

**NEW BUSINESS**

**ITEM #1**



# City of Blanco

P.O. Box 750 Blanco, Texas 78606

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

**STAFF REPORT: 9/12/23**

**DESCRIPTION:** Rezone of entire block bounded by Main, Fulcher, Elm Street, and the alley to the north from R-2 to R-3.

**ANALYSIS:** Stephen and Melissa Doster own a home at 12 Elm Street. According to both their survey and Blanco CAD the property also includes a small stone house and another home that operates a therapy center on Main Street. The three structure currently exist (and have for at least 20 years) on one lot. Our current zoning would require one principal structure per lot but their situation is considered a non-conforming use.

The Doster's would like to separate their property (about 22,500 square foot) into three lots which would not conform to the R-2 Zoning of 11,000 feet per lot. A zoning designation of R-3 which allows for 6,500 square foot lots would allow the replatting to conform with the zoning. A replat to give each structure it's own lot is not allowed with a an R-2 Zoning.

A re-zoning application generally requires that the entire block be zoned to one specific zone. A fracturing of a block could be considered spot-zoning which isn't allowed by state statute. The R-2 zone was probably considered for this block because the platting appears to support an R-2 designation. The buildings on the property currently supports and R-3 or even an R-5 designation.

**FISCAL IMPACT:** The subdividing of one lot into three would probably elevate the value of the entire property and thereby command more in taxes.

**RECOMMENDATION:** P&Z will make a recommendation (on 9-11-23) to City Council for this re-zoning request and Staff will present the recommendation on their behalf at the Council Meeting on Sept 12<sup>th</sup>.

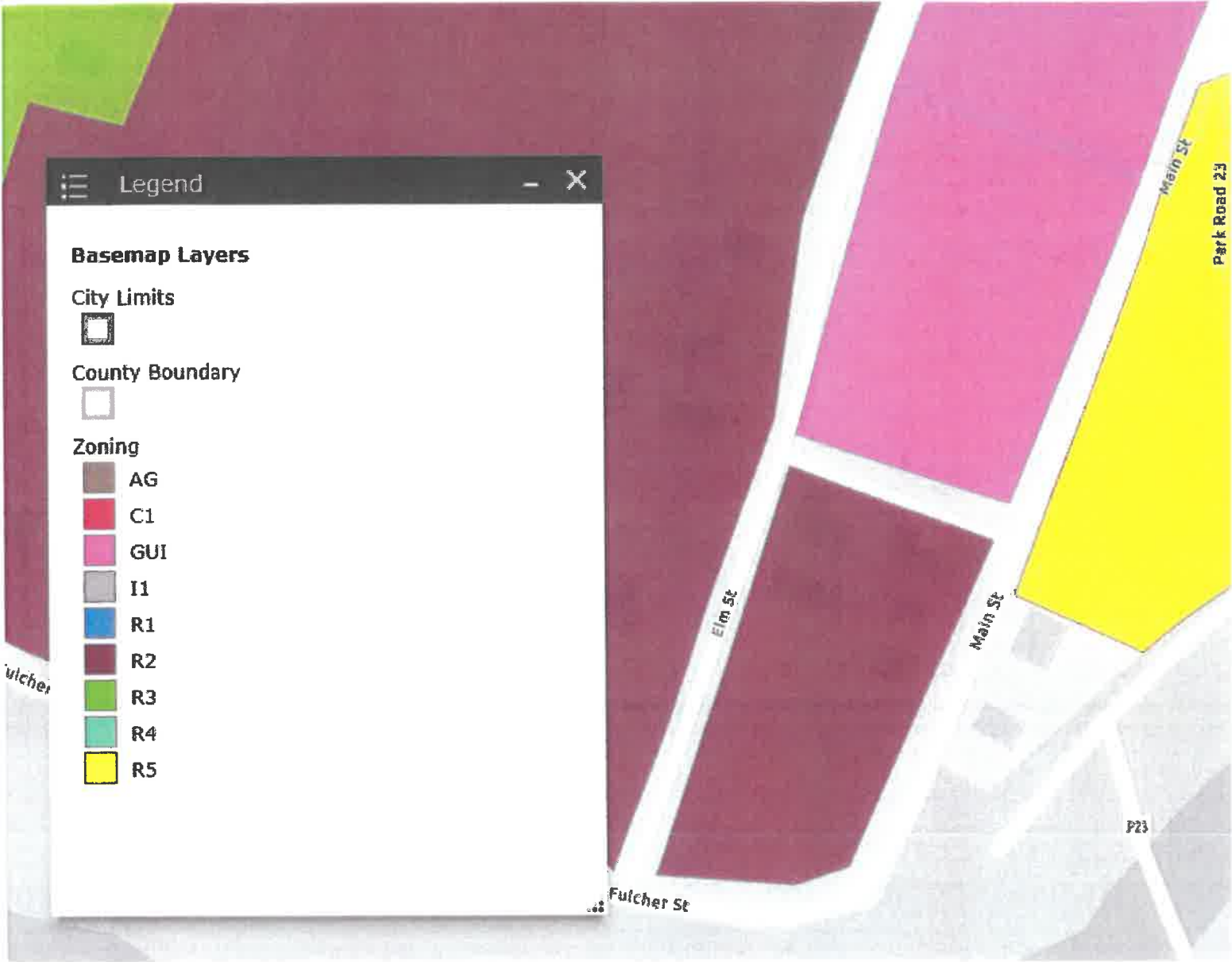


Table 5.1 Lot Standards

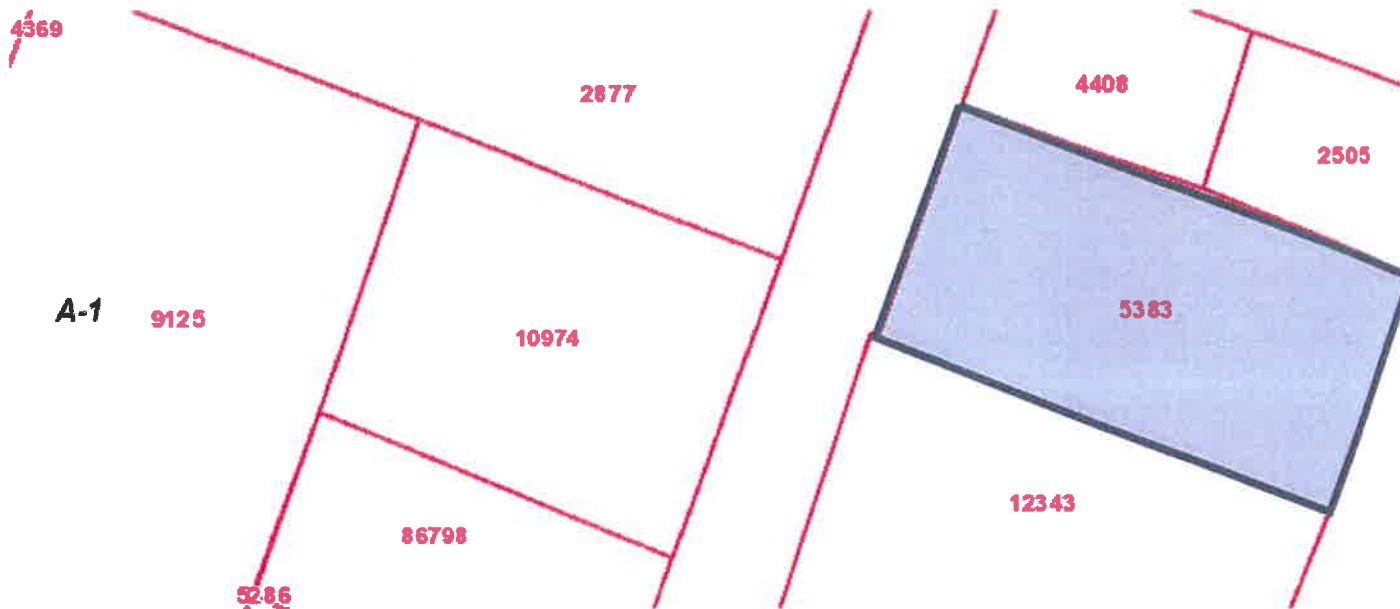
Zoning District	Allowable Density (units/acre)	Min. Lot Area (ft <sup>2</sup> )	Min. Lot Width	Setbacks			Max. Building Height	Max. Lot Cover (%)	Maximum Impervious Cover (%)	
				Min. Front Yard	Min. Back Yard	Min. Side Yard			Central Wastewater	On-Site Sewage
Residential										
Residential 1	1 unit/1 acre	32,500	100	40	25	15	35	25	30	25
Residential 2	3 units/acre	11,000	80	30	20	7.5	35	45	45	30
Residential 3	5 units/acre	6,500	60	20	10	5	35	50	50	30
Residential 4	20 units/acre	20,000	75	25	20	15	35	65	55	40
Residential 5	5 units/acre	6,500	60	20	10	10**	35	50	65	50
MH	8 units/acre	5,000	45	15	5	5	35	50	50	30
R (Existing)	-	-	-	25*	20	5	35	-	-	-
Commercial				40	35	20	45		70	50
Industrial				40	35	20	45	35	75	55
Park				15	15	15	35		70	65
Agricultural		3 acres	200	35	30	20	35	25	25	20



# Blanco CAD Property Search

## Property ID: 5383 For Year 2023

Map



### Property Details

#### Account

<b>Property ID:</b>	5383	<b>Geographic ID:</b>	451001001
<b>Type:</b>	Real	<b>Zoning:</b>	
<b>Property Use:</b>		<b>Condo:</b>	

#### Location

<b>Situs Address:</b>	12 ELM ST BLANCO, TX 78606		
<b>Map ID:</b>	B5	<b>Mapsc0:</b>	
<b>Legal Description:</b>	BLANCO RIVER ADDITION , ACRES 0.518		
<b>Abstract/Subdivision:</b>	SB0003 - BLANCO RIVER ADDITION		
<b>Neighborhood:</b>	CBL-RES		

#### Owner

<b>Owner ID:</b>	119720
<b>Name:</b>	DOSTER STEPHEN & MELINDA
<b>Agent:</b>	

<b>Mailing Address:</b>	P O BOX 1531 BLANCO, TX 78606
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**% Ownership:** 100.0%  
**Exemptions:** HS - Homestead  
 For privacy reasons not all exemptions are shown online.

### Property Values

**Improvement Homesite Value:** \$252,450 (+)  
**Improvement Non-Homesite Value:** \$110,210 (+)  
**Land Homesite Value:** \$72,280 (+)  
**Land Non-Homesite Value:** \$0 (+)  
**Agricultural Market Valuation:** \$0 (+)  
  
**Market Value:** \$434,940 (=)  
**Agricultural Value Loss:** \$0 (-)  
  
**Homestead Cap Loss:** \$48,947 (-)  
  
**Appraised Value:** \$385,993  
**Ag Use Value:** \$0

**VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

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.

