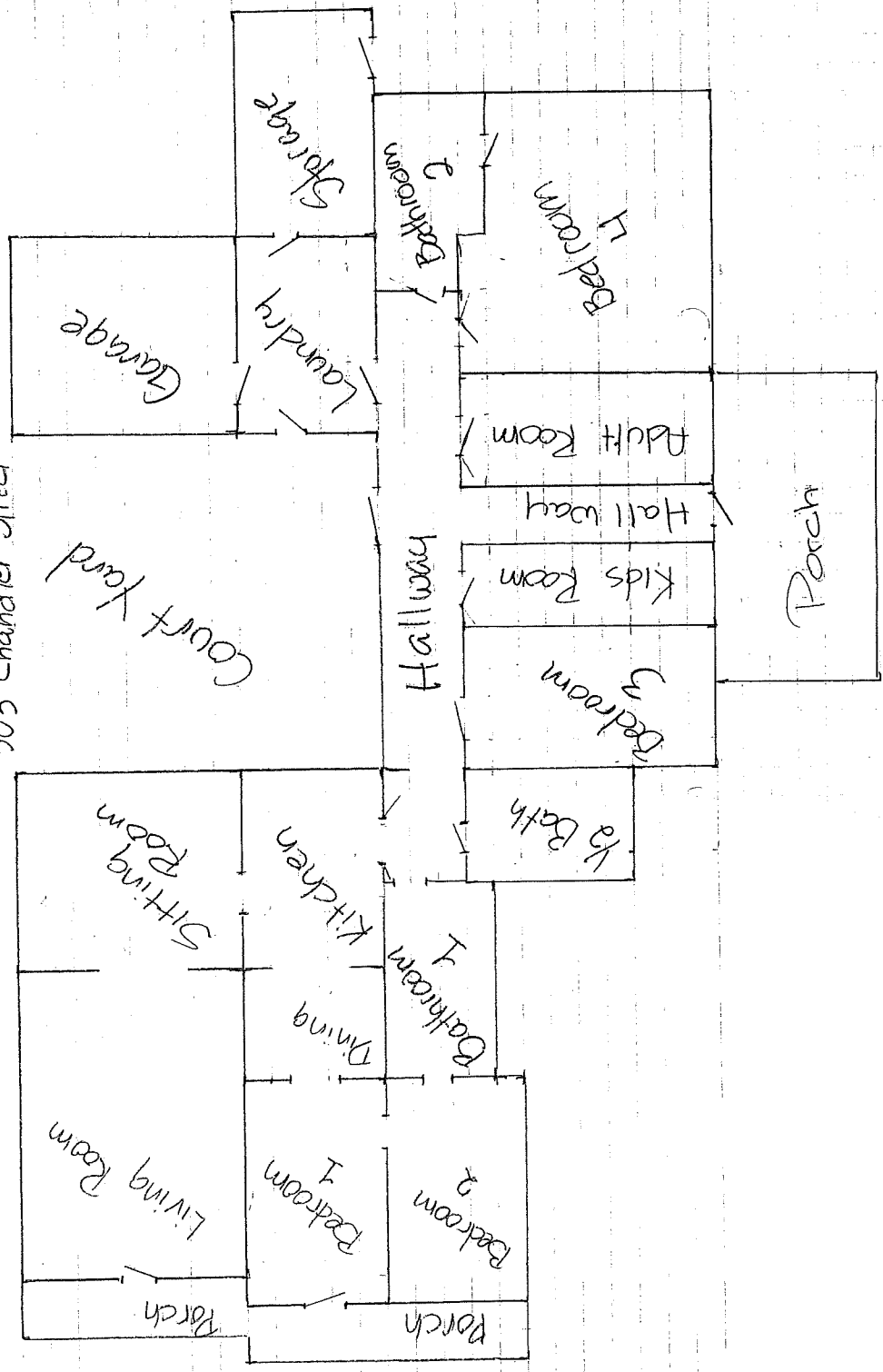
Signature of Owner/Applicant: Date: 8/4/25

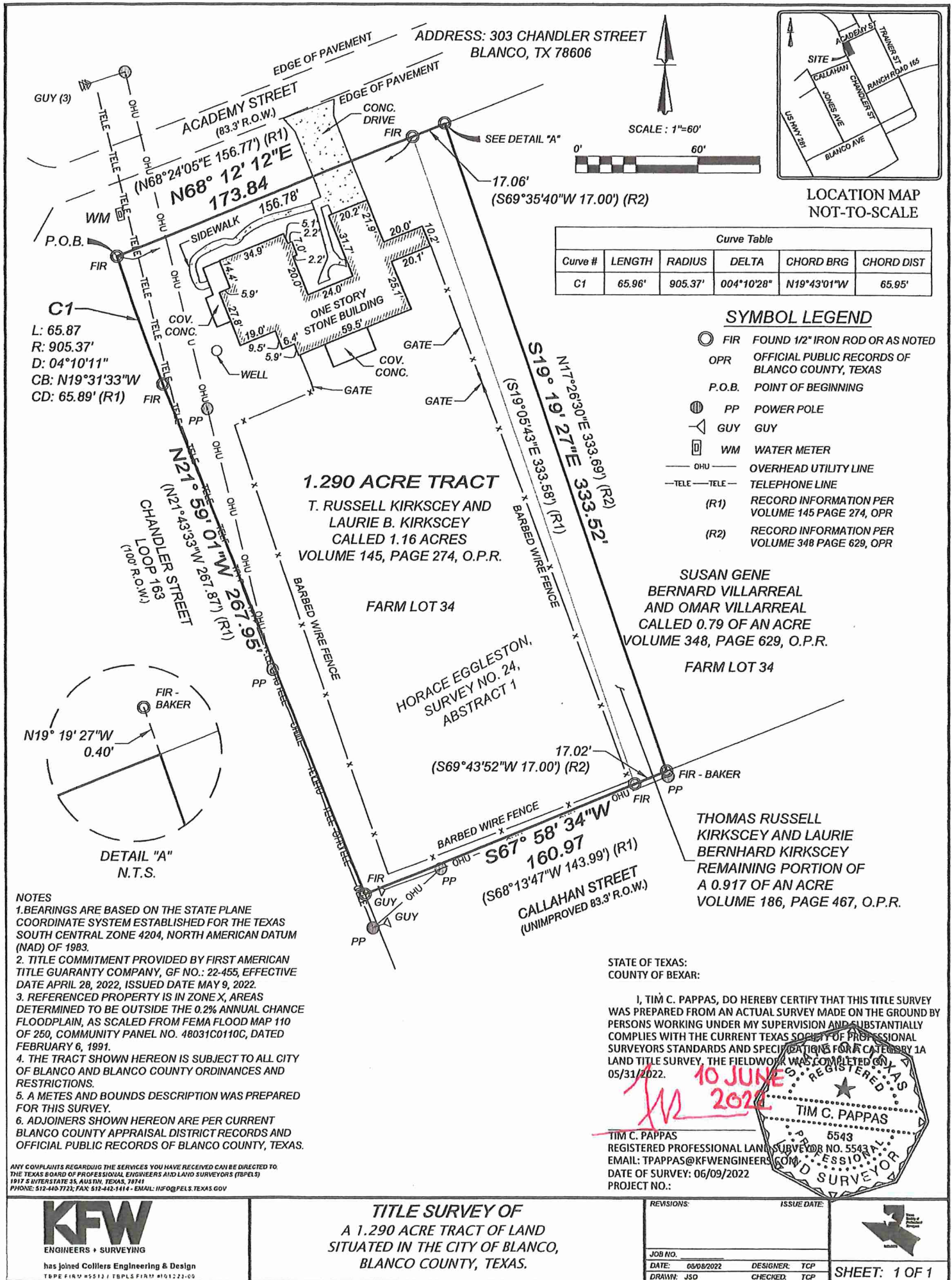
FOR CITY USE ONLY PERMIT #: _____ ☐ Update Short-Term Rental List/Map ☐ Life Safety Inspection ☐ Email Financial Dept. Information	FEES: \$300 per permit; to be paid annually
--	---

