

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

November 18, 2025

6:00 PM

Byars Building, 308 Pecan Street, Blanco, Texas 78606

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

Video call link: <https://meet.google.com/cam-zzuw-oye>

Or dial: (US) +1 419-768-8825 PIN: 351 231 309#

Notice is hereby given that a special meeting of the governing body of the City of Blanco will be held on November 18th, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

CALL MEETING TO ORDER:

1. Roll Call/Establish a quorum:
Mayor Candy Cargill (Present/Absent)
Mayor Pro-Tem Dennis J. Moore, Jr. (Present/Absent)
Council Member Bobby Mack-McClung (Present/Absent)
Council Member Rodney Thrailkill (Present/Absent)
Council Member David Behrends, Jr. (Present/Absent)
Council Member Ryan Moses (Present/Absent)

INVOCATION and PLEDGE OF ALLEGIANCE

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

OPEN PUBLIC HEARINGS:

1. Approval of REZONING property located at 172 San Saba Ct Blanco, Texas 78606 (Blanco Station Blk 01 Lot 01 & 02), Blanco, Texas from R-5 to C-1 Zone (Property Owner: Cory Pavlica, CPGC Services, LLC).
2. Approval of a Variance to reduce minimum lot size from 32,500 sq ft to ½ acre in the R-1 District located 918 Fulcher St Blanco, Tx 78606 (Blanco River Addition, Blk S PT of 14, Acres 3.0094), Blanco, Texas (Property Owner: Dorothy Trimble).
3. Approval of New Short-Term Rental, Blanco Hideaway at 704 6th Street, (Traweek, BLK 2, LOT SE ¼ OF, Acres 0.4276 Life Estate), Blanco, Texas (Owner: Shelli McLaughlin & Wayne Storer).
4. Approval of New Short-Term Rental, Esther's Haus at 303 Chandler St. (PITTSBURG , BLK 34 , LOT PT OF, ACRES 1.283), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel).
5. Approval of New Short-Term Rental, Gracie's Place at 806 Chandler St. (PITTSBURG , BLK 29 & 30 , LOT 13 PT OF , ACRES 1.445), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel).

CLOSE PUBLIC HEARINGS

PROCLAMATIONS:

1. Veterans Day Proclamation
2. Thanksgiving Day Proclamation

STAFF PRESENTATIONS:

1. City Hall, Warren Escovy, City Administrator
2. City Hall, Jose Martinez, Finance Director- October Financial Report
3. Police Department, Chief Thornhill- October Monthly Report
4. Inframark, Danny Maldonado- October Monthly Report

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

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

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

1. Consideration, Discussion, and Take Possible Action on Approval of REZONING property located at 172 San Saba Ct Blanco, Texas 78606 (Blanco Station Blk 01 Lot 01 & 02), Blanco, Texas from R-5 to C-1 Zone (Property Owner: Cory Pavlica, CPGC Services, LLC).
2. Consideration, Discussion, and Take Possible Action on Approval of a Variance to reduce minimum lot size from 32,500 sq ft to ½ acre in the R-1 District located 918 Fulcher St Blanco, Tx 78606 (Blanco River Addition, Blk S PT of 14, Acres 3.0094), Blanco, Texas (Property Owner: Dorothy Trimble).
3. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Blanco Hideaway at 704 6th Street, (Traweck, BLK 2, LOT SE ¼ OF, Acres 0.4276 Life Estate), Blanco, Texas (Owner: Shelli McLaughlin & Wayne Storer).
4. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Esther's Haus at 303 Chandler St. (PITTSBURG , BLK 34 , LOT PT OF, ACRES 1.283), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel).
5. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Gracie's Place at 806 Chandler St. (PITTSBURG , BLK 29 & 30 , LOT 13 PT OF , ACRES 1.445), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel).
6. Consideration, Discussion, and Take Possible Action on Appointment of new City Secretary and administration of the Oath of Office.
7. Consideration, Discussion & Possible Action on Long-Term Agreement for Reclaimed Water Service between the City of Blanco and Ricky Dale Harbison and Evon Hobart Harbison

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

1. Consideration, Discussion, and Take Possible Action on the 1988 Sales tax issue and a potential May 2026 ballot referendum to repeal the current 0.5 allocation to offset local ad valorem taxes and possibly reimpose such allocation to support other lawful purposes.
2. Consideration, Discussion, and Take Possible Action on Various Options concerning Administration, Management, Distribution and Accountability for Hotel Occupancy Tax Revenue; to include but not limited to, Selection of Processes for Determining related Options or Approving a related Contract with the Blanco Chamber of Commerce or another Third Party.
3. Consideration, Discussion and Take Possible Action on Approval of Water Service Agreement between the City of Blanco and Blanco RV & Storage LLC.
4. Consideration, Discussion, and Take Possible Action on septic system as a solution to City Sewer for certain locations and circumstances.

5. Consideration, Discussion, and Take Possible Action on Approval of VARIANCE to reconsider relief from installation of sidewalk along Hackberry Street, 603 Elm Street (Harrison Heirs, Block 2, ABS: SB0009) (Property Owner: Larson, John and Kathryn).
6. Consideration, Discussion, and Take Possible Action on request from Robin Dallenbach & Robert McCall for de-annexation of the following properties:
 - a. 1953 SUS HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
 - b. ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
 - c. ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
 - d. 2029 SUS HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel 105473

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.

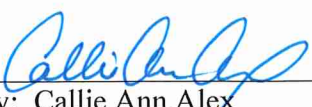
ADJOURNMENT

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

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


By: Callie Ann Alex
City Secretary

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Blanco is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice in the window in the City Hall of said City of Blanco, Texas at a place convenient and readily accessible to the general public at all times and said Notice was posted on the 12th day of November 2025 before 5:00 pm and remained so posted continuously for at least 3 business days preceding the scheduled time of the meeting.


By: Callie Ann Alex
City Secretary