### Property Taxing Jurisdiction

**Owner:** DOSTER STEPHEN & MELINDA **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appraisal District	0.000000	\$434,940	\$385,993	\$0.00	
CBL	CITY OF BLANCO	0.357700	\$434,940	\$362,993	\$1,298.43	

FBL	ESD #2	0.100000	\$434,940	\$385,993	\$385.99	
GBL	BLANCO COUNTY	0.341710	\$434,940	\$316,047	\$1,079.96	\$769.08
GWD	BL-PED GROUNDWATER CONS DIST	0.020127	\$434,940	\$385,993	\$77.69	
SBL	BLANCO ISD	0.979600	\$434,940	\$275,993	\$2,703.63	\$1,796.91

**Total Tax Rate: 1.799137**

**Estimated Taxes With Exemptions: \$5,545.70**

**Estimated Taxes Without Exemptions: \$7,825.16**

**Property Improvement - Building**

**Description: RESIDENCE Type: RESIDENTIAL State Code: A1 Living Area: 1,560.00sqft Value: \$252,450**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	M6	5	1966	1,320.00
ADDN	ADDITION	M6		1966	240.00
CP	CARPORT	M6		1966	260.00
STG	STORAGE	M6		1966	40.00
CP2	COVERED PORCH	M6		2004	384.00

**Description: 13 MAIN ST Type: RESIDENTIAL State Code: A1 Living Area: 680.00sqft Value: \$110,210**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	F6	3	2004	680.00
CP2	COVERED PORCH	F6		2004	80.00
SHEDU	UTILITY SHED	3G		2004	120.00

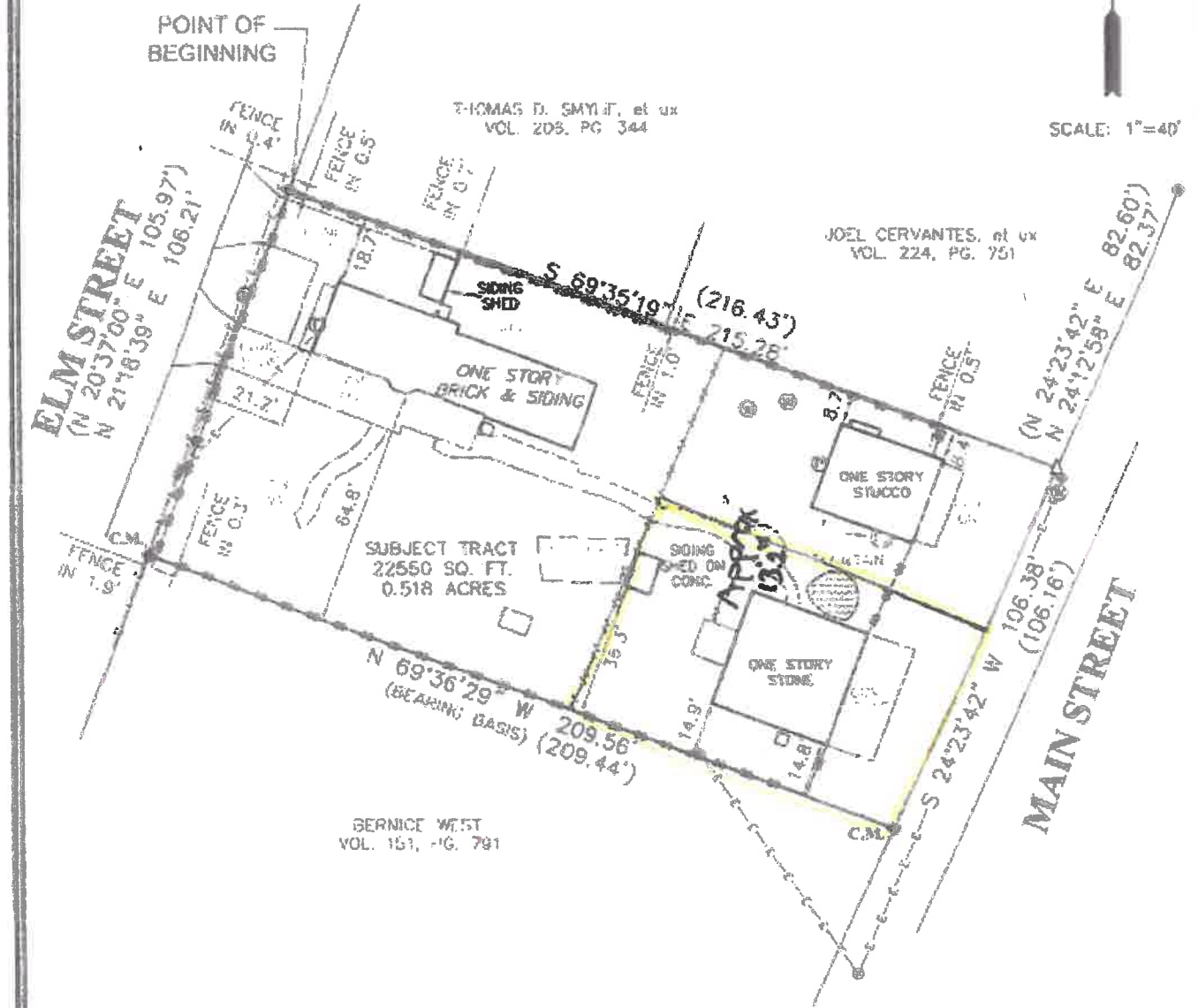
**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
BRA	BLANCO RIVER ADDN	0.5180	22,564.00			\$72,280	\$0

**Property Roll Value History**



SCALE: 1"=40'



NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:





- (b) Retail sales of concrete products shall be prohibited in conjunction with temporary concrete plants. The production site must be returned to its pre-construction state following completion of the associated project.
- (c) The City Staff may impose specific terms and conditions on the issuance of a temporary use permit for concrete products based on the need to control dust and concrete waste materials and other forms of pollution, noise, and hours of operation, and obstruction or interference with automobile and other transportation.
- (d) A site plan is required for the site with the submittal for the temporary use permit.

(3) Temporary Travel Trailer and Recreational Vehicle Use.

- (a) The temporary use of travel trailers and recreational vehicles by visitors to the City of Blanco on private property for up to thirty (30) days is allowed. Extensions must be approved by City Council.

(Ordinance adopted 11/10/20)

## § 4.8 Accessory Uses.

- (1) General. Any accessory use may be permitted provided there is association with a primary use that may be permitted in accordance with Table 4.2 of this Code. The establishment of such accessory uses shall be consistent with any or all of the following standards:

- (a) The accessory use shall be subordinate to and support a primary use principal;
- (b) The accessory use shall be subordinate in area, extent or purpose to the primary use;
- (c) The accessory use shall contribute to the comfort, convenience or necessity of the use;
- (d) The accessory use shall be located within the same zoning district as the primary use; and/or
- (e) Accessory uses located in residential districts shall not be used for commercial purposes other than authorized and legitimate Home Occupations.

(2) Home Occupations.

- (a) A home occupation is that accessory use of a dwelling that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or adversely affect the uses permitted in the district of which it is a part.
- (b) Home occupations are permitted provided the occupation meets the following provisions and approved by the City Staff.
  - i. Is conducted entirely within a dwelling or integral part thereof and has no outside storage of any kind related to the home occupation;
  - ii. Is clearly incidental and secondary to the principal use of the dwelling;
  - iii. Is conducted only by persons residing on the premises (nonresident employees are not permitted);
  - iv. Does not affect the residential character of the dwelling or cause the dwelling to be extended or altered, internally or externally;
  - v. No identification sign or advertising of the home occupations placed or situated on the site or structures, except those permitted in the City's Sign Ordinance;
  - vi. Does not generate traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood;
  - vii. Do not create disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, unhealthy or unsightly condition, electrical interference, or other hazard to persons or property within the vicinity;
  - viii. Does not involve any on-site retail sales.
- (c) The following are prohibited as Home Occupations:
  - i. Animal hospitals, stables, or kennels;
  - ii. Mortuaries;
  - iii. Private clubs;
  - iv. Repair shops;
  - v. Restaurants (excluding Bed and Breakfasts);
  - vi. Automobile or mechanical paint or repair shops;
  - vii. Doctor, dentist, veterinarian or other medically related office;
  - viii. Rooming/Boarding House;

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: Stephen & Melinda DOSTER		
Property owner's mailing Address: 12 ELM St Blanco TX 78606		
City: Blanco	State: TEXAS	Zip Code: 78606
Home Phone: 512 554 8759	Work Phone: SAME	Cell: SAME
Email Address: StephenDoster1@yahoo.com		

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) <input checked="" type="checkbox"/>		
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) <input checked="" type="checkbox"/>		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: Stephen & Melinda Doster  
Date: 7/31/2023

Printed Name: Stephen & Melinda Doster

**Property Information**

<b>1. Owner Information:</b>
Property Owner's Full Legal Name: <i>Stephen Luther Doster</i>

<b>2. Property Information (the property or tract for which this application has been submitted.)</b>				
911 street address of property (if established)				
Legal Description: <i>Blanco River Addition, Acres 0.518</i>				
Lot:	Block:	Subdivision:	Sec:	Phase:
If not located in Subdivision: Survey:				
Abstract:			Recorded (Vol/Page)	

<b>3. Type of Variance being requested</b>
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1. Sign
2. Building setback
3. Administrative
4. Special Use

5. Other (please Explain) *We are seeking to properly rezone our block from R2 to R3*

<b>All Applicants Complete the Following:</b>
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Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
	<i>Appealing R2 zoning</i>	<i>Attempting to change our block to R3 zoning (see attached letter)</i>

<b>Hardship Findings (attach additional sheets if necessary):</b>
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:

Not being allowed to sell our cottage 11 Main St will cause considerable hardship to our family financially

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:

Applicant is attempting to sell 11 Main St to the physical therapist who is running a very successful business there. It will help both

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:

Nothing will change on our block. All three of our abodes have separate utilities & operate independently of one another

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)

We were not aware that our block was being rezoned. My neighbors lots are not in compliance with R2 zoning - they are not 11,000 sqft with 80ft frontages

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

I will be able to properly divide my three independent homes/buildings into separate abodes.

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. See letter attached
2. See survey
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

**Owner's/ Applicant's Certification:**

I hereby certify and agree to the following:

1. I have carefully read the complete Application and know all statements herein and in the attachments hereto are true and correct to the best of my knowledge.
2. The Owner of the Subject Property, if different from the Applicant, has authorized the submittal of this application.
3. No work in relation to the requested variance may start until such variance is approved by the City Council of the City of Blanco.
4. Variance approval may be revoked if any false statements are made herein.
5. As the Owner of the above property or Duly Authorized Applicant, I hereby grant permission to the City of Blanco, its employees, officers and duly appointed board and commission members to enter the premises to make all necessary inspections and to take all other actions necessary to review and act upon this Application.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date \_\_\_\_\_

*Stephen and Melinda Doster*

Stephen and Melinda Doster

8/31/2023

**Required Documents for Variance Submittal**

1. Legal description and plat of subject site.  
One copy of field note description typed and attached on a separate sheet (plain bond paper, not letterhead, or the subdivision name with lot and block number.
2. Map clearly showing the site in relation to the adjacent streets and distance to the nearest thoroughfare.
3. Names and addresses of legal property owners within 200 feet of the block or parcel (this can be obtained at the Blanco County Appraisal District located at 615 Nugent Ave. Johnson City, TX 78636. (830) 868-4013.)
4. A completed application.
5. A filing fee of \$750.00 plus \$8.10 per property owner within 200 feet.

**ALL APPLICATIONS MUST BE SUBMITTED TO CITY HALL 20 DAYS PRIOR TO THE FIRST MONDAY OF THE MONTH, LATE SUBMITTALS WILL BE SCHEDULED FOR THE FOLLOWING MONTHS' PLANNING AND ZONING COMMISSION MEETING DUE TO NOTICE REQUIREMENTS.**

## HOW THE PROCESS WORKS

Once a complete application is submitted to City Hall it is reviewed by staff for completeness. If all required documents are submitted a public notice is mailed to all affected property owners within 200 feet of the parcel in question. A public hearing is then scheduled for the regularly scheduled meeting of the City of Blanco's Planning and Zoning Commission which is held on the first Monday of every month.

The Planning and Zoning Commission will review the application, have a public hearing and take comments from the applicant and affected property owners and decide by vote to approve or disapprove the rezoning. **This is a recommendation and not final approval.**

The Planning and Zoning recommendation is then sent to the City Council. The City Council meetings are scheduled for the 2<sup>nd</sup> Tuesday of every month. The City Council will again have a public hearing and take comments from the applicant and affected property owners and decide by vote to either approve or disapprove the request.

Once a decision has been rendered a letter will be sent to the application informing them of the decision.

**IT IS HIGHLY RECOMMENDED THAT YOU AS THE APPLICANT ATTEND BOTH MEETINGS TO ANSWER ANY QUESTIONS THAT MAY ARISE.**

The next regularly scheduled meeting of the Planning and Zoning Commission is:

September 11 at 6:30 p.m. at the Byars Building located at 308 Pecan Street, Blanco TX.

The next regularly scheduled meeting of the City Council Meeting is:

September 12 at 6:30 p.m. at the Byars Building located at 308 Pecan Street, Blanco TX.

If you have any further questions or concerns, please contact City Hall (830)833-4525.

August 31, 2023

To All It May Concern,

My wife, Melinda, and I purchased our property in January of 2013. We are enjoying our 11<sup>th</sup> year of being proud Blanco residents. Our property is called 12 Elm St. and is located across the street from the park we visit almost daily.

When we bought the property, it had three separate buildings on the land. Our home, 12 Elm St, and two cottages 13 and 11 Main St. A senior citizen has been living in the cottage at 13 Main St. for over 16 years and we are hoping she can remain as long as she needs to. I would add her rent is far below market value.

The building 11 Main St. has long been a small business and has been recognized by the county as such. It was once 'The Yoga House,' and also served as a shelter for the Knight family across the street after the flood of 2015 devastated their home. We considered ourselves fortunate to be able to help while they rebuilt. For the last few years 11 Main has been Craig Neffendorf's Physical Therapy Clinic.

When we bought the property, Melinda and I always hoped the properties would become an asset to us in our old age, and we both will be 68 later this year.



All three had been on one survey since we bought it. When I attempted to re-plot the property to sell to Mr. Neffendorf I discovered the property had been re-zoned to R2 and would require the property, which is on a good size city plot, to be 11,000 sq ft. and have 80 feet frontage.

I would like to note the other two homes on our block, 14 Elm St. and 15 Main St. are also not compliant with R2 zoning, as neither lots are 11,000 sq ft with 80 feet frontage. The Knight's home, directly across the street from 11 Main St., is also much smaller than 11,000 sq. ft.

It will serve the entire neighborhood if our block is re-zoned to R3, as many of the existing homes do not comply with R2 zoning.

I am attempting to have our block be properly re-zoned to R3 which will allow me to correctly separate my three cottages. Also, this will allow Craig to own his own business and thrive accordingly. Melinda and I also will benefit and pay off our debts and allow us to live on a fixed income in our retirement.

No landmarks will change and no buildings will change or be developed.

Thank you for your consideration,  
Stephen and Melinda Doster

A handwritten signature in black ink, appearing to read "Stephen & Melinda Doster". The signature is written in a cursive, flowing style.

NOTICE OF PUBLIC HEARING

As required by Texas Government Code, Notice is given that the **Planning and Zoning Commission** of the City of Blanco, Texas, will conduct a **public hearing at the Byars Building at 308 Pecan Street, Blanco, Texas on September 11<sup>th</sup>, 2023 at 6:30 p.m.**, and that the **City Council** of the City of Blanco, Texas, will conduct a **public hearing at the Byars building at 308 Pecan St at 6:00 p.m., on September 12<sup>th</sup>, 2023** for the purpose of a **REZONING FROM R2 TO R3** on the following described tract located within the city limits of the City of Blanco.

Property Owner  
Stephen & Melinda Doster

Property Description  
Blanco River Addition, 0.518 acres

Property Location  
12 Elm St

**NEW BUSINESS**

**ITEM #2**



# City of Blanco

P.O. Box 750 Blanco, Texas 78606

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

**STAFF REPORT: 9/12/23**

**DESCRIPTION:** Concept Plan with six lots on River Run

**ANALYSIS:** Blanco River Run subdivision is a replat of lots 4 and 5 of the Weber Subdivision. The project will consist of a Concept plan required by the UDC because it is a subdivision of 6 lots or greater. The Concept plan has to be approved first so that the final plat, drainage and construction plans can be approved at a later date. The concept plan is in lieu of a preliminary plat.

The concept plan consists of 6 lots and a "eye brow" or dedicated turn around to take advantage of the reduction in lot width allowed for lots taking access to an eye brow. This project is located within the R-1 district and meets the minimum 32,500 sq feet requirement as well as the 1 lot per acre requirement.

**FISCAL IMPACT:** Value of ad valorem taxes for 6 homes within close access to the state park

**RECOMMENDATION:**

P&Z will make a recommendation on 9/11/23 and staff will present on their behalf at the City Council meeting.



# Blanco River Run Subdivision

## CITY OF BLANCO, BLANCO COUNTY, TEXAS

**LEGAL DESCRIPTION:** LOTS 1 AND 2, WEBER RESUBDIVISION, A SUBDIVISION IN BLANCO COUNTY, TEXAS, MAP AND PLAT NUMBER 104-0284, CITY OF BLANCO.

**TAXES:** 2024 TAXES ARE \$12,500 PER YEAR.

**CONDUITS:** ALL UTILITIES ARE TO BE LOCATED UNDER THE INTERIOR OF THE PROPERTY TO BE Served.

**BOUNDARIES:** ALL BOUNDARIES ARE TO BE IDENTIFIED BY SURVEY DATA, WITH REFERENCE TO THE SURVEY RECORD FOR EACH ADJACENT PROPERTY.

**ADJACENT PROPERTIES:** TO THE NORTH: LOTS 1-4, THIS SUBDIVISION; TO THE SOUTH: LOTS 1-4, THIS SUBDIVISION; TO THE WEST: LOT 1, THIS SUBDIVISION; TO THE EAST: LOT 4, THIS SUBDIVISION.

**CONTRACTOR:** MRS. JACOBSON, P.S., 10331 BLOOMINGDALE, HOUSTON, TEXAS 77055.

**ENGINEER:** DOUGET ENGINEERING, P.C., 10331 BLOOMINGDALE, HOUSTON, TEXAS 77055.

**OWNER:** BLANCO COUNTY, TEXAS, 100 N. HICKORY ST., BLANCO, TEXAS 78606.

**PERMITTED BY:** CITY OF BLANCO, TEXAS.

**RECORDING INFORMATION:** RECORDING INFORMATION IS SUBJECT TO THE REVISIONS OF THE PUBLIC RECORDS ACT, CHAPTER 201, TEXAS CIVIL STATUTES.

**DATE:** 05/11/2024

**PROJECT NO.:** 2405-002

**PUBLIC ROADWAY TABLE**

STREET NAME	RAW WIDTH	PAVEMENT WIDTH	SIDEWALK WIDTH	
			ONE SIDE	TWO SIDES
LOT 1A	30.00'	30.00'	5.00'	5.00'
LOT 2A	30.00'	30.00'	5.00'	5.00'
LOT 3A	30.00'	30.00'	5.00'	5.00'
LOT 4A	30.00'	30.00'	5.00'	5.00'

**WATER DATA TABLE**

LOT NUMBER	LOT AREA (SQ FT)	LOT AREA (ACRES)	STORM WATER RUNOFF (CFS)	STORM WATER RUNOFF (MGAL)
LOT 1A	42,679	0.980	1.12	0.034
LOT 2A	39,320	0.903	1.04	0.032
LOT 3A	39,155	0.899	1.04	0.032
LOT 4A	39,251	0.901	1.04	0.032
<b>TOTAL</b>	<b>159,405</b>	<b>4.483</b>	<b>4.24</b>	<b>0.130</b>

**SOIL DATA TABLE**

LOT NUMBER	SOIL TYPE	PERCENTAGE OF LOT
LOT 1A	CLAY	100%
LOT 2A	CLAY	100%
LOT 3A	CLAY	100%
LOT 4A	CLAY	100%
<b>TOTAL</b>	<b>CLAY</b>	<b>100%</b>

**SOIL CLASSIFICATION**

CLAY - 100% (PERCENTAGE OF LOT)

PERCENTAGE OF LOT: 100%

PERCENTAGE OF LOT: 100%

PERCENTAGE OF LOT: 100%

PERCENTAGE OF LOT: 100%

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N152°45'33"E <td>331.64'</td>	331.64'
L2	N57°04'23"E <td>216.41'</td>	216.41'
L3	N57°04'23"E <td>216.41'</td>	216.41'
L4	N57°04'23"E <td>216.41'</td>	216.41'

**DEED TABLE**

DEED	BOOK	PAGE	DATE
D1	104	284	03/01/2024
D2	104	284	03/01/2024
D3	104	284	03/01/2024
D4	104	284	03/01/2024

### LEGEND

- EXISTING ROADWAY
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED UTILITY
- PROPOSED FLOODPLAIN
- PROPOSED LOT
- PROPOSED LOT AREA
- PROPOSED LOT ACRES
- PROPOSED LOT PERCENTAGE
- PROPOSED LOT SOIL TYPE

THE OWNER IS RESPONSIBLE FOR STORMWATER UTILITIES AND POND MAINTENANCE. ALL CONSTRUCTION IMPROVEMENTS WILL BE DONE IN ONE PHASE.



**SOIL CLASSIFICATION**

CLAY - 100% (PERCENTAGE OF LOT)

PERCENTAGE OF LOT: 100%

PERCENTAGE OF LOT: 100%

PERCENTAGE OF LOT: 100%

PERCENTAGE OF LOT: 100%

**LINE TABLE**

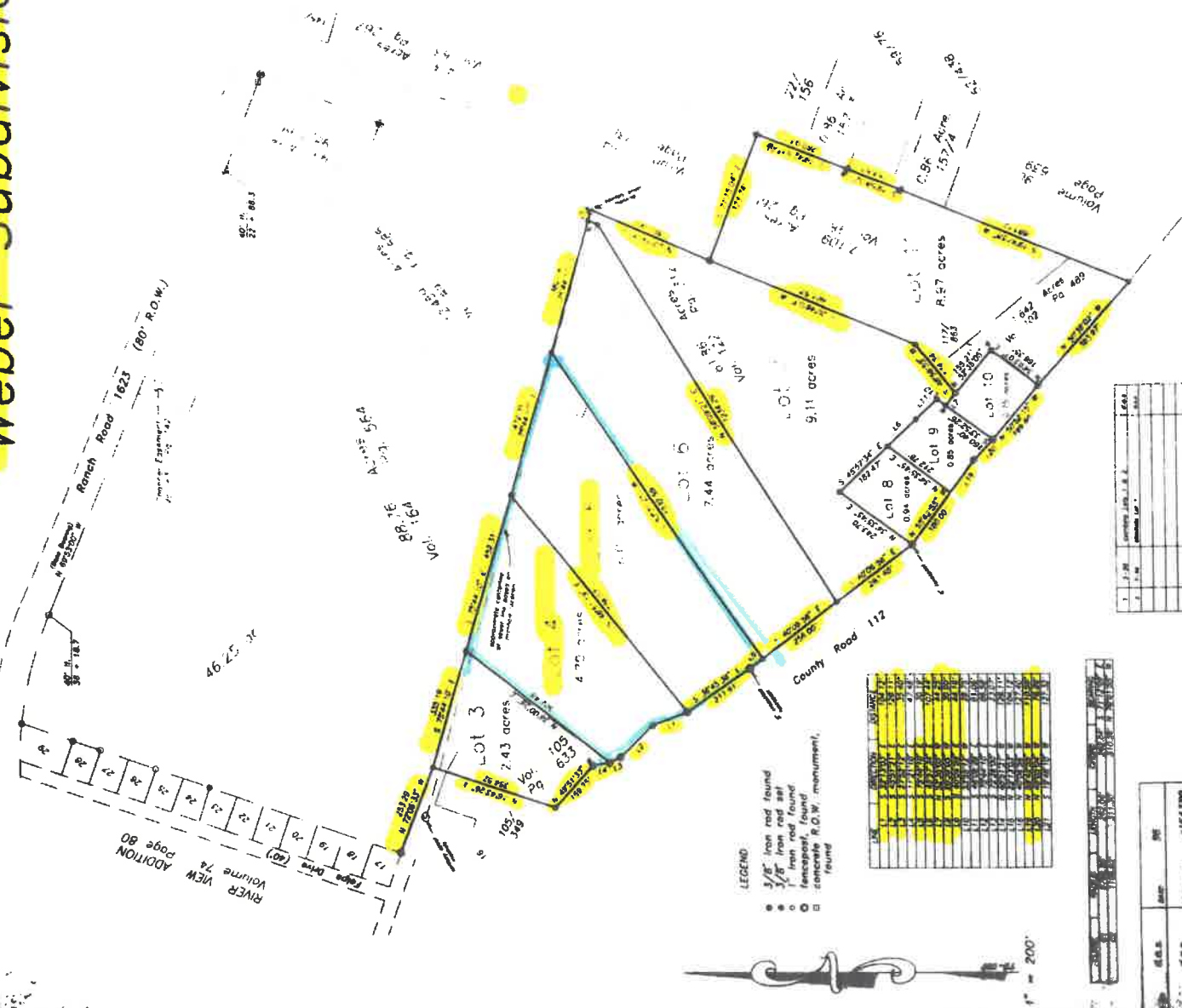
LINE	BEARING	DISTANCE
L1	N152°45'33"E <td>331.64'</td>	331.64'
L2	N57°04'23"E <td>216.41'</td>	216.41'
L3	N57°04'23"E <td>216.41'</td>	216.41'
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D1	104	284	03/01/2024
D2	104	284	03/01/2024
D3	104	284	03/01/2024
D4	104	284	03/01/2024



# Weber Subdivision



The State of Texas  
County of Blanco

I, Dale Allen Sultemeier, County Clerk, within and for the County and State aforesaid, do hereby certify that this plat, and accompanying instruments of survey, with the certificate of completion, was duly filed for record in my office on the 8th day of July, A.D. 1996, at 10:05 o'clock A.M., and that said plat is duly recorded in Volume 78 of Record Books, and that said plat is duly indexed in Page 80 of Index Books, and that said plat is duly indexed in Page 80 of Index Books, and that said plat is duly indexed in Page 80 of Index Books.

Witness my hand and seal of office of the County Clerk of said County, the 8th day of July, A.D. 1996.

*[Signature]*  
County Clerk, Blanco County, Texas

This plat was prepared from an on the ground survey performed under my direction and supervision.



*[Signature]*  
Dale Allen Sultemeier  
Registered Professional Land Surveyor  
No. 4342 - State of Texas

THE STATE OF TEXAS · KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BLANCO ·

We certify that we are the owners of the property shown and described hereon and we hereby adopt this plat of subdivision with our free consent, subject to any and all easements or restrictions heretofore granted.

WITNESS MY HAND, this the 8 day of July, A.D., 1996.

*[Signature]*  
owner

This instrument was acknowledged before me on the 8 day of July, A.D., 1996.



*[Signature]*  
Notary Public  
My commission expires 1-06-98

We hereby certify that this plat has been duly presented to the City of Blanco and authorize its approval to be recorded in the County Plat Records of Blanco County, Texas.

*[Signature]*  
MAYOR: Ryan Trimble

*[Signature]*  
CITY CLERK: Bobbie Ministry

NO.	DATE	DESCRIPTION
1	7-8-96	Survey Plat, S. & E.
2	7-8-96	Volume 78
3	7-8-96	Page 80

DATE	BY
7/8/96	AS
7/8/96	AS
7/8/96	AS

**SULTEMEIER SURVEYING**  
304 East Main  
Johnson City, Texas 78636  
(210) 868-7308

Table 5.1. Lot Standards

Zoning District	Allowable Density (units/acre)	Min. Lot Area (sf)	Min. Lot Width	Min. Front Yard	Setbacks		Max. Building Height	Max. Lot Cover (%)	Maximum Impervious Cover (%)	
					Min. Back Yard	Min. Side Yard			Central Wastewater	On-Site Sewage
Residential										
Residential 1	1 unit/1 acre	32,500	100	40	25	15	35	25	30	25
Residential 2	3 units/acre	11,000	80	30	20	7.5	35	45	45	30
Residential 3	5 units/acre	6,500	60	20	10	5	35	50	50	30
Residential 4	20 units/acre	20,000	75	25	20	15	35	65	55	40
Residential 5	5 units/acre	6,500	60	20	10	10**	35	50	65	50
MH	8 units/acre	5,000	45	15	5	5	35	50	50	30
R (Existing)	-	-	-	25*	20	5	35	-	-	-
Commercial			100	40	35	20	45		70	50
Industrial			100	40	35	20	45	35	75	55
Park			70	15	15	15	35		70	65
Agricultural	3 acres		200	35	30	20	35	25	25	20



- (1) Allowable Density. Each Zoning District has a maximum number of dwelling units per acre that can be placed on a tract, without regard for any land area needed to accommodate infrastructure and environmental factors such as right-of-way, drainage, floodplains, steep slopes, impervious cover limitations, minimum lot size standards, yard setbacks, and maximum lot coverage.
- (2) Minimum Lot Area.
  - (a) Minimum Lot Area is the minimum amount of square footage allowed within a lot, based on its zoning district classification.
  - (b) The Minimum Lot Area in the ETJ shall be seven thousand five hundred (7,500) square feet.
- (3) Minimum Lot Width. The Minimum Lot Width is the minimum width of a lot (in feet), measured parallel to and along the front property line.
  - (a) The average depth of any lot shall not exceed four times the average width of the lot.
  - (b) Residential lots on cul-de-sacs and eyebrows may have a reduced minimum lot width at the front property line as found in Table 5.2.

**Table 5.2 Reduced Lot Width**

<b>Zoning District</b>	<b>Cul-de-Sac and Eyebrow Minimum Lot Frontage (ft)</b>
Low Density Residential:	45
Medium Density Residential:	35
High Density Residential:	30
Multifamily Residential:	NA
Manufactured Housing Residential:	30

- (4) Setback Measurements. A setback is the minimum distance, extending across the full width of the lot, between the property line and the nearest exterior wall or structure.
  - (a) Front, side, and rear yard setbacks are measured to the foundation from the front, side, and rear lot lines, respectively.
  - (b) For corner lots, the side yard setback on side facing public right-a-way shall be the same as the front yard setback.
- (5) Maximum Building Height. Maximum building height is the maximum allowed distance measured from finished grade to the highest point on a flat roof or the midpoint between the cornice and the eave on a pitched roof.
- (6) Maximum Lot Coverage. Each buildable residential lot has a Maximum Lot Cover, expressed as a percentage which represents the maximum percentage of impervious surface area allowed on a lot within each particular Zoning District.

**CITY OF BLANCO**  
**Residential Building Permit Application**  
 300 Pecan Street P.O. Box 750  
 Blanco, TX 78606, 830-833-4525

**PERMIT NUMBER \_\_\_\_\_ FOR INSPECTIONS CALL 877-837-8775**  
**EMAIL TO: UTILITIES@CITYOFBLANCOTX.GOV**

\*\*\* NO WORK IS TO BE STARTED PRIOR TO ISSUANCE OF A PERMIT TO AVOID BEING SUBJECT TO FINES. \*\*\*  
 \*\*\*Application shall not be accepted and processed until all requested information is submitted.\*\*\*

**PROJECT SQUARE FOOTAGE:** 468,943 **PROJECT NAME:** Blanco River Run Subdivision (Concept Plan & Final Plat)

**PROJECT ADDRESS:** River Run (C.R. 112)

**PROJECT TYPE: PLEASE CHECK ALL THAT APPLY:** NEW  ADDITION  REMODEL  FINISH OUT  PLUMBING

MECHANICAL  ELECTRICAL

OTHER, SPECIFY: \_\_\_\_\_

**SCOPE OF WORK:** Preliminary Plat and Final Plat for proposed Blanco River Run Subdivision **SQ. FT.:** 468,943

**IF SUBJECT TO TDLR REVIEW, REGISTRATION NUMBER PRIOR TO PLAN SUBMITTAL:** \_\_\_\_\_

**OWNER NAME:** Tejas Heritage Homes, LLC **PHONE:** 512-517-3485

**ADDRESS:** 7401 W. Hwy. 71, Ste. B160 **CITY, STATE ZIP:** Austin, TX 78735

**CONTACT NAME:** John Doucet **ALT. PHONE:** \_\_\_\_\_

<b>Engineer:</b> Doucet	<b>Contact Person:</b> Joe Grasso, PE	<b>Phone Number:</b> 512-583-2636
<b>Engineer email address:</b>	jgrasso@doucetengineers.com	
<b>Architect:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>General Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>General Contractor email address:</b>		
<b>Mechanical Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>Electrical Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>Plumbing Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

All sub-contractors must apply for application (plumbing, electrical, mechanical, etc.) at City Hall. Applications for sub-contractors are \$50.00 in addition to building permit application fee and all licensing information must be provided.

Thereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature: 

Date: 7/17/2023

THIS PORTION FOR OFFICE USE ONLY

**PAYMENT OF THE PLAN REVIEW FEE IS EXPECTED WHEN APPLICATION IS SUBMITTED**

---

## PERMIT APPLICATION REQUIREMENTS

1. Two (2) copies of a formal, scaled plot plan of the property showing all easements and dimensions to property lines.
2. Two(2) copies of the complete plans of the project, including framing and roofplan, and civil plans. (The building Official is authorized to waive the submission of construction documents and other data to be prepared by a registered design professional if it is found that the documents submitted clearly show that the proposed project complies with the 2015 International Building Codes).
3. Two (2) copies of the engineered foundation plans, to include: both the cable details and the beam details must show the engineers seal, date, signature and location of the project.
4. **Digital PDF versions of the submittal documents specified in items 1, 2, and 3 above.**
5. A form survey will need to be at the job site.
6. A COMcheck Energy Letter needs to be submitted and is available at [www.energycodes.gov](http://www.energycodes.gov).
7. Original and one copy of the permit application.
8. One copy (1) of each of the above will be returned to the builder and must be retained at the job site, in a waterproof container, and available for all inspections.
9. **A driveway permit must be obtained from the City of Blanco in conjunction with a Commercial Building permit, *excluding gated communities, State roads, and finish out projects.* In addition, driveway must be completed prior to the final inspection of the building project. (\$125.00 application fee with a \$500.00 deposit. Deposit is refundable after the final driveway inspection). A Pre-Pour Inspection must take place before a driveway is poured. A Pre-Pour Inspection constitutes a Final Driveway Inspection. Failure to complete a Pre-Pour Inspection shall result in deposit not being refunded.**
10. ALL REASIDENTIAL PLANS MUST HAVE A TREE PLOT PLAN SUBMITTED WITH THE PERMIT APPLICATION IF TREES ARE BEING REMOVED.
11. No structure (including wells) can be built within the property setback.  
*Note: If a septic system is required for this project a permit must be obtained from the Blanco County Engineer's Office (ph. (830) 868-2117 [inspector@co.blanco.tx.us](mailto:inspector@co.blanco.tx.us)). A copy of the septic permit must be retained on site with the building permit.*

### SECTION 1: GENERAL PROVISIONS

1. **No work of any kind may start until a permit is issued.**
2. The permit may be revoked if any false statements are made herein. If revoked, all work must cease until permit is re-issued.
3. All construction waste and/or disposal services must be provided by Progressive Waste [www.wasteconnections.com](http://www.wasteconnections.com) (800) 307-4374.
4. The permit will expire if no work is commenced within 180 days of issuance.
5. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
6. A Certificate of Occupancy Application and a Fire and Life Safety Registration Form are required prior to scheduling final inspections.
7. Applicant hereby gives consent to the City Secretary or his/her representative to make reasonable inspections required to verify compliance.

THE APPLICANT CERTIFIES THAT ALL STATEMENTS HEREIN AND ATTACHMENTS TO THIS APPLICATION TRUE AND ACCURATE ARE TO THE BEST OF MY KNOWLEDGE.

  
\_\_\_\_\_  
APPLICANT SIGNATURE

7/17/2023

\_\_\_\_\_  
DATE OF APPLICATION

Joe Grasso, PE  
\_\_\_\_\_  
APPLICANT PRINTED NAME

**SECTION 2: DESCRIPTION OF WORK**

**A. STRUCTURAL DEVELOPMENT**

ACTIVITY

- New Structure
- Addition
- Alteration
- Relocation
- Demolition
- Replacement

**B. OTHER DEVELOPMENT ACTIVITIES**

- Clearing     Fill     Mining     Drilling     Grading
- Excavation (except for structural development checked above)
- Watercourse Alteration (including dredging and channel modifications)
- Drainage Improvements (including culvertwork)
- Road, street, or bridge construction
- Subdivision (new or expansion)
- Individual water or sewer system
- Other (specify):

**SECTION 3: FLOODPLAIN DEVELOPMENT**

1. The proposed development is located on FIRM Panel No. 48031C0110C , Dated 2/06/1991
2. The proposed development:
  - Is NOT** located in a Special Flood Hazard Area (No Floodplain Development permit is required)
  - Is partially** located in the Special Flood Hazard Area, but building/development is **not**.  
*\*\*\* In this event, the owner/contractor must provide a building elevation certificate obtained only from a certified Land Surveyor, Engineer, or Architect authorized by law to certify elevation information.*
  - Is located** in a Special Flood Hazard Area - FIRM zone designation is  
*100-Year flood elevation at the site is: \_\_\_\_\_ ft. NGVD (MSL)  Unavailable*  
*\*\*\* In this event, the owner, contractor must provide a building elevation certificate obtained only from a certified Land Surveyor, Engineer, or Architect authorized by law to certify elevation information.*
  - Is located in the floodway** - FBFM Panel No. \_\_\_\_\_ Dated: \_\_\_\_\_  
**(If different from the FIRM panel and date)**
  - See **Section 4** for additional instructions.

  
Signature

7/17/2023  
Date

**SECTION 5: PERMIT DETERMINATION** (To be completed by City Personnel)

I have determined that the proposed activity:      **A.**  Is      **B.**  Is not      in conformance with  
the City's Flood Damage Prevention Ordinance.

Signed

Date

**If Box A is checked:** City personnel may issue a building permit upon payment of the designated fees.  
**If Box B is checked:** City personnel will provide a summary of deficiencies to the applicant. Applicant may  
revise and resubmit the application to the City or may request a variance from the City Council.

Accepted by:

Date:

**NEW BUSINESS**

**ITEM #3**



### CHANGE ORDER

<b>TO:</b>	<b>Byron Sander, P.E, FM, LEED AP BD+C</b>		<b>CO #</b>	<b>09</b>
	Ardurra		<b>DATE</b>	<b>8/14/2023</b>
	8918 Tesoro Drive Suite 401		<b>PROJECT NAME</b>	<b>Blanco WTP</b>
	San Antonio, Texas 78217		<b>PROJECT #</b>	<b>1309</b>

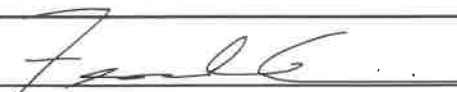
#### Dark Sky Lights

<b>Cost Summary:</b>	Material	\$	-
	Subcontract	\$	1,645.00
	Labor	\$	549.90
	Subsistance	\$	-
	Equipment	\$	-
	General Conditions	\$	-
	Tax, Profit, Bond	\$	211.93
	<b>Total</b>	<b>\$</b>	<b>2,406.83</b>
	<b>Days Required</b>		<b>TBD</b>

If you have any questions, feel free to contact me at (210) 259-8276.

Sincerely,

**Fernando Cadena, Project Manager**  
 Associated Construction Partners, Ltd.  
 215 W Bandera Rd., Ste. 114-461  
 Boerne, TX 78006  
 210-698-8714

	<b>8/14/2023</b>
_____ Contractor Signature	_____ Date
_____ Engineer Signature	_____ Date
_____ Owner Signature	_____ Date



## Notes

Furnish and install 3 wall pack full cut off light shields inside 3 of the wall pack lights on the main buildings.

## Inclusions

1. 3 - Wall Pack Cut Off Light Shields

## Exclusions

1. Replacement of lights
2. Meet Dark Sky Ordinance Guidelines





**Materials**

Material	Unit	Qty	UNIT COST	Total
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Subtotals</b>				\$ -
				<b>Tax</b> 0.00% \$ -
				<b>Material Overhead &amp; Profit</b> 15% \$ -
				<b>Bid Bond</b> 2% \$ -
<b>Grand Total</b>				\$ -

**Subcontract**

Description	Unit	Qty	UNIT COST	Total
Trac-N-Trol	LS	1	\$ 1,645.00	\$ 1,645.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Subtotals</b>				\$ 1,645.00
				<b>Tax</b> 0.00% \$ -
				<b>Sub Markup %</b> 5% \$ 82.25
				<b>Bid Bond</b> 2% \$ 34.55
<b>Grand Total</b>				\$ 1,761.80



### Labor Calculation

Lobor Description	# Emp	Days	UNIT COST		TOTAL COST			Total	
			Daily Rate	Burden (%)	Labor Cost	Overtime (hr)	Total Overtime		
Supervision			\$ -	30%	\$ -	0.0	\$ -	\$ -	
Project Manager	1	1	\$ 423.00	30%	\$ 549.90	0.0	\$ -	\$ 549.90	
Skilled Labor			\$ -	30%	\$ -	2.0	\$ -	\$ -	
General Labor			\$ -	30%	\$ -	2.0	\$ -	\$ -	
Equipment Operator			\$ -	30%	\$ -	2.0	\$ -	\$ -	
Pipe Layer			\$ -	30%	\$ -	0.0	\$ -	\$ -	
Piping/Mechanical			\$ -	30%	\$ -	0.0	\$ -	\$ -	
Welder/Mechanic			\$ -	30%	\$ -	0.0	\$ -	\$ -	
			\$ -	30%	\$ -	0.0	\$ -	\$ -	
			\$ -	30%	\$ -	0.0	\$ -	\$ -	
			\$ -	30%	\$ -	0.0	\$ -	\$ -	
<b>Subtotals</b>					\$ 549.90	\$ -	\$ -	\$ 549.90	
								<b>Overhead &amp; Profit</b> 15%	\$ 82.49
								<b>Bid Bond</b> 2%	\$ 12.65
<b>Grand Total</b>								\$ 645.03	

### Substance

Equipment Description	# Emp	Days	UNIT COST		TOTAL COST			Total	
			PerDeim (Daily)	Fuel (Weekly)	PerDeim	Fuel	Hotels		
Supervision	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Manager	1	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Skilled Labor	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General Labor	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equipment Operator	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Pipe Layer	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Piping/Mechanical	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Welder/Mechanic	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Subtotals</b>					\$ -	\$ -	\$ -	\$ -	
								<b>Tax</b> 0.00%	\$ -
								<b>Overhead &amp; Profit</b> 0%	\$ -
								<b>Bid Bond</b> 0%	\$ -
<b>Grand Total</b>								\$ -	



### Equipment Calculation

Equipment Description	# Equip	Days	UNIT COST		TOTAL COST			Total	
			Daily Rate	Fuel Rate	Equip Cost	Delivery	Pick Up		
Backhoe			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Forklift			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Skidsteer			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mini Excavator			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Excavator			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Rammer			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Trench Roller			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Boom Lift			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Scissor Lift			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Articulating Lift			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Crane			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Subtotals</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
								<b>Tax</b> 6.25%	\$ -
								<b>Overhead &amp; Profit</b> 15%	\$ -
								<b>Bid Bond</b> 2%	\$ -
<b>Grand Total</b>								\$ -	

### General Conditions

Description	Unit	Days	UNIT COST	TOTAL	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
<b>Subtotals</b>			\$ -	\$ -	
				<b>Tax</b> 0.00%	\$ -
				<b>Overhead &amp; Profit</b> 0%	\$ -
				<b>Bid Bond</b> 0%	\$ -
<b>Grand Total</b>				\$ -	



From: Christopher Argo  
PO Box 5056  
Georgetown, TX 78627  
Phone: 512-930-5721  
Email: cargo@tracntrol.com

## Change-Order Quotation

Date: July 17, 2023  
To: Fernando Cadena  
Associated Construction Partners, LTD  
215 W Bandera Road Ste 114-461  
Boerne, TX 78006

Total Pages: 2

Project: Blanco WTP – Dark Sky - Full Cut Off light shields

### SCOPE OF WORK

1. Labor, materials, travel, and overhead for: Installing 3 full cut off light shields inside 3 exterior wall pack lights to help direct the light down instead of outward.
2. Warranty – 1 year

### INCLUSTIONS

1. Furnish and install: (3) Wall pack full cut off light shields inside 3 of the wall pack lights on the main building.

### EXCLUSIONS

1. Sales tax and bond

PAYMENT TERMS: Per original contract.

### QUOTATION:

Base Bid	\$1,645.00
----------	------------

Designated Change Order No: \_\_\_\_\_

Respectfully submitted:

*Christopher Argo*      7/17/2023  
\_\_\_\_\_  
Christopher Argo, TraC-n-trol, Inc.

Accepted & Date

\_\_\_\_\_  
General Contractor

If acceptable, please sign, date and fax return to our office. Please include Change-Order designation or attached Change-Order reflecting terms and conditions of proposal.

**NEW BUSINESS**

**ITEM #4**

## Laurie A. Cassidy

---

**From:** Jonathan Teafatiller <jteafatiller@ardurra.com>  
**Sent:** Monday, August 7, 2023 4:51 PM  
**To:** Warren Escovy; 'Damon'  
**Cc:** Byron Sanderfer  
**Subject:** WTP Fencing  
**Attachments:** Option 1 - Original Contract.pdf; Option 2 and Option 3.pdf

Good afternoon Warren,

I wanted to follow up on the WTP fencing. We have gone through a couple of options with the contractor and I am summarizing the options for you below.

Option #1: Stick to the original contract scope of work. No Additional funds needed. See attached Exhibit.

Option #2: 6' High chain link fence with 3-Strand barbed wire angled out. Remove and replace front and sides of existing fence and gates. See attached exhibit. ACP Change Order additional \$25,156.59

Option #3: 8' High chain link fence (no barbed wire). Remove and replace front and sides of existing fence and gates. See attached exhibit. ACP Change Order additional \$32,000

Option #4: 8' High Cedar Privacy fence. Same limits as Option 2 & 3. ACP Change Order additional \$38,043.19

Please let me know how the City would like to proceed on this.

Thank you,



**Jonathan Teafatiller**

*EIT*

O: 210.822.2232

C: 903.820.6584

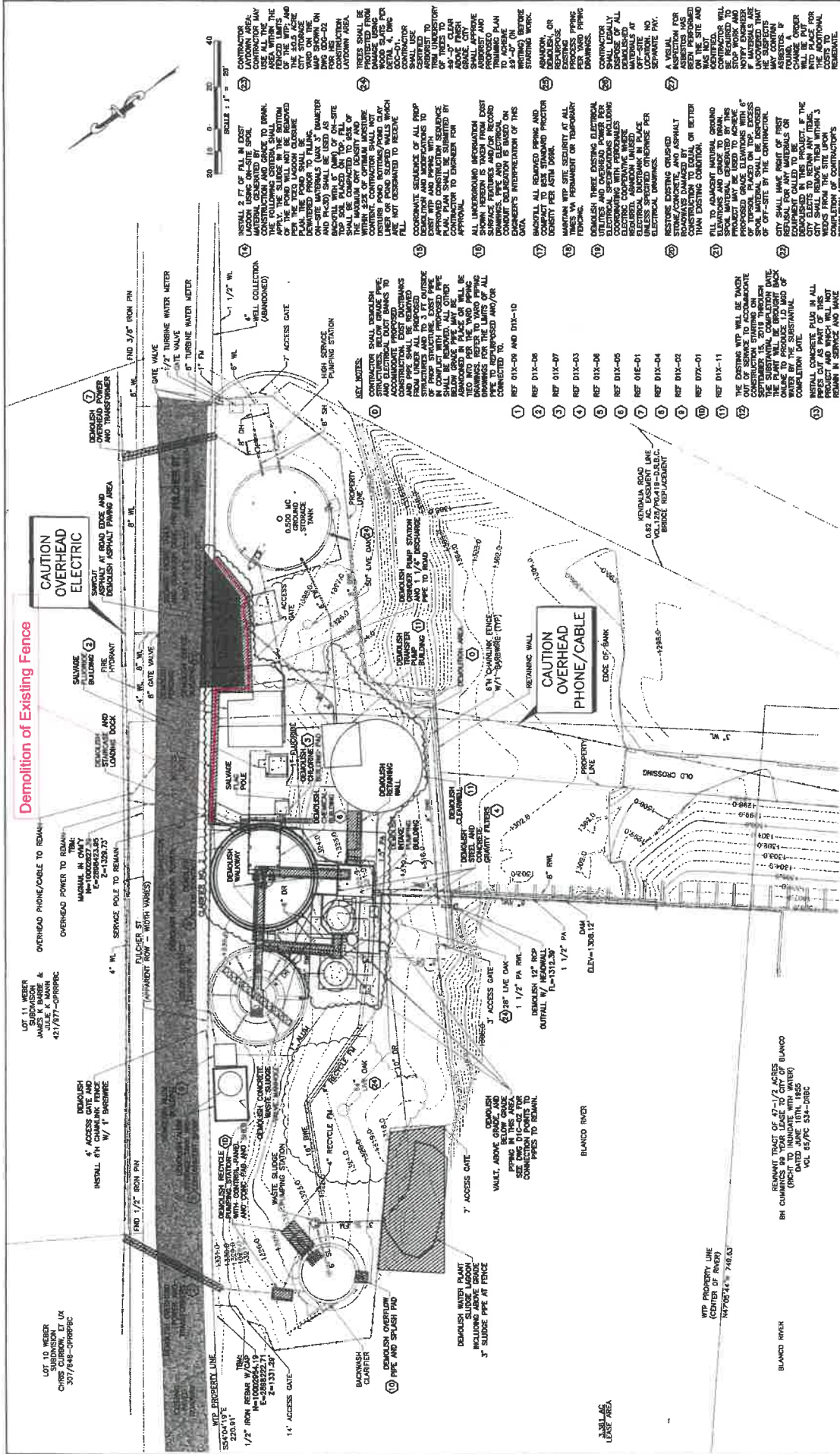
8918 Tesoro Drive, Suite 401, San

Antonio, Texas 78217

[jteafatiller@ardurra.com](mailto:jteafatiller@ardurra.com) | [www.ardurra.com](http://www.ardurra.com)



Demolition of Existing Fence



REV. NO.	DATE	DESCRIPTION	PROJECT MANAGER:	DCS
1	8/7/19	ADDENDUM NO. 5 - DRAWING REISSUED	DESIGNED BY:	DCS
			DRAWN BY:	MIS
			DCS PROJECT NO.:	20101350

DATE:	SITE IMPROVEMENTS
JUNE 2919	
SCALE:	
1" = 20'	
DRAWING:	
01X-01	

REV. NO.	DATE	DESCRIPTION	PROJECT MANAGER:	DCS
1	8/7/19	ADDENDUM NO. 5 - DRAWING REISSUED	DESIGNED BY:	DCS
			DRAWN BY:	MIS
			DCS PROJECT NO.:	20101350

REV. NO.	DATE	DESCRIPTION	PROJECT MANAGER:	DCS
1	8/7/19	ADDENDUM NO. 5 - DRAWING REISSUED	DESIGNED BY:	DCS
			DRAWN BY:	MIS
			DCS PROJECT NO.:	20101350

REV. NO.	DATE	DESCRIPTION	PROJECT MANAGER:	DCS
1	8/7/19	ADDENDUM NO. 5 - DRAWING REISSUED	DESIGNED BY:	DCS
			DRAWN BY:	MIS
			DCS PROJECT NO.:	20101350



CITY OF BLANCO TEXAS  
 1.0 MGD WATER TREATMENT PLANT  
 IMPROVEMENTS

DCS ENGINEERING, L.C.  
 101 S. CAPITAL OF TEXAS  
 AUSTIN, TX 78746  
 TEL (512) 844-8171  
 FAX (512) 244-8271  
 T.E.P.E. PLAN NO. F-13162

DATE: JUNE 2919  
 SCALE: 1" = 20'  
 DRAWING: 01X-01

SITE IMPROVEMENTS  
 CIVIL - EXISTING SITE AND  
 DEMOLITION PLAN





**NEW BUSINESS**

**ITEM #5**

**NEW BUSINESS**

**ITEM #6**

**CITY OF BLANCO**  
**ORDINANCE NO. 2023-O-014**

**FEE SCHEDULE**

AN AMENDMENT TO ORDINANCE 2020-O-011 OF THE CITY OF BLANCO, TEXAS, APPROVING THE STANDARD FEE SCHEDULE FOR ADMINISTRATIVE PERMIT FEES, USE FEES, AND OTHER FEES RELATED TO MUNICIPAL AUTHORIZATIONS AND ACTIVITIES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; RULES; STANDARDS; PROCEDURES; SEVERABILITY; SAVINGS; PUBLICATION AND EFFECTIVE DATE

**WHEREAS**, the City Council of the City of Blanco (“City Council”) seeks to provide for reasonable administrative fees in order to recoup the cost of conducting municipal business on the public’s behalf without unduly relying on taxes; and

**WHEREAS**, the City Council finds that the attached schedule of fees, as amended, is reasonable and prudent in light of the municipal effort and resources that must be expended to operate a regulatory program and provide certain municipal authorizations, permits and approvals; and

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary for the proper carrying out of a power granted to the City; and

**WHEREAS**, the fees approved and instituted by this ordinance are consistent with, and in accordance with, the annual budget for the City.

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

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**2. SEVERABILITY CLAUSE**

That is any section, subsection, paragraph, clause, phrase, or provision of this Ordinance shall be judged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or provision thereof, other than the part so decided to be invalid or unconstitutional.

**3. SAVINGS CLAUSE**

That all and any previous fee ordinances shall remain in full force and effect, save and except as amended by this Ordinance.

**4. PUBLICATION CLAUSE**

The City Secretary of the City of Blanco, Texas, is hereby directed to place the information above on the City’s Website and provide all other notice as required by law.

**5. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication.

**6. PROPER NOTICE & MEETING**

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

**PASSED & APPROVED** this, the \_\_\_\_\_ day of \_\_\_\_\_ 2023 by the City Council of the City of Blanco.

**CITY OF BLANCO:**

\_\_\_\_\_  
Mike Arnold, Mayor

**ATTEST:**

\_\_\_\_\_  
Laurie Cassidy, City Secretary

Select Language ▼

City of Blanco, TX  
Friday, September 8, 2023

## Appendix A. Fee Schedule

### ARTICLE A1.000. GENERAL PROVISIONS

#### § A1.001. Purpose.

This fee schedule establishes the fees the city is authorized to collect for providing certain services or processing certain requests for approval. Certain fees shall be imposed by other ordinances or state law. The absence of any certain fee from this fee schedule shall not be interpreted to preclude assessment and collection by the city.

(Ordinance 2019-009 adopted 11/12/19)

### ARTICLE A2.000. WATER, SEWER AND TRASH RATES AND CHARGES

#### § A2.001. Schedule of rates and charges.

(a) Garbage collection and disposal charges. The following monthly charges shall be made for the collection and disposal of residential garbage or trash in the city:

- (1) Residential service: \$14.51 plus tax.
- (2) Commercial rate: \$19.35 plus tax.

(b) Miscellaneous fees.

- (1) Delinquent fee: Note: After 3 consecutive delinquent accounts within a year, residential water customers will be charged another deposit fee of \$150.00. Commercial water customers will be charged another deposit fee of \$200.00 after 3 consecutive delinquent accounts.
- (2) Meter re-read fee: \$20.00 (fee waived if incorrect reading due to employee error or equipment malfunction).
- (3) Pull meter fee: \$25.00.
- (4) After-hours service charge: \$50.00/hr. One-hour minimum.
- (5) Temporary service connect/disconnect: \$20.00.
- (6) Backflow prevention test: \$80.00 (extra charges may apply for repairs).
- (7) Transfer fee: \$20.00.
- (8) Meter accuracy check fee: \$30.00.
- (9) Reconnection fee from nonpayment: \$30.00.
- (10) Returned check fee: \$25.00.

(11) Grease trap application fee: \$65.00.

(12) Grease trap inspection fee: \$75.00.

(13) Residential and commercial deposits, connect fee and CSI fee:

(A) Deposit:

- (i) Deposit for new service shall be in the total amount of \$150.00 whether for water, sewer and garbage and/or any combination thereof. Garbage service only deposit is \$150.00.
- (ii) Refund of deposit shall be made on the termination of service, less any amount owing to the city.

(B) Residential:

- (i) Connect fee: \$10.00 (nonrefundable).
- (ii) CSI fee: \$35.00 (customer service inspection required by city).

(C) Commercial:

- (i) Connect fee: \$10.00 (nonrefundable).
- (ii) CSI fee: \$50.00 (customer service inspection required by city).

(D) Industrial CSI fee: \$75.00.

(E) There must be a deposit with each meter.

(F) Any delinquent accounts or nonpayment will have services turned off by the city and water will not be turned back on until a new deposit is secured, and/or the landlord requests sole responsibility for the account. No water service will be turned on without a deposit and the account is paid up to date.

(c) Residential, commercial, industrial, irrigation meters, multi-family, exempt and special conditions.

(1) Ordinance 2020-O-006 adopted 6/9/20. [see also subsection (2)]

<b>Water/Sewer Rate Implementation</b>	
9-Jun	City council approval
Immediate	Sewer rate increase applied
1-Jul	Reinstate late fees and disconnects
1-Oct	Commercial rates applied
1-Oct	Industrial rates applied
1-Dec	Residential rates applied

<b>Immediate negotiation</b>	Special condition accounts will begin immediate identification/negotiation with a contract implemented October 1 for annual review, per contract terms.
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<b>Hydrant meter</b>	Bulk rate (no proposed increase)
	\$1,500.00 deposit
	\$350.00 meter fee
	\$7.00 per 1,000 gallons

<b>Water/Sewer Rate</b>			
	Monthly	Annually	
Residential	\$72,620.00	\$871,440.00	
Commercial	\$20,023.50	\$240,282.00	
Industrial	\$10,689.30	\$128,271.60	
Sewer + \$12.00	\$10,092.00	\$121,104.00	Median avg. 30% of water bill
Total	\$113,424.80	\$1,361,097.60	
Increase	\$13,310.90	\$159,730.80	

<b>Residential</b>	Base meter fee/water rate unchanged.
	Graduated rate increase based on water usage.
	0-5,000 unchanged (\$7.00 per 1,000 gallons)
	5,001-10,000 = \$8.00 per 1,000 gallons
	10,001-15,000 = \$9.00 per 1,000 gallons
	Over 15,000 = \$10.00 per 1,000 gallons

<b>Commercial</b>	\$30.00 meter fee/\$7.00 per 1,000 gallon rate C1
	\$50.00 meter fee/\$8.00 per 1,000 gallon rate C2
	Graduated rate increase based on water usage.
	0-2,000 = \$7.00 per 1,000 gallons
	2,001-10,000 = \$8.00 per 1,000 gallons
	10,001-20,000 = \$9.00 per 1,000 gallons
	Over 20,000 = \$10.00 per 1,000 gallons

<b>Industrial</b>	\$75.00 meter fee/\$8.00 per 1,000 gallons
	Graduated rate increase based on water usage.
	0-10,000 = \$8.00 per 1,000 gallons
	10,001-20,000 = \$9.00 per 1,000 gallons
	Over 20,000 = \$10.00 per 1,000 gallons

<b>Irrigation meters</b>	\$50.00 meter fee
	0-10,000 = \$8.00 per 1,000 gallons
	10,001-20,000 = \$9.00 per 1,000 gallons
	Over 20,000 = \$10.00 per 1,000 gallons

<b>Multifamily</b>	\$35.00 meter fee/\$7.00 per 1,000 gallons
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<b>Exempt</b>	\$30.00 meter fee/\$7.00 per 1,000 gallons G1
	Church, school, nonprofit

<b>Special conditions</b>	Industrial waste permit
	Water rate: Contract negotiated 3 year
	Sewer rate: Contract negotiated 3 year



Based on the new TCEQ permit. Contracts should be negotiated for industrial waste permits with water and sewer rates effective October 2020. Industrial waste permits to be reviewed annually.

Special conditions (industrial waste permit) will provide contractual negotiations for water and sewer rates for 3 years as permit allows.

- (2) Ordinance 2020-O-0010 adopted 9/8/20 - Adjusted water and sewer rates. Water and sewer rates shall equal the current rates structure plus 20 percent of the difference between the current rates structure and the recommended rates with depreciation set forth in the schedule A attached to Ordinance 2020-O-0010 (the "adjusted rate").
- (3) Industrial waste permit: Negotiated per user volume/requirements.

(d) Other services.

- (1) Reclaimed water sales: \$10.00 per 1,000 gallons.

- (2) Brush disposal: \$25.00 per load.

(Ordinance 2019-009 adopted 11/12/19; Ordinance 2020-O-006 adopted 6/9/20; Ordinance 2020-O-0010, secs. 2.1, 2.2(c), 2.2(d), adopted 9/8/20; Ordinance 2020-O-011, amnds. 2, 6, 7, adopted 9/8/20; Ordinance adopting Code)

## § A2.002. Drought response fees.

Charge for reconnection of service after disconnection for violation: \$60.00.  
(Ordinance 2017-O-005, att. E, sec. X, adopted 4/11/17)

## ARTICLE A3.000. MISCELLANEOUS PERMIT FEES

### § A3.001. Miscellaneous permit fees.

Permits and related fees:

- (1) Building permit fee: See charts in article A4.000.
- (2) Building inspection fee: \$100.00 (for each inspection required).
- (3) Replacement permit fee (lost or damaged): \$25.00.
- (4) Residential demolition/moving permit fee: \$200.00.
- (5) Commercial demolition permit fee: \$200.00.
- (6) Waiver/variance request fee: \$300.00 (per variance requested).
- (7) Remodel, electrical, fence, re-roof, plumbing: \$50.00 plus \$100.00 per inspection.
- (8) Work done without a valid permit: \$500.00.
- (9) Surface cut permit fee: Surface cut of any city street other than a curb or gutter: \$300.00 up to 15 LF (linear feet). Anything above 15 LF, additional fee of \$30.00 per linear foot.
- (10) Cutting into curb or gutter: \$500.00 (excess of more than four (4) inches will incur additional fees to be determined by city staff).
- (11) Requested inspection (not derived from a plan review): Minimum \$100.00.
- (12) Street closure permit fee (includes up to 20 cones and 4 barricades): \$175.00.

(13) Temporary food permit fee: \$100.00.

(14) Mobile food vendor fee: \$50.00.  
 (Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A4.000. BUILDING PERMITS, INSPECTIONS AND RELATED FEES

### § A4.001. Building permits, inspections and related fees.

Permits, inspections and related fees:

(1) Single-family, commercial and multi-family building permit fees:

(A) Single-family dwelling construction building permit fees: Includes fees for building permit, inspections and plan review for new construction. Includes move-in of existing dwelling, enlargement, remodel, alteration, finish-out, major repair, enclosing garage, carport, deck, balcony, porch, swimming pool, hot tub, spa, etc., and electrical, mechanical, and plumbing work.

Square Footage of Project	Fees
0-1,500 SF	\$1,200.00
1,501-10,000 SF	\$1,200.00 for the first 1,500 SF plus \$1.00 for each additional SF to and including 10,000 SF
Over 10,000 SF	\$7,500.00 for the first 10,000 SF plus \$1.00 for each additional SF over 10,000 SF

(B) Commercial and multi-family construction building permit fees: Includes fees for building permit, inspections and plan review.

Square Footage of Project	Fees
0-1,500 SF	\$1,800.00
1,500-10,000 SF	\$1,800.00 for the first 1,500 SF plus \$1.00 for each additional SF to and including 10,000 SF

(2) Contractor registration fees:

(A) Building, mechanical, electrical, plumbing, fuel gas and similar: \$200.00 per trade per year.

(B) Other project types not listed above: \$260.00 per trade.

(3) Industrial construction building permit fees (including fees for building permit, inspections and plan review):

0-1,500 SF	\$2,500.00
1,500-10,000 SF	\$2,500.00 for the first 1,500 SF plus \$1.00 for each additional SF to and including 10,000 SF
Over 10,000 SF	\$9,000.00 for the first 10,000 SF plus \$1.00 for each additional SF over 10,000 SF

(4) Certificate of occupancy:

(A) New business: \$300.00.

(B) Existing business (name change only): \$25.00.

(5) Formal permit determination letter: \$25.00.

(6) Civil-site plan review fees: Civil-site plan review, including, but not limited to, drainage, grading, paving, erosion and sedimentation control, and access improvements associated with nonresidential building permit requests:

(A) Base fee: \$1,000.00 when no on-site detention is proposed.

(B) Base fee: \$2,000.00 when on-site detention is proposed.

(C) Supplemental fee: Actual cost for expenses incurred by the city in excess of the base fee.

(D) Any review, authorization, approval, inspection, or actual cost of permit not otherwise provided for.

(7) Health code inspection fees:

(A) Health code inspection: \$250.00.

(B) Reinspection due to failed inspection: \$250.00.

(8) Fire code plan review fees - Fire alarm system and fire sprinkler system:

Less than 1,000 SF	\$275.00
1,001-2,000 SF	\$375.00
2,001-3,500 SF	\$500.00
3,501-7,000 SF	\$650.00
7,001-10,000 SF	\$900.00
10,000 and up	\$1,200.00 plus 0.50 for each additional SF

(9) Fire code inspection fees - Fire alarm system and fire sprinkler system:

Less than 1,000 SF	\$625.00
1,001-2,000 SF	\$875.00
2,001-3,500 SF	\$1,200.00
3,501-7,000 SF	\$1,500.00
7,001-10,000 SF	\$2,200.00
10,000 and up	\$2,200.00 plus 0.75 for each additional SF
Reinspection due to failed inspection: Actual	

(10) Single-family residential fire services fees:

(A) Fire code plan review services: \$300.00.

(B) Fire code inspection services: \$500.00.

(11) Fire underground:

(A) Fire code plan review: \$300.00.

(B) Fire code plan inspection: \$400.00.

(12) Fire extinguisher suppression system:

(A) Per permit, one inspection: \$600.00.

(B) Each inspection: \$200.00.

- (13) Fire certificate of occupancy inspections (minimum one hour per inspection): \$300.00.
- (14) Annual fire safety inspections:
- (A) Day care, foster home, commercial business (each inspection and re-inspection per location): \$200.00.
  - (B) Nursing home/assisted living/school (each inspection and re-inspection per location): \$350.00.
- (15) Underground/above-ground fuel storage tanks:
- (A) Fire code plan review: \$500.00.
  - (B) Fire code inspection: \$600.00.
- (16) Site plan:
- (A) Fire code plan review: \$400.00.
  - (B) Fire code plan inspection: \$400.00.
- (17) Tree preservation permit (if not associated with building permit):
- (A) \$250.00 plus \$10.00 per acre of preservation site.
  - (B) Tree preservation in lieu: \$250.00 per caliper inch.
- (18) Official floodplain determination letter: \$100.00.
- (A) Elevation certificate review (when property is located within the floodplain, but proposed building/development is not): \$250.00.
  - (B) Full floodplain development permit review (when property and proposed building/development is located within the floodplain):
    - (i) Base fee: \$800.00 (includes a maximum of four hours of review time).
    - (ii) Supplemental fee: Actual cost for all outside consultant review time required in excess of four hours.
- (19) Driveway permit fee:
- (1) Base fee: \$150.00.
  - (2) \$500.00 deposit required (refundable at completion).
- (20) Miscellaneous fees:
- (1) Inspection outside of normal business hours: Actual cost.
  - (2) Inspection for which no fee is specifically indicated: Actual cost.
  - (3) Variance to building code, per provision from which a variance is sought: \$500.00.
  - (4) Appeal of building code determination: \$500.00.
  - (5) General contractors licensing fee: \$150.00 + \$100.00 annual renewal fee.
  - (6) Subcontractor licensing fee: \$50.00 + \$25.00 annual renewal fee.
- (Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A5.000. SIGNS

### § A5.001. Signs.

- (a) Sign permit application fees for awning, canopy, community service, ingress/egress, monument, wall signs and other non-temporary signs (based on total sign area):

0 to 12 square feet	\$50.00
Over 12 square feet to 16 square feet	\$75.00
Over 16 square feet to 24 square feet	\$100.00
Over 24 square feet to 32 square feet	\$125.00
Over 32 square feet to 48 square feet	\$150.00
Over 48 square feet to 64 square feet	\$175.00

- (b) Sign permit application fee for single banners, construction/development, real estate, special events and other temporary signs: \$50.00. Signs that include lighting shall also be subject to an electrical inspection fee.
- (c) Permit application fee for annual banner permit (includes 4 banners): \$100.00.  
(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A6.000. DEVELOPMENT PLAN REVIEW AND SUBDIVISION FEES

### § A6.001. Development plan review and subdivision fees.

Development agreements, plan review, subdivisions, plats and related fees:

- (1) Development agreement or PDD zoning:

5 acres	\$2,500.00
5-10 acres	\$3,000.00
10-15 acres	\$3,500.00
15-20 acres	\$4,500.00
Over 20 acres	\$6,000.00

Note: Additional fees may apply according to size of development and number of buildings. These costs do not include the costs for zoning, platting, or other costs related to construction unless specifically outlined in the development agreement. If a property applies for both a development agreement and PDD zoning, the developer will have to pay both costs unless agreed to in writing.

- (2) Development agreement or PDD zoning amendment: \$1,000.00.

\$2,000.00 + \$100.00 per acre

- (3) Requests for creation of any special district related to infrastructure financing: \$15,000.00.

- (4) Master development plan:

(A) Base fee: \$1,250.00 + \$5.00 per acre.

(B) Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.

- (5) Preliminary plats:

(A) Base fee: \$1,250.00 + \$5.00 per acre.

- (B) Plus per lot fee for single-family: \$15.00.
  - (C) Per acre fee for non-single-family: \$30.00.
  - (D) Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.
- (6) Final plats:
- (A) Base fee: \$1,250.00.
  - (B) Plus per lot fee for single-family: \$15.00.
  - (C) Per acre fee for non-single-family: \$30.00.
  - (D) Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.
- (7) Amending plats:
- (A) Base fee: \$750.00.
  - (B) Plus per lot fee for single-family: \$15.00.
  - (C) Per acre for non-single-family: \$30.00.
  - (D) Supplemental fee: Actual cost for expenses incurred by the city in excess of base fee.
- (8) Replats:
- (A) Base fee: \$750.00.
  - (B) Plus per lot fee for single-family: \$15.00.
  - (C) Per acre for non-single-family: \$30.00.
  - (D) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- (9) Amendment to plat:
- (A) Amendment to plat: \$500.00.
  - (B) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- (10) Variance to subdivision requirements:
- (A) For each provision for which a variance is sought: \$750.00.
  - (B) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- (11) Any review, authorization, approval, inspection, or permit not otherwise provided for: Actual cost.
- (12) Tier 1 drainage analysis review:
- (A) Base fee: \$750.00.
  - (B) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- (13) Tier 2 drainage analysis review:
- (A) Single-family residential:
    - (i) Small (0-5 acres) base fee: \$1,500.00.
    - (ii) Large (5+ acres) base fee: \$2,500 + \$10.00 per acre.
  - (B) Commercial/industrial/multi-family:
    - (i) Small (0-5 acres) base fee: \$1,750.00.

- (ii) Large (5+ acres) base fee: \$2,500 + \$10.00 per acre.
- (C) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- (14) CLOMAR/LOMAR review:
- (A) Base fee: \$3,500.00.
- (B) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- (15) Minor traffic impact analysis (TIA) review:
- (A) Base fee: \$1,250.00.
- (B) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- (16) Major traffic impact analysis (TIA) review:
- (A) Base fee: \$2,500.00.
- (B) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- Any review, authorization, approval, inspection, or actual cost of permit not otherwise provided for.
- (17) Subdivision improvement construction plan review for more than one type of infrastructure (includes the entire limits of construction):
- (A) Base fee: \$2,500.00.
- (B) Supplemental fee: Actual cost for expense incurred by the city in excess of base fee.
- (18) Subdivision improvement construction plan review for individual infrastructure (not to exceed the fee for more than one type of infrastructure): Base fee \$1,250.00 plus \$5.00 per linear foot of each infrastructure improvement.
- (19) Subdivision improvement construction inspections per inspection: \$50.00 base fee + \$2.00 per linear foot of each infrastructure improvement to be inspected.
- (20) Subdivision improvement construction inspections for multiple inspections: \$50.00 base fee + \$2.00 per linear foot of each infrastructure improvement to be inspected.
- (21) Subdivision improvement construction cost estimate review (when associated with city acceptance of surety):
- (A) \$700.00 base fee (includes a maximum of four hours of outside consultant review time).
- (B) Supplemental fee: Actual cost for all outside consultant review time required in excess of the hours included in the base fee.
- (Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A7.000. ZONING FEES

### § A7.001. Zoning fees.

Zoning fees:

- (1) Special use permit application fee: \$500.00.
- (2) Zoning classification change request fee: \$500.00 per lot, tract, or parcel.

- (3) Waiver/variance/special exception request fee: \$500.00 per variance/waiver/special exception requested.
- (4) Zoning ordinance amendment request fee: \$500.00 per request.
- (5) Grandfathered status determination letter fee: \$250.00 per request.  
(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A8.000. REIMBURSEMENT FOR CONSULTANT EXPENSES

### § A8.001. Reimbursement for consultant expenses.

Reimbursement for consultant expenses for site development, development agreements, plats, land use, and other applications:

- (1) The applicant is required to pay all associated costs prior to receiving a permit, regardless of city approval. Any project that starts construction without a permit is subject to penalty as described in the UDC.
- (2) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, lighting consultants, and others, as required.
- (3) Associated costs will be billed at cost plus 10% to cover the city's additional administrative costs.
- (4) Professional services fees: In situations where the city secretary or city treasurer anticipates the city's out-of-pocket expenses for professional services related to review of an application will exceed the amount recouped by the imposition of standard fees, the city shall require the applicant to pay a deposit of \$1,000.00 to \$10,000.00. Examples of such projects may include (but are not limited to) voluntary annexations, subdivision plats, rezoning requests, and planned development districts. The deposit shall solely be applied to payment of professional services by engineers, attorneys, surveyors, architects, landscape architects, lighting consultants, etc., that are specifically and directly related to the applicant's proposed project. Payment of this deposit shall be an express condition of the city's review of and determination upon the application. Payment of the deposit does not guarantee approval of the application. Nor does payment of the deposit create a client relationship between the applicant and the professional services provider. Deposit funds shall not be expended by the city on code enforcement activities. The deposit shall be replenished upon depletion within 30 days of being notified by the city in writing. Unused account balances shall be reimbursed to the applicant or applied to future permit applications, at the applicant's discretion.

(Ordinance 2019-009 adopted 11/12/19)

## ARTICLE A9.000. PUBLIC WORKS DEPARTMENT

### § A9.001. Public works department.

#### (a) Water and sewer.

##### (1) Water and sewer tap fees:

- (A) Water tap charges: Water service connection inside the city will be \$1,200.00 (\$1,750.00 outside the city limits) for installation of a standard 5/8" - 3/4" meter from the city main. Any other size meter will be charged to the consumer at the actual cost of the meter, labor and material. However, the actual cost shall not be less than the amount set forth in the first sentence of this subsection.



- (B) Sewer tap charges: Sewer service connection inside the city will be \$1,200.00 (\$1,750.00 outside the city limits) for installation of a standard 4" service tap at the city main. Any other size tap will be charged to the consumer at the actual cost of the tap, labor and material. However, the actual cost shall not be less than the amount set forth in the first sentence of this subsection.
- (2) New meter (customer request): Sold at cost to city with additional fees for installation.
  - (3) Hose bib vacuum breakers (with CSI): \$8.00.
  - (4) Pressure reducing valves: Sold at cost to city with additional fees for installation.
  - (5) Hydrant meter for bulk water deposit: \$1,500.00.
  - (6) Hydrant meter bulk water: \$350.00 monthly + \$7.00 per 1,000 gallons of usage.
  - (7) City standpipe bulk water: \$25.00 per 1,000 gallons.
  - (8) City well bulk water: \$15.00 per 1,000 gallons.
  - (9) Hydrant meter relocation fee: \$50.00.
- (b) City property.
- (1) Illegal connection/theft of services fee: \$1,000.00 (plus possible criminal charges brought by the city).
  - (2) Meter tampering fee: \$500.00.
  - (3) Broken meter lid fee: \$35.00.
  - (4) Meter box replacement: \$50.00.
  - (5) Broken sewer clean-out fee:
    - (A) 4": \$40.00.
    - (B) 6"+: \$80.00.
  - (6) Fire hydrant damage: \$250.00 plus any additional charges for replacement or repair.
  - (7) Water/wastewater main damage:
    - (A) \$500.00 initial fine.
    - (B) Cost of repair.
    - (C) Water loss at \$25.00 per 1,000 gallons.
  - (8) Fence damage: \$350.00 plus additional charges for replacement or repair.
  - (9) Sign damage: \$100.00 plus additional charges for replacement or repair.
  - (10) Street damage: Actual cost of replacement or repair.
  - (11) Traffic barricade deposit: \$50.00 each.
  - (12) Traffic cone deposit: \$20.00 each.
  - (13) Equipment charge for repair: \$100.00/hour per tractor.
  - (14) Personnel charge for repair: \$50.00/hour per man.
  - (15) Sewer cleanout boot replacement: \$250.00.
  - (16) Other damage: Any other damage to city property will be calculated on a case-by-case basis.

- (c) Water tower rental fees for communication: \$1,000.00 per month, per provider, 3-year contract.
- (d) Cielo Springs infrastructure fee: \$20.00. Water lines in Cielo Springs cost PW approximately \$15,000.00 annually. \$15.00 of the fee would cover the annual repairs, while the additional \$5.00 would feed a CIP for future replacement.
- (Ordinance 2019-009 adopted 11/12/19; Ordinance 2020-O-0010, sec. 2.2(a), (b), adopted 9/8/20; Ordinance 2020-O-011, amnds. 1, 3, 4, 8, adopted 9/8/20)

## ARTICLE A10.000. MISCELLANEOUS FEES

### § A10.001. Copies and notary service.

- (a) Copies:
- (1) Black and white, 8 x 11: \$0.10 per page.
  - (2) Color, 8 x 11: \$0.50 per page.

- (b) Notary: \$5.00 per signature page.  
(Ordinance 2019-009 adopted 11/12/19)

### § A10.002. Municipal court fees.

- (a) Technology fund fee: \$4.00.
- (b) Security fund fee: \$3.00.  
(Ordinance 2005-339 adopted 6/14/05; Ordinance 2005-340 adopted 6/14/05)

### § A10.003. Golf cart registration permit.

A golf cart registration permit application shall be accompanied by a permit fee of \$100.00 for first-time applicants and \$25.00 for annual renewals thereafter.  
(Ordinance 389, sec. 5, adopted 9/13/11)

## ARTICLE A11.000. BUSINESS RELATED FEES

### § A11.001. Alcoholic beverage permits.

Annual fees in the amount of one-half (1/2) of the state annual fees are levied on the holders of mixed beverage permits, mixed beverage late hours permits and caterer's permits under the Texas Liquor Control Act for each year such permits are in effect after the third year of the existence thereof.  
(Ordinance 185 adopted 3/24/75)

### § A11.002. Solicitor's permit.

An application fee of \$25.00 is required for each solicitor to cover the cost of processing the application.  
(Ordinance 2010-386, sec. 5, adopted 8/17/10)

### § A11.003. Permit for sale of fireworks.

The fee for a permit to sell or offer for sale fireworks shall be \$250.00.  
(Ordinance 2016-O-002, sec. 4, adopted 5/10/16)

## ARTICLE A12.000. ANIMAL CONTROL FEES

### § A12.001. Permit for keeping livestock.

There shall be an application fee of \$10.00 for a permit to own or control livestock.  
(Ordinance 393, sec. 4, adopted 5/8/12)

**NEW BUSINESS**

**ITEM #7**

# BRACEWELL

August 27, 2023

VIA Electronic Mail: [cityadmin@cityofblancotx.gov](mailto:cityadmin@cityofblancotx.gov)

Warren Escovy  
City Administrator  
City of Blanco  
PO Box 750  
Blanco, Texas 78606

Re: Proposed Real Property Donation – Elm and First Street / Elm and No Name Street

Dear Mr. Mr. Escovy:

My firm represents Matt and Martha Herden on the referenced proposed land donation. In 2021, the Herdens and the City of Blanco (the “City”) entered into discussions on the proposed donation in order to accomplish three things: (i) a site for the relocation of City Hall off of the square; (ii) the development of new City park; and (iii) a responsible master planned development for the rest of the site for much needed housing and retail.

Since 2021, the parties have not agreed to the terms of the donation or finalized a donation agreement. In addition, we have recently become aware that the City has identified a different location for City Hall.

Since no donation agreement has been executed and the primary purpose of the proposed donation is no longer beneficial to the City, the Herdens hereby retract their offer.

In reviewing the City’s minutes from December 13, 2021, it appears premature action was taken on this item. Whereby, according to the minutes, the Herdens had inquired from the City about “ what steps to take to donate a portion of land to be used as a park” and also discussed “the donation of an additional piece of land for a potential home for City Hall,” the City Council entertained and passed a motion to “accept the generous donation of the property.”

In order to formally conclude the discussions, we request that the City Council rescind the December 13, 2021 action and accept this letter of retraction.

Thank you for your prompt attention to this matter.

Very truly yours,



Blakely L. Fernandez

cc: Timothy N. Tuggey, City Attorney

**Ms. Blakely L. Fernandez** T: +1.210.299.3410 F: +1.800.404.3970  
300 Convent Street, Suite 2700, San Antonio, Texas 78205-3723  
Partner [blakely.fernandez@bracewell.com](mailto:blakely.fernandez@bracewell.com) [bracewell.com](http://bracewell.com)

2. Discussion, Consideration and Possible Action on A City Administrator Agreement with Warren Escovy (Kelly Kuenstler, Interim City Administrator). Ms. Kuenstler discussed the final contract negotiations of a starting salary of \$152,000 with a 5% or \$7,600 increase for a total salary of \$159,600 after the first year of employment. The contract also includes a 6 month severance package (effective only after 6 months of continued employment), reimbursement for out of town mileage, 3 weeks annual leave, and a City issued mobile phone. This is a three year contract with six-month notice of non-renewal. The start date is January 11, 2022. Mr. