

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

**March 12, 2024**

**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/azq-pckh-wso>

Or dial: (US) +1 872-903-3481 PIN: 773 723 850#

Notice is hereby given that a regular meeting and public hearing of the governing body of the City of Blanco will be held on March 12, 2024, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

**CALL MEETING TO ORDER:**

1. Roll Call/Establish a quorum:  
Mayor Mike Arnold (Present/Absent)  
Mayor Pro-Tem Rodney Thrailkill (Present/Absent)  
Council Member Keith J. McClellan (Present/Absent)  
Council Member Ryan Moses (Present/Absent)  
Council Member Mike Smith (Present/Absent)  
Council Member Laura Swinson (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.

**PUBLIC HEARING:**

1. Approval of proposed variance to allow a hair salon, (home business) in the R-3 zone at 302 2<sup>nd</sup> Street (Lots 9 and 10, Block 13, Abstract 5B0001), Blanco, Texas 78606 (Property Owner: Patrick Warren Smith).

**PROCLAMATIONS:**

1. American Red Cross Month, March 2024
2. Women's History Month, March 2024

**PRESENTATION:**

1. Founder's Day by Amy Arnold

**STAFF PRESENTATIONS:**

1. City Hall (Warren Escovy, City Administrator)
2. Police Department, (Chief Scott Rubin) February 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 February 13, 2024, Regular Meeting and Public Hearing.

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

1. Consideration, Discussion and Take Possible Action on Approval of proposed variance to allow a hair salon, (home business) in the R-3 zone at 302 2<sup>nd</sup> Street (Lots 9 and 10, Block 13, Abstract 5B0001), Blanco, Texas 78606 (Property Owner: Patrick Warren Smith).
2. Consideration, Discussion, and Take Possible Action on Approval of Los Altos Subdivision, Phase 2, Final Plat, 2.20 Acre Tract (Block 2), Blanco, Texas 78606 (Property Owner: JLE Investment Properties, LLC).
3. Consideration, Discussion, and Take Possible Action on Approval of Release of Retainage Payable to Associated Construction Partners Ltd. (ACP) in the amount Not to Exceed \$63,000.00 (Warren Escovy, City Administrator).
4. Consideration, Discussion, and Take Possible Action on Update to Current Water and Wastewater Grants (Warren Escovy, City Administrator).
5. Consideration, Discussion and Take Possible Action on Approval to add Non-Binding Referendum, Recycling Services to the May 4, 2024 General Election Ballot (Mayor Mike Arnold).
6. Consideration, Discussion and Take Possible Action on Authority and Structure of Comprehensive Master Plan Committee.

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

1. Consideration, Discussion, and Take Possible Action on Approval of proposed amendments to the Unified Development Code (UDC) Section 5.4 Lot Standards, Section 5.7 Residential Design Standards (Reducing the Maximum Block Size to 275 Feet and Applying the Same to all Zoning Types, subject only to Council-approved Exceptions), Section 7.2 Streets, and Definitions: Section 1.13 Street Length and Block/Block Length (Council Member Swinson).
2. Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas.

3. Consideration, Discussion and Take Possible Action to Confirm City Administrator's Authority to Execute an Easement of Ingress and Egress for the Release of \$50,000 to the City under the existing Escrow Agreement between the City and Winona 416 Ltd., concerning the Old Lift Station Property Purchase and Sale.

**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.

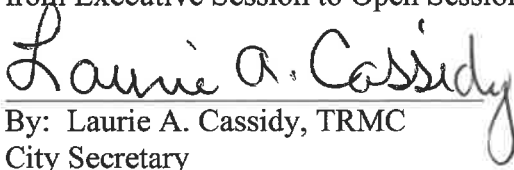
1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas.
2. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator.
3. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief of Police.
4. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a Police Officer.
5. 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 the lift station to include payment and possible damages for delay of project.
6. 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 the Authority and Structure of Comprehensive Master Plan Committee.
7. 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 utilities at US Highway 281 and 4<sup>th</sup> Street with TxDOT.
8. 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 City Water Agreements with Texas Water Company
9. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
10. 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.
11. 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 Pending Legal Matters.

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

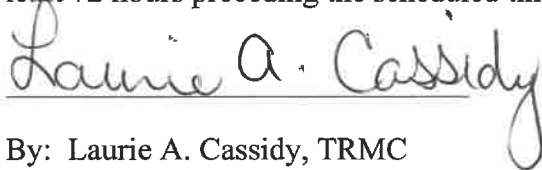
**Adjournment**

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

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

  
By: Laurie A. Cassidy, TRMC  
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 7<sup>th</sup> day of March 2024 before 5:00 pm and remained so posted continuously for at least 72 hours preceding the scheduled time of the meeting.

  
By: Laurie A. Cassidy, TRMC  
City Secretary