Esther's Haus

303 Chandler Street

± 3768 sqft
4 Bedrooms
2 1/2 Baths





Google Maps

600 Academy St



Image capture: Sep 2023 © 2025 Google

Blanco, Texas

Google Street View

Sep 2023 [See more dates](#)



NEW BUSINESS

ITEM #5



City of Blanco

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

STAFF REPORT: 11-18-25

DESCRIPTION: STR application at 806 Chandler Place

ANALYSIS: Application for a non-owner occupied Short term rental at 806 Chandler Place. There is no other STR on the city block. It appears to meet all of the requirements of the City's STR ordinance.

FISCAL IMPACT:

RECOMMENDATION: P&Z recommends approval to City Council to be heard at the next council meeting.

SHORT-TERM RENTAL PERMIT APPLICATION

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: 8/4/25

Fee: See schedule below (due with application) Paid CK# _____ CASH _____
CC _____

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: <u>Trainer Street Enterprises</u>	
HOME ADDRESS:	APT. NUMBER:
CITY, STATE: <u>Blanco TX</u>	ZIP: <u>78604</u>
PHONE NUMBER:	
EMAIL ADDRESS:	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME: <u>Teresa Seidel</u>	
ADDRESS:	APT. NUMBER:
CITY, STATE: <u>Blanco TX</u>	ZIP: <u>78604</u>
PHONE NUMBER:	
EMAIL ADDRESS:	

Google Maps

806 Chandler St



Blanco, Texas
Google Street View
Sep 2023 See more dates

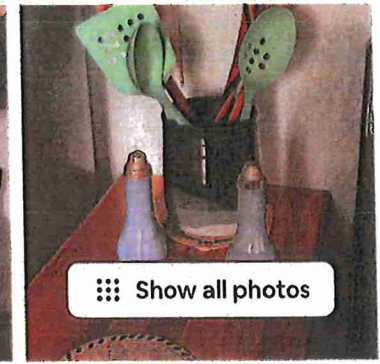
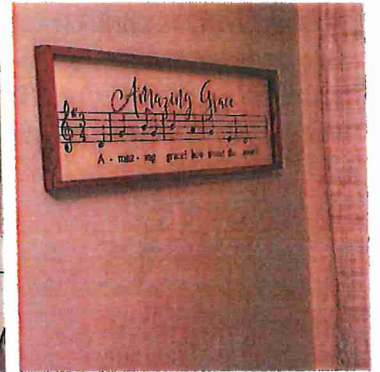
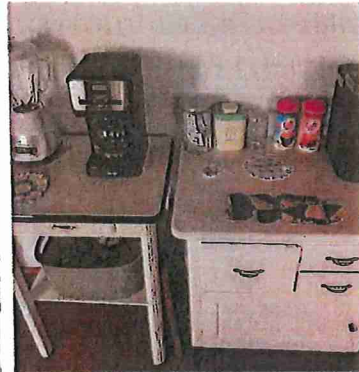
Google Maps

Image capture: Sep 2023 © 2025 Google

7/24/25, 1:45 PM

Gracie's Place, Blanco, TX

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Entire home in Blanco, Texas

5 guests · 2 bedrooms · 3 beds · 1 bath

★ 4.89 · [53 reviews](#)



Hosted by Anthony

Superhost · 4 years hosting



Self check-in

Check yourself in with the lockbox.



Peace and quiet

Guests say this home is in a quiet area.



Dedicated workspace

A common area with wifi that's well-suited for working.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest ▼	

[Check availability](#)

[Report this listing](#)

Some info has been automatically translated.

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NEW BUSINESS

ITEM #6

CITY OF BLANCO, TEXAS

RESOLUTION NO. 2025-R-014

A RESOLUTION APPOINTING A CITY SECRETARY OF THE CITY OF BLANCO, TEXAS; PROVIDING FOR THE APPOINTMENT.

WHEREAS, the City of Blanco, Texas ("City") is a General Law municipality located in Blanco County, and created in accordance with State Law;

WHEREAS, a City Secretary shall be appointed by the City Council for an indefinite period and shall be subject to discharge at the will of the City Council; and

WHEREAS, both the appointment and discharge shall require a majority vote of the City Council.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS:

SECTION 1.

That Callie Ann Alex is hereby appointed City Secretary of the City of Blanco, Texas, and effective November 18, 2025.

SECTION II.

That this appointment is subject to the duties prescribed by State law for a municipal clerk in a Type A general law municipality.

PASSED, APPROVED, AND ADOPTED on this the ____ day of November, 2025, by a vote of __ Ayes, __ Nays, and __ Abstentions at a special meeting of the City Council of the City of Blanco, Texas.

CITY OF BLANCO, TEXAS

Candy Cargill, Mayor

ATTEST:

Callie Ann Alex, City Secretary

NEW BUSINESS

ITEM #7

OLD BUSINESS

ITEM #1



City of Blanco

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

STAFF REPORT: 11-18-25

DESCRIPTION: Discussion and possible action on the Sales tax issue and placing a repeal (or partial repeal of the .05 sales tax) on May 2026 ballot referendum to re-purpose the .5% allocation

ANALYSIS: There was a vote in 1987 for the 1988 tax year to take the .005 or half penny of sales tax earned and subsidize what residents pay in ad valorem taxes. As of 2024 year we have a total of \$378,114 that was used from sales tax to subsidize ad valorem.

City of Blanco

Impact of Reversing 1987 Ordinance

Sales Tax Abatement of .005%

Total Taxable \$ 376,733,516		
City of Blanco 2024 Sales Tax	\$ 1,134,342	
.005% Portion of 2024 Sales Tax	\$ 378,114	
	0.0010037	0.0005000
Assessed Value of Home	\$ 300,000.00	\$ 300,000.00
Potential impact on assessed value	\$ 301.10	150
Assessed Value of Home	\$ 400,000.00	\$ 400,000.00
Potential impact on assessed value	\$ 401.47	200
Assessed Value of Home	\$ 500,000.00	\$ 500,000.00
Potential impact on assessed value	\$ 501.83	250

If this were to be put on the May ballot and pass it would fund specific purpose projects (can be streets, economic development, and other purposes approved by council) but would represent an increase to the ad valorem that is collected. It would increase a home owner of a \$300,000



home by \$150 monthly.

FISCAL IMPACT: About \$378,000

RECOMMENDATION:

Place the repeal or partial repeal on the May 22026 ballot so that the residents of Blanco can decide.

ORDINANCE # 270

A ORDINANCE ORDERING AN ELECTION TO BE HELD IN THE CITY OF
BLANCO, BLANCO COUNTY, TEXAS, ON THE QUESTION OF THE
ADOPTION OF A $\frac{1}{2}$ ONE-HALF PERCENT LOCAL SALES AND USE TAX
WITHIN THE CITY, TO BE USED FOR THE REDUCTION OF THE AD
VALOREM TAX, WITHIN THE CITY OF BLANCO, BLANCO COUNTY, TEXAS.

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

Section 1. That an election shall be held in and throughout
the City of Blanco, Blanco county, Texas on the 8th day of
August, 1987, at which election there shall be submitted to
resident qualified voters of said City of Blanco, for their
action thereupon, the following proposition;

"For adoption of a one-half ($\frac{1}{2}$ %) local sales and use
tax within the City"

"Against adoption of a one-half percent ($\frac{1}{2}$ %) local sales
and use tax within the City"

Section 2. That said election shall be held at one polling
place and presiding officers for said election shall be, to wit;

CITY OF BLANCO

SENIOR CITIZENS ROOM,
POLLING PLACE

OFFICERS

GUS BRUNS
Presiding Judge

DEBBIE CAUDELL
Alternate Judge

Section 3. That said election shall be held in accordance with the Constitution and laws of the State of Texas, and all duly qualified residents electors of the City of Blanco, Texas shall be qualified vote.

Section 4. That the ballots of said election shall conform to the requirements of Section 2, Subsection G, of Article 1066c, Vernon's Texas Civil Statutes (Acts 1967, 60th Legislature, Regular Session, Chapter 36, Page 62) and to requirements of Chapter 6 of the Election Code of the State of Texas, as amended, and the language to be printed thereon shall include the following:

OFFICIAL BALLOT

INSTRUCTIONS: Place an "X" in the square beside the statement indicating the way you wish to vote.

FOR adoption of a one-half percent ($\frac{1}{2}\%$) local sales and use tax within the City.

AGAINST adoption of a one-half percent ($\frac{1}{2}\%$) local sales and use tax within the City.

Section 5. That election judges and clerks are directed to comply with Article 6.06, Election Code of the State of Texas, as amended, which provides that a square shall be placed beside each proposition in which the voter is instructed to place an "X" or other clear mark to indicate the way he wishes to vote; but which also provides that failure of a voter to mark his ballot in strict conformity with the directions on the ballot shall not invalidate the ballot, and the ballot shall be counted if the intention of the voter is clearly ascertain-

able, except where the law expressly prohibits the counting of the ballot. It is specifically provided that the election officers shall not refuse to count a ballot because of the voter's having marked his ballot by scratching out the statement of proposition for which he does not wish to vote.

PASSED AND APPROVED, THIS THE 11TH DAY OF MAY, 1987.

Helen Tamayo Marge Waxler
ATTEST MAYOR MARGE WAXLER

ORDINANCE #271-A

Be it resolved that the City of Blanco did hold upon the 8th day of August 1987 a Sales and Use Tax Election within the City to be used to reduce the property tax rate, in accordance with the uniform election dates under Texas Election code 41.003

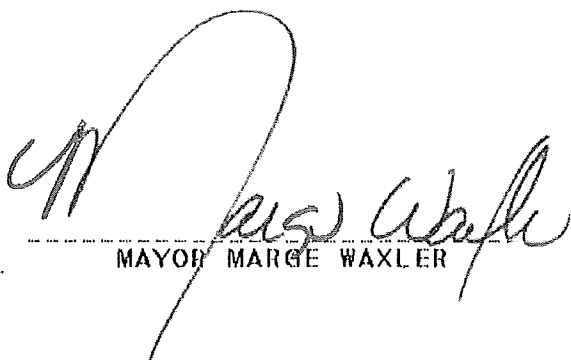
Be it resolved that the proposition voted on was "for adoption of a one-half cent (1/2%) local sales and use tax within the City of Blanco for reduction of property tax rate. "Against adoption of a one-half cent (1/2%) local sale and use tax within the City of Blanco for reduction of property tax rate."

Be it resolved that said election was legally held and that said returns were duly and legally made and that there were cast at said election 76 votes, of which number 69 votes were cast for one-half cent increase in sales and use tax, 7 against one-half cent sales and use tax, and said proposition been approved by 62 votes.

Be it resolved that the City Secretary is hereby instructed to forward to the Comptroller of Public Accounts, State Capitol, Austin, Texas, by registered mail a certified copy of this ordinance and a map of this City clearly showing the boundaries thereof.

PASSED, APPROVED AND ADOPTED THIS THE 10TH DAY OF AUGUST 1987.


ATTEST


MAYOR MARGE WAXLER

7-8-2025

Salles Tax Presentation Notes

1. Sales Tax Credited to Ad Valorem Tax

a. 1987

i. Ordinance 271 May 11, 1987

1. Approves Election for .5% Sales Tax Collection
2. Expresses plan to use .5% sales to subsidize Sales tax for property tax offset for residence in current City Limits
3. Gives Ballot Language – yes or no for adding .5% sales tax to current tax collected - but no mention of directing specific use of funds on the ballot

ii. Ordinance 271-A August 10, 1987

1. Does identify intended use to subsidize property tax for citizens in the current City limits
2. States the election passed with 69 voters approving
3. Mandates the City Secretary to “forward the Comptroller by registered mail a certified copy of this ordinance and a map of this City clearly showing the boundaries thereof.” Clearly Ad Valorem credits are for boundaries shown

2. Explain Tax Overlay Districts – See Diagram below

3. Management - Process & Outcomes – not following the intent of the election, NOT in COMPLIANCE WITH ORINANCE 271-A

a. Process

- i. Blanco does not manage the financials – depends on the county to determine what amount is used back to ad valorem off to the County

b. The County process

- i. In 1987 the County records were maintained manually on hard copy ledgers. Unclear at this time if they used the addresses withing the City limits
- ii. The County software is not capable of delineating which properties were in the City limits as of 1987, so reduces ad valorem taxes for all properties within the current City limits. **This includes reductions to the property tax bills for Sonic, Tractor Supply, 7-11-Southland**

Corporation, and many other commercial properties not in 1987 City Limits or anticipated by the original voters.

- iii. Tax reduction amounts does not seem to be tied to sales tax revenue. The County uses a standard reduction to property tax based on an across the board .05% reduction, and uses this to suggest/set the City ad valorem tax rate needed.

It does not appear that the property tax reductions are tied to the annual ebbs and flows of Blanco's Sales Tax revenue

THIS IS NOT in COMPLIANCE WITH ORINANCE 271-A

4. Impact – Corrections

- a. Examples impact to Ad Valorum rates (not tied to City Dales tax)

Property	0.005%	Tax Reduction
\$10,000,000.00		\$500.00
\$5,000,000.00		\$250.00
\$1,000,000.00		\$50.00
\$500,000.00		\$25.00
\$300,000.00		\$15.00
\$200,000.00		\$10.00
\$100,000.00		\$5.00

- County estimated ad valorum credits total - .005% of assessed value – approx. \$25,000 (Comptroller “may” be using 1987 map)
- Est. cost based on actual sales tax revenue - We can't afford it
- Especially if Comptroller is using current 2014 City Limits

COB Sales Tax Revenue	Assumption - % collected in 1987 Limits	Cost to City by Ordinance
	25%	
\$300,000.00		\$75,000.00

Tax District	City Revenue	%	Cost to City
	\$300,000.00	25%	
Before 2002	Blanco keeps 66%	33%	\$24,750.00
After 2002	Blanco keeps 50%	50%	\$112,500.00

- b. Blanco Economic Develop need for Blanco was identified in the 2004 Master Plan. WEe are doing a disservice to the Blanco community if we continue to kick this can down the road.

- i. Many municipalities use .5% Sales Tax revenue for formal Economic Development activities – grant writing, attract biz, etc.

- ii. The .5% could be shared by ECO Dev, Roads, CIP Plan
- c. A special election is needed ASAP
 - i. Repealing 271 and 271-A should be an easy lift,
 - 1. it is doubtful the electorate knew the impact of their vote on the 2002 Library District or the 2016 ESD election. The 1987 ordinance was left out.
 - 2. The vote could be to Repeal 271 & 271-A and use the funds for Economic Develop, grant writing efforts, CIP funds (reducing bond needed) and other needs, adding the amount in the table above to City coffers

OLD BUSINESS

ITEM #2

HOT Fund Committee Membership Application

(Hotel Occupancy Tax Advisory Committee)

1. Applicant Information

Full Name: _____
Home Address: _____
City/State/ZIP: _____
Phone Number: _____
Email Address: _____

2. Employment & Professional Background

Current Occupation/Employer: _____
Job Title: _____
Business Address: _____
City/State/ZIP: _____
Work Phone: _____

Please attach a résumé or professional bio describing your relevant experience.

3. Representation Category

Under the Texas Tax Code HOT Fund Committees must include representatives from specific tourism-related sectors.

Please select all that apply:

- ☐ Owner/operator of a hotel, motel, or lodging property
 - ☐ Representative of a tourism-related business
 - ☐ Representative of the arts, culture, or historic preservation sector
 - ☐ Member of the general public
 - ☐ Representative of a convention or visitors bureau
 - ☐ Other (please specify): _____
-

4. Qualifications and Interest

1. Why are you interested in serving on the HOT Fund Committee?

5. Describe any experience you have with tourism, events, hotel/lodging management, or community development.

6. Have you previously served on a city board, commission, or committee?

☐ Yes ☐ No

If yes, please list: _____

7. Conflict of Interest Disclosure

Do you, your employer, or any member of your immediate family have a financial interest in any organization that receives or may request HOT funds?

☐ Yes ☐ No

If yes, please explain:

Certification & Signature

I certify that the information provided in this application is true and correct to the best of my knowledge. I understand that this application is a public record and that, if appointed, I will be required to comply with applicable ethics and conflict of interest laws.

Signature: _____

Date: _____

Submission Instructions

Please submit this completed application and your résumé to:

City of Blanco

Email: citysec@cityofblancotx.gov

Mail: P.O. Box 750 Blanco, Texas 78606

In Person: 300 Pecan St. Blanco, Texas 78606

Deadline: _____

OLD BUSINESS

ITEM #3

OLD BUSINESS

ITEM #4

RESOLUTION 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS,
CONFIRMING EXISTING MUNICIPAL SERVICES PROVIDED UNDER TEXAS
LOCAL GOVERNMENT CODE SECTION 43.056; AND PROVIDING FOR
LIMITED AND PERMISSIVE CREDITS OR CONSIDERATIONS IN
CONNECTION WITH PERMITTED SEPTIC SYSTEMS

WHEREAS, the City of Blanco, Texas ("City") is a general law municipality authorized to provide municipal services for the health, safety, and welfare of its residents and property owners; and

WHEREAS, under current law, upon annexation of properties, Section 43.056 of the Texas Local Government Code requires a municipality to prepare and maintain a service plan identifying the full range of municipal services provided or to be provided within its jurisdiction; and

WHEREAS, under prior law, applicable to certain previous annexations by the City, required municipal services of a general law city included the provision of either water or wastewater services, in addition to other city services;

WHEREAS, the City Council finds it necessary and appropriate to confirm the City's existing service levels and to provide for an equitable plan and policy regarding permitted septic systems in lieu of sanitary sewer connections under certain exceptional circumstances;

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

Section 1. Confirmation of Available Municipal Services

The City Council hereby confirms that the City of Blanco provides or permits, directly or through interlocal or district arrangements, the following municipal services pursuant to Texas Local Government Code §43.056 and other applicable law:

- Fire protection and emergency response (through the Blanco County Emergency Services District);
- Police protection and law enforcement;
- Building inspection and permitting;
- Planning and zoning administration;
- Library services (through the Blanco Library District);
- Health and health code enforcement (through Blanco County and other authorized entities);
- Street construction and maintenance, including street lighting and traffic engineering;

- Water and wastewater services, including permitted septic systems when sanitary sewer is not practical or feasible, and such service is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area in question;
- Stormwater and drainage systems and management; and
- Solid waste collection and disposal services.

[Section 2. Permissive Septic System Credit.

With respect to permitted septic systems in lieu of sanitary sewer service, the City Council may, upon application by a landowner and on an exceptional basis only, may grant a partial allowance, subsidy, credit, or other consideration to equitably support the landowner's use of a permitted septic system on the property. Any such grant shall be made solely by the governing body of the City; and then only when it is determined that available and permitted septic is not comparable to the level of services (including septic), infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area in question.]

Section 3. Effective Date.

This Resolution shall take effect immediately upon adoption.

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

CITY OF BLANCO, TEXAS

By: _____
Candace Cargill, Mayor

ATTEST:

Callie Ann Alex, City Secretary

OLD BUSINESS

ITEM #5

AUG 29 2025

CITY OF BLANCO

PETITION FOR DE-ANNEXATION

City of Blanco, Texas

SEP 02 2025

A handwritten signature in black ink, appearing to be "JAC", located below the date stamp.

Robin Dallenbach
Robert McCall
1953 S US HWY 281
Blanco, TX 78606
RMD3D@aol.com
(210)551-6333

AUG 29 2025

Date: August 28, 2025

CITY OF BLANCO

To:
City Secretary Laurie Cassidy
Mayor Candy Cargill
Blanco City Council
City of Blanco
300 Pecan Street Blanco, Texas 78606

**Re: Submission of Petition for De-Annexation – Annexed area a 12.21 acre and a 1.04 acre tract of land, more or less, conveyed to Robert and Dorothy McCall; a 29.895 acre tract of land, more or less, conveyed to Blanco Chamber of Commerce. Particularly 1953 S US HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
2029 S US HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04
Parcel 10 54 73, Yett Park ABS A0001 SURVEY 24 H EGGLESTON, ACRES 19.005 parcel ID 12772, ABS A0786 SURVEY 100 J.M. WATSON, ACRES 10.89 parcel ID 19049**

Dear Mayor and Members of the Blanco City Council,

Please accept the enclosed **Petition for De-Annexation** signed by the undersigned property owners of

1953 S US HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
2029 S US HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel 10 54 73.

This petition is submitted pursuant to the **Texas Local Government Code**, specifically:

- §43.056 – requiring adoption of a municipal service plan at the time of annexation;
- §43.141 – providing that property owners may seek disannexation if the municipality fails to provide services in accordance with the law;
- §43.142 & §43.148 – requiring proper filing of annexation documentation with the County Clerk.

As stated in the petition, the City of Blanco has not filed proper annexation records, has failed to adopt or implement a service plan, and has not provided municipal services to the affected properties for more than eleven and a half (11.5) years. These facts provide sufficient grounds for de-annexation under state law.

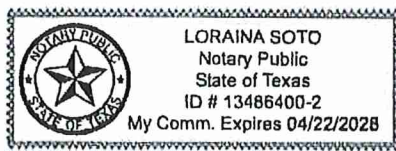
We respectfully request that this petition be **placed on the agenda for the next City Council meeting** for consideration and action.

Thank you for your attention to this matter. We look forward to a timely resolution.

Respectfully submitted (On behalf of the undersigned petitioners),

Robin Dallenbach
Robin Dallenbach

Robert McCall
Robert McCall



State of Texas County of Blanco
This instrument was acknowledged before me,
Loraina Soto, Notary Public,
on September 2nd, 2025 by
Robin Dallenbach & Robert McCall
Loraina Soto
Texas Notary Public

PETITION FOR DE-ANNEXATION

AUG 29 2025

To:
City Secretary Laurie Cassidy
Mayor Candy Cargill
Blanco City Council
City of Blanco
P.O. Box 382 Blanco, Texas
78606

CITY OF BLANCO

Date: August 28, 2025

We, the undersigned property owners and residents of 1953 South US Highway 281 Blanco, TX 78606, ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855, ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773, ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825. 2029 South US Highway 281 Blanco, TX 78606, ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel ID 5473, respectfully submit this petition requesting **de-annexation from the City of Blanco city limits** pursuant to the Texas Local Government Code. State of Texas SB1844

Grounds for De-Annexation:

1. Annexation Not Properly Filed

- Texas Local Government Code §43.142 and §43.148 require annexation ordinances to be properly recorded and filed with the county clerk.
- No such documentation appears to have been filed with Blanco County regarding the annexation of our properties, rendering the annexation defective and unenforceable.

2. Failure to Adopt a Service Plan

- Texas Local Government Code §43.056 requires a municipality to prepare, adopt, and implement a service plan at the time of annexation.
- In the eleven and a half (11.5) years since the City of Blanco claims to have annexed our properties, no service plan has ever been provided or adopted.

3. Failure to Provide Municipal Services

- Texas Local Government Code §43.141(a) provides that if a municipality fails to provide services in accordance with its service plan, the property owner may petition for disannexation.
- Despite more than a decade of inclusion within city limits, the City of Blanco has not extended municipal services such as sewer, street maintenance, police, or fire protection to our properties.
- This constitutes non-compliance with Texas annexation law and is grounds for de-annexation.

Request:

We, the undersigned, hereby petition the City of Blanco to:

- Immediately **de-annex our properties** from the city limits;
- Correct all official city records to reflect this action; and
- File the necessary de-annexation documentation with the Blanco County Clerk to ensure accuracy of public records.

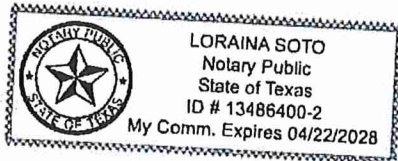
We respectfully request that this petition be placed on the agenda of the next City Council meeting for consideration and action.

Printed Name	Signature	Property Address	Date
Robin Dallenbach	<i>Robin Dallenbach</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025
Robert McCall	<i>Robert McCall</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025
Robert McCall	<i>Robert McCall</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025

State of Texas County of Blanco
 This instrument was acknowledged before me,
Loraina Soto, Notary Public,
 on September 2nd, 2025 by
Robin Dallenbach & Robert McCall.
Loraina Soto
 Texas Notary Public

AUG 29 2025

CITY OF BLANCO



Blanco CAD Property Search

Property Details

Account

Property ID: 14855

Geographic ID: 124142

Type: R

Zoning:

Property Use:

Condo:

Location

Situs Address: 1953 S US HWY 281 BLANCO, TX 78606

Map ID:

Mapscot:

Legal Description: ABS A0001 SURVEY 24 H EGGI. ESTON, ACRES 1.42

Abstract/Subdivision: A0001

Neighborhood:

Owner

Owner ID: 18787

Name: MCCALL ROBERT

Agent: HOME TAX SHIELD

Mailing Address: 1953 S US HWY 281
BLANCO, TX 78606-4575

% Ownership: 100.0%

Exemptions: HS -

For privacy reasons not all exemptions are shown online.

Property Values

Improvement	\$82,680
Homesite Value:	(+)
Improvement Non-	\$120,230
Homesite Value:	(+)
Land and Homesite Value:	\$27,940
	(+)
Land and Non-Homesite	\$0 (+)
Value:	
Agricultural Market	\$11,740
Valuation:	(+)

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Please search "Last Name First Name" no comma or "Last Name Only"

Market Value: \$242,590
 (=)
Agricultural Value \$11,700
Loss: (-)
IS Cap Loss: \$0 (-)
Circuit Breaker: \$0 (-)
Appraised Value: \$230,890
Ag Use Value: \$40

Property Taxing Jurisdiction

Owner: MCCALL ROBERT %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
EBL	ESD #2	0.100000	\$242,590	\$230,890	\$230.89	
EBL	BLANCO COUNTY	0.370000	\$242,590	\$203,766	\$753.93	\$280.3
EBD	BL-PED GROUNDWATER CONS DIST	0.016671	\$242,590	\$230,890	\$38.49	
EBL	BLANCO ISD	0.791900	\$242,590	\$120,270	\$952.42	\$0.00

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$1,946.64

Estimated Taxes Without Exemptions: \$3,101.68

Property Improvement - Building

Description: BARN WITH LIVING **Type:** RESIDENTIAL **Living Area:** 600.0 sqft **Value:** \$82,680

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	2G	0	600	\$18,450
MA	MAIN AREA	F4	0	600	\$52,420
CP2	COVERED PORCH	F4	0	483	\$11,810

Description: BARN **Living Area:** 0 sqft **Value:** \$120,230

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	2A	0	2040	\$51,270
BARN	BARN	2A	0	2744	\$68,960

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN3	RANGELAND NATIVE GRASSES	0.42	18,295.20	0.00	0.00	\$11,740	\$40
RN3	RANGELAND NATIVE GRASSES	1.00	43,560.00	0.00	0.00	\$27,940	\$0



(1 of 2)

Parcels: MCCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 14855
Legal Acres: 1.42
Parcel ID: 124142
Map Description: ABS A0001 SURVEY 24 H
EGGLESTON/ACRES 1.42
Parcel Area:
Abstract Subdivision Code: A0001
Parcel Area:
Abstract Subdivision Code: D00

[Zoom to](#)

12776

14855

14825

12773

17701

397

Blanco CAD Property Search

Property ID: 14825 For Year 2025

Property Details

Account

Property ID: 14825
Type: R
Property Use:
Location
Geographic ID: 786100255
Zoning:
Condo:

Location

Situs Address: 281 HWY BLANCO, TX 78606

Map ID:

Mapsco:

Legal Description: ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55

Abstract/Subdivision: A0786

Neighborhood:

Owner

Owner ID: 18787

Name: MCCALL ROBERT

Agent: HOME TAX SHIELD

Mailing Address: 1953 S US HWY 281
BLANCO, TX 78606-4575

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)
Improvement Non-Homesite Value: \$0 (+)
Land Homesite Value: \$0 (+)
Land Non-Homesite Value: \$0 (+)
Agricultural Market Valuation: \$69,820 (+)

Market Value: \$69,820 (=)
Agricultural Value Loss: \$69,550 (-)

HS Cap Loss: \$0 (-)
Circuit Breaker: \$0 (-)

Appraised Value: \$270
Ag Use Value: \$270

Information provided for research purposes only.
Legal descriptions and acreage amounts are for
Appraisal District use only and should be verified
prior to using for legal purpose and or documents.
Please contact the Appraisal District to verify all
information for accuracy.
Please search "Last Name First Name" no
comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: MCCALL ROBERT

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Free
FBL	ESD #2	0.100000	\$69,820	\$270	\$0.27	
GBL	BLANCO COUNTY	0.370000	\$69,820	\$270	\$1.00	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$69,820	\$270	\$0.05	

SBL BLANCO ISD

0.791900

\$69,820

\$270

\$2.14

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$3.46

Estimated Taxes Without Exemptions: \$892.69

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	F
RN3	RANGELAND NATIVE GRASSES	2.55	111,078.00	0.00	0.00	\$69,820	

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$0	\$69,820	\$270	\$0
2024	\$0	\$69,820	\$260	\$0
2023	\$0	\$66,650	\$260	\$0
2022	\$0	\$63,480	\$260	\$0
2021	\$0	\$45,070	\$260	\$0
2020	\$0	\$38,720	\$250	\$0
2019	\$0	\$38,090	\$250	\$0
2018	\$0	\$34,910	\$250	\$0
2017	\$0	\$33,320	\$210	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page
2/17/1993	WV	WARRANTY W/ VENDORS LIEN	YETT VIRGIE ESTATE	MCCALL ROBERT	143	427

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Date
06/26/2025 10:30 AM	CHARLES MC CAUSLAND, DAWN DELAURENTS, LEE PILZ	\$0	\$69,820	FINAL DE

Estimated Tax Due

If Paid: 08/26/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2024	ESD #2	0.100000	\$69,820	\$260	\$0.26	\$0.26	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$69,820	\$260	\$0.96	\$0.96	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$69,820	\$260	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
2024	BLANCO ISD	0.791900	\$69,820	\$260	\$2.06	\$2.06	\$0.00	\$0.00	\$0.00
	2024 Total:	1.278571			\$3.32	\$3.32	\$0.00	\$0.00	\$0.00
2023	ESD #2	0.100000	\$66,650	\$260	\$0.26	\$0.26	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	0.365097	\$66,650	\$260	\$0.95	\$0.95	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$66,650	\$260	\$0.05	\$0.05	\$0.00	\$0.00	\$0.00



12776

12773

17703

14825

17701

281

281

Parcel: MACCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 14825
Acres: 2.55
Parcel ID: 786100255
Legal Description: ABS A0786 SURVEY 100
J.M. WATSON, ACRES 2.55
Abstract Subdivision Code: A0786
Neighborhood Code: 000
Zoom to

GENERAL SURVEY NOTES

- BLANCO COUNTY CHAIRMAN OF COMMERCE
CALLED 29.895 ACRES
VOL. 145 PG. 55
DEED RECORDS

141-10554
SUNNY RD. 303
SUNNY RD. 303

0155°23'27"E 1208.19' (R2)
(1155°27'04"E 1209.44' RT)

4.601 ACRES

0016 01 1969158000
 011111 140 30
 1511101 101 1

L=481.54'
R=2222.01'
Δ=12°25'00"
CB=S31°22'49"E
CD=480.59'

✓ POINT OF BEGINNING

L=126.62° (126.82° Rt)
R=2222.01' (2222.01° Rt)
A=03°55'42" (03.93° Rt)
CB=S23°32'22"E (S23.54°E Rt)
CD=126.61° (126.61° Rt)

1" = 100'

LOT 5
REMISION DE CERO STRINGS
SUPERVISORY SECTION TWO
VOL. 1 PG. 2005
FLAT RECORDS

LOT 4
REVISION OF CIELO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

REMAINDER OF CALLED 12.21 ACRES
VOLUME 143 PG. 427
DEED RECORDS

1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793

CHRISTOPHER WATKINS
REGISTERED PROFESSIONAL LAND SURVEYOR #23441
PLS@SACDICAL.COM 512-618-7812



LOT 3
REVISION OF CIELD SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 28B
PLAT RECORDS

LVL 2
 REVISION OF CDD SP-81CS
 SUBMISSION SECTION TWO
 VOL. 1 PG. 284
 PLAT RECORDS

R1	RECORD CAL PER VOLUME 14.1, PAGE 427 USED
R2	RECORD CAL PER VOLUME 14.1, PAGE 428 USED
R3	RECORD CAL PER VOLUME 14.5, PAGE 55 USED
R4	RECORD CAL PER VOLUME 1, PAGE 288 FLAT RECORD
○	3/4" REC AND W/ A YELLOW
●	WAX PLASTIC CAP
●	FOUND 1/2" ROUN HOOT (QUILTS OTHERWISE NOTED)
●	CALCULATED FROM
●	FOUND ROUN HOOT W/ A YELLOW TAPES
●	15428 PLASTIC CAP
△	FOUND TIGHT CONCERNED RIGHT-OF-WAY MARKER
△	WIRE TAPICE

LEGEND

LEGEND

W.D. MATTERS
SERVED W.D. 06
WESTPORT W.D. 63

WCR
LAND SURVEYING
P.O. BOX 481/207 HWY ST. ELIZABETH, TX 75806
512-636-7072 WCR@WCRSURV.COM
BEP'S FILE # 010194135

JOS INC. 1025-17	DATE: 02/12/2017
GRAND BY: CJL	DATED BY: CJL

SHEET: 1 OF 1

Blanco CAD Property Search

Property ID: 12773 For Year 2025

Property Details

Account

Property ID: 12773
 Type: R
 Property Use:
 Location
 Situs Address: 1953 S US HWY 281 BLANCO, TX 78606
 Map ID: B6
 Legal Description: ABS A0314 SURVEY 1 INDIAN GLO RFR CO, ACRES 8.21
 Abstract/Subdivision: A0314
 Neighborhood:
 Owner
 Owner ID: 132741
 Name: DALLENBACH ROBIN
 Agent: HOME TAX SHIELD
 Mailing Address: 1953 S US HWY 281
 BLANCO, TX 78606
 % Ownership: 100.0%
 Exemptions: HS -
 For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$240,180 (+)
 Improvement Non-Homesite Value: \$15,890 (+)
 Land Homesite Value: \$56,180 (+)
 Land Non-Homesite Value: \$0 (+)
 Agricultural Market Valuation: \$431,160 (+)
 Market Value: \$743,390 (=)
 Agricultural Value Loss: \$430,400 (-)
 HS Cap Loss: \$93,810 (-)
 Circuit Breaker: \$0 (-)
 Appraised Value: \$219,180
 Ag Use Value: \$760

Information provided for research purposes only.
 Legal descriptions and acreage amounts are for
 Appraisal District use only and should be verified
 prior to using for legal purpose and or documents.
 Please contact the Appraisal District to verify all
 information for accuracy.
 Please search "Last Name First Name" no
 comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: DALLENBACH ROBIN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Fee
FBL	ESD #2	0.100000	\$743,390	\$219,180	\$219.18	
GBL	BLANCO COUNTY	0.370000	\$743,390	\$159,912	\$591.67	

GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$743,390	\$219,180	\$36.54
SBL	BLANCO ISD	0.791900	\$743,390	\$79,180	\$627.03
Total Tax Rate: 1.278571					

Estimated Taxes With Exemptions: \$1,474.42

Estimated Taxes Without Exemptions: \$9,504.77

Property Improvement - Building

Type: RESIDENTIAL Living Area: 1902.0 sqft Value: \$240,160

Type	Description	Class CD	Year Built	SQFT	
MA		F7			A313.
MA3		F7	1996	1122	
AGF2		F7	1996	780	
OP		F7	1996	1881	
OP2		F7	1996	264	
			1996	264	

Type: RESIDENTIAL Living Area: 120.0 sqft Value: \$15,890

Type	Description	Class CD	Year Built	SQFT	
MA		F7			A313.
CP2		F7	2000	120	
			2000	36	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	
RN2	NATIVE PASTURE	1.00	43,560.00	0.00	0.00	\$56,180	1
BEES	BEEKEEPING FOR 1-D-1 USE	7.24	315,374.40	0.00	0.00	\$431,160	

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$256,050	\$487,340	\$760	\$93,810
2024	\$140,425	\$450,170	\$750	\$0
2023	\$145,380	\$476,040	\$740	\$11,664
2022	\$136,410	\$305,340	\$740	\$0
2021	\$131,950	\$204,020	\$740	\$0
2020	\$130,120	\$176,260	\$720	\$0
2019	\$128,350	\$173,490	\$700	\$0
2018	\$123,850	\$159,610	\$700	\$0
2017	\$119,380	\$145,730	\$600	\$0

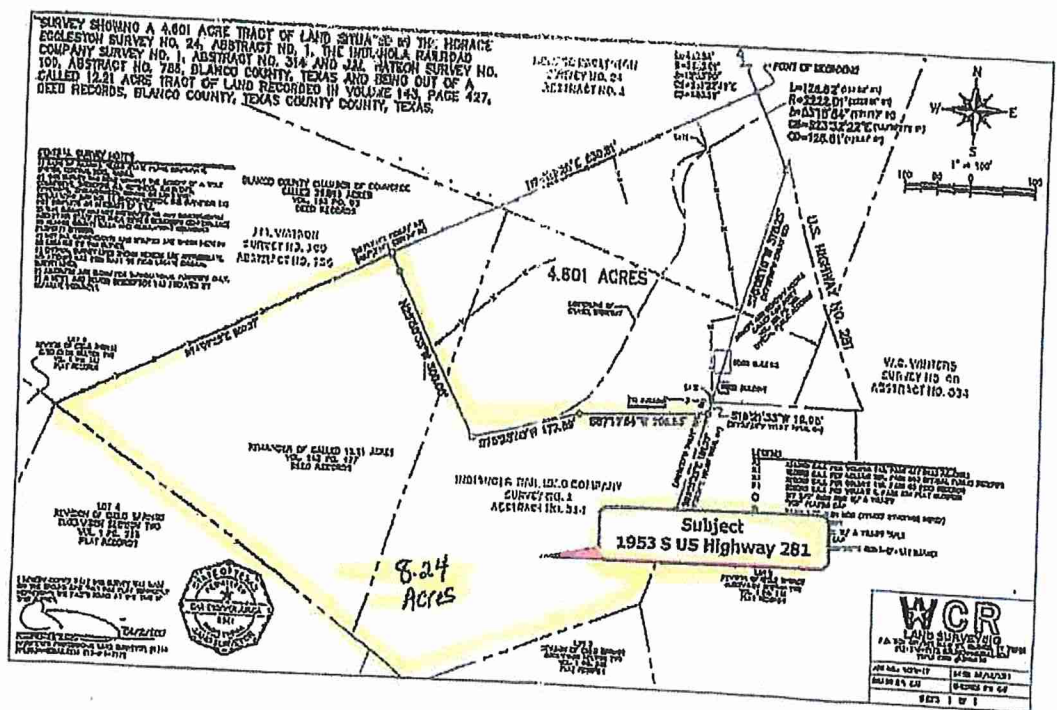
Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page
9/15/2022	C	SPECIAL WARRANTY	RMD3D LLC	DALLENBACH ROBIN		
7/22/2021	C	SPECIAL WARRANTY	MCCALL ROBERT	RMD3D LLC		
2/17/1993	WV	WARRANTY W/ VENDORS LIEN	YETT VIRGIE ESTATE	MCCALL ROBERT	143	427

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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FILE # 2-1008374





12776

12773

17703

14855

14825

5473

A-1

281

281

Parcels: DALLENBACH ROBIN

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 12773

Parcel Acreage: 8.24

Parcel ID: 2306002001

Legal Description: ABS A0314 SURVEY 1
INDIANOLO RR CO, ACRES 8.24

Tract or Lot: 6 (ESTATE) (HOUSE TRACT)

Abstract Subdivision Code: A0314

Block:

Neighborhood Code: 000



Blanco CAD Property Search

Property ID: 5473 For Year 2025

Property Details

Account
Property ID: 5473
Type: R
Property Use:
Location
Situs Address: 2029 S US 281 BLANCO, TX 78006
Map ID: C6
Legal Description: ABS A0634 SURVEY 80 W.C. WINTERS, ACRES 1.04
Abstract/Subdivision: A0634
Neighborhood: (BL-COMM) BLANCO COMMERCIAL
Owner
Owner ID: 18787
Name: MCCALL ROBERT
Agent: HOME TAX SHIELD
Mailing Address: 1953 S US HWY 281
 BLANCO, TX 78606-4575
% Ownership: 100.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)
Improvement Non-Homesite Value: \$597,410 (+)
Land Homesite Value: \$0 (+)
Land Non-Homesite Value: \$340,820 (+)
Agricultural Market Valuation: \$0 (+)

Market Value: \$938,230 (=)
Agricultural Value Loss: \$0 (-)

HS Cap Loss: \$0 (-)
Circuit Breaker: \$160,659 (-)

Appraised Value: \$777,571
Ag Use Value: \$0

Information provided for research purposes only.
 Legal descriptions and acreage amounts are for
 Appraisal District use only and should be verified
 prior to using for legal purpose and or documents.
 Please contact the Appraisal District to verify all
 information for accuracy.

Please search "Last Name First Name" no
 comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: MCCALL ROBERT

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Fees
FBL	ESD #2	0.100000	\$938,230	\$777,571	\$777.57	
GBL	BLANCO COUNTY	0.370000	\$938,230	\$777,571	\$2,877.01	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$938,230	\$777,571	\$129.63	

SBL BLANCO ISD

0.791900

\$938,230

\$777,671

\$6,167.58

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$9,941.79

Estimated Taxes Without Exemptions: \$11,995.93

Property Improvement - Building

Description: COMMERCIAL Type: COMMERCIAL Living Area: 3820.0 sqft Value: \$509,590

Type	Description	Class CD	Year Built	SQFT	Assess
MA	MAIN AREA	RSS3	0	1600	
CP2	COVERED PORCH	.	1995	280	
CP2	COVERED PORCH	.	1995	200	
MA	MAIN AREA	OBD3	1995	1404	
CP2	COVERED PORCH	.	1980	468	
CP2	COVERED PORCH	.	1980	32	
MA	MAIN AREA	F7	1980	816	
COMMERCIAL	WVC	WD	2015	160	

Description: COMMERCIAL Type: COMMERCIAL Living Area: 816.0 sqft Value: \$87,820

Type	Description	Class CD	Year Built	SQFT	Assess
MA	MAIN AREA	F7	1980	816	
COMMERCIAL	WVC	WD	2013	160	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	F
C	COMMERCIAL	1.04	43,566.00	0.00	0.00	\$340,820	

Property Roll Value History

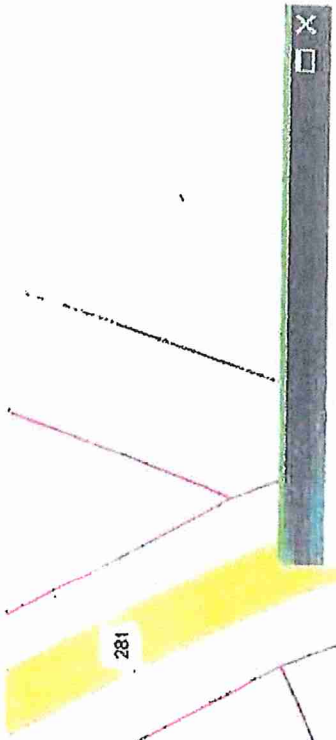
Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$597,410	\$340,820	\$0	\$0
2024	\$647,250	\$340,820	\$0	\$0
2023	\$207,270	\$332,710	\$0	\$0
2022	\$177,080	\$176,100	\$0	\$0
2021	\$150,850	\$78,490	\$0	\$0
2020	\$131,170	\$71,950	\$0	\$0
2019	\$129,130	\$65,410	\$0	\$0
2018	\$124,090	\$60,380	\$0	\$0
2017	\$119,040	\$57,860	\$0	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page
10/30/1998	W	WARRANTY	SNYDER ROBERT L	MCCALL ROBERT	201	203
1/26/1988	OT		HILLISIDE INN	SNYDER ROBERT L	126	396

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Parcels: MCCALL ROBERT

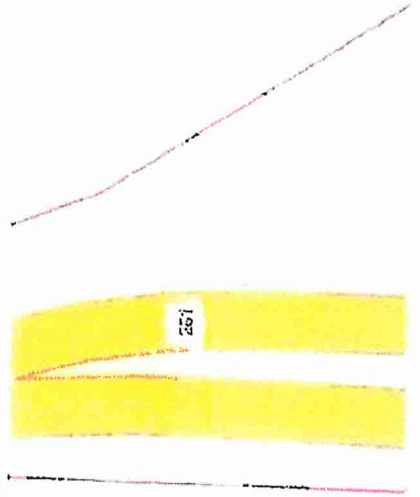
[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 5473
Acres: 1.04
Cadastral ID: 445001001
Legal Description: ABS A0634 SURVEY 90
W.C. WINTERS, ACRES 1.04
Municipality: 1.04
Municipality Subdivision Code: A0634

Zoom to



12776

14855

14825

5473

12773

17701

47700

SURVEY SHOWING A 4.601 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, THE INDIANOLA RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 314 AND J.M. WATSON SURVEY NO. 100, ABSTRACT NO. 786, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 12.21 ACRE TRACT OF LAND RECORDED IN VOLUME 143, PAGE 427, DEED RECORDS, BLANCO COUNTY, TEXAS COUNTY COUNTY, TEXAS.

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL SERVICES, EXCEPTS, CONVEYANCE, ENCUMBRANCES, ZONING OR LAND USE, ARE NOT GUARANTEED. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) THIS SURVEY WAS NOT PRESENTED TO ANY CONVEYANT, AGENCY OR STATE FOR THEIR REVIEW REGARDING CONFORMANCE TO BLANCO COUNTY RULES AND REGULATIONS REGARDING SURVEYING.
- 4) NOT ALL IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON OR LOCATED BY THIS SURVEY.
- 5) ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE.
- 6) ALL SURVEY LINES HAVE BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
- 7) A METERS AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE DOCUMENT.

BLANCO COUNTY CHAMBER OF COMMERCE
CALLED 29,895 ACRES
VOL. 143 PG. 95
DEED RECORDS

J.M. WATSON
SURVEY NO. 100
ABSTRACT NO. 786

HORACE EGGLESTON
SURVEY NO. 24
ABSTRACT NO. 1

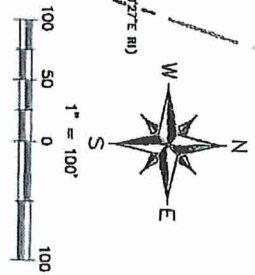
INDIANOLA RAILROAD COMPANY
SURVEY NO. 1
ABSTRACT NO. 314

LOT 4
REVISION OF CIOLO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.
06/21/2017
CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #3344
CHRISTOPHERJURICA.COM 512-416-7872



LOT 3
REVISION OF CIOLO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS



LEGEND

- R1 RECORD CALL PER VOLUME 143, PAGE 427 DEED RECORDS
- R2 RECORD CALL PER VOLUME 285, PAGE 55 DEED RECORDS
- R3 RECORD CALL PER VOLUME 146, PAGE 55 DEED RECORDS
- R4 RECORD CALL PER VOLUME 1, PAGE 288 PLAT RECORDS
- SET 3/8" IRON ROD W/ A YELLOW
- WORK PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- CALCULATED POINT
- FOUND IRON ROD W/ A YELLOW TAPES
- 4542 PLASTIC CAP
- FOUND TROUT CONCRETE RIGHT-OF-WAY MARKER
- WIRE FENCE

LOT 2
REVISION OF CIOLO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

W.C.P. LAND SURVEYING
P.O. BOX 481/807 MAIN ST. BLANCO, TX 76806
512-416-7872 8935344@GMAIL.COM
THER'S FRM #10194133

JOB NO. 1075-17	DATE: 06/12/2017
DRAWN BY: CU	CHECKED BY: CU

SHEET: 1 OF 1



LAND SURVEYING

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TBPLS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 4.601 ACRE TRACT OF LAND

Being a **4.601** acre tract of land situated in the Horace Eggleston Survey No. 24, Abstract No. 1, the Indianola Railroad Company Survey No. 1, Abstract No. 314 and J.M. Watson Survey No. 100, Abstract No. 786, Blanco County, Texas and being out of a called 12.21 acre tract of land recorded in Volume 143, Page 427, Deed Records, Blanco County, Texas, said **4.601** acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the curved westerly right-of-way line of U.S. Highway No. 281, for the southeast corner of a called 29.895 acre tract of land recorded in Volume 145, Page 55, Deed Records, Blanco County, Texas, the northeast corner of the above referenced 12.21 acre tract and herein described tract, said iron rod bears South 31 degrees 22 minutes 49 seconds East, a distance of 480.59 feet from a TxDOT concrete right-of-way marker found;

THENCE with westerly right-of-way line of U.S. Highway No. 281 and northeast line of said 12.21 acre tract with a curve to the right an arc distance of 126.62 feet, a radius of 2222.01 feet, a central angle of 03 degrees 15 minutes 54 seconds and a chord which bears South 23 degrees 32 minutes 22 seconds East, a distance of 126.61 feet to a TxDOT concrete right-of-way marker found in the northwest line of a called 1.04 acre tract of land recorded in Volume 201, Page 203, Official Public Records, Blanco County, Texas, the easternmost corner of said 12.21 acre tract and herein described tract;

THENCE with the northwest line of said 1.04 acre tract, South 16 degrees 08 minutes 10 seconds West, a distance of 376.25 feet to a 1/2" iron rod found for the southwest corner of said 1.04 acre tract, the northwest corner of Lot 2, Revision of Cielo Springs Subdivision Section Two recorded in Volume 1, Page 288, Plat Records, Blanco County, Texas;

THENCE with a northwest line of said Lot 2, South 16 degrees 21 minutes 33 seconds West, a distance of 19.95 feet to an iron rod found with yellow "RPLS 4542" plastic cap for the southeast corner of the herein described tract;

THENCE severing said 12.21 acre tract the following courses and distances:

South 87 degrees 12 minutes 54 seconds West, a distance of 206.63 feet to an iron rod found with yellow "RPLS 4542" plastic cap;

South 75 degrees 25 minutes 50 seconds West, a distance of 173.89 feet to an iron rod set for the southwest corner;

and North 25 degrees 50 minutes 35 seconds West, a distance of 306.06 feet to an iron rod set in the southeast line of the aforementioned 29.895 acre tract, the northeast line of said 12.21 acre tract, for the northwest corner of the herein described tract, said iron rod bears North 64 degrees 09 minutes 25 seconds East, a distance of 580.27 feet from a 1/2" iron rod found for the northwest corner of said 12.21 acre tract;

THENCE with the southeast line of said 29.895 acre tract and northeast line of said 12.21 acre tract, North 64 degrees 09 minutes 25 seconds East, a distance of 630.81 feet to the **POINT OF BEGINNING** containing 4.601 acres of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 3/8" iron rods set with a yellow "WCR" plastic cap.



06/21/2017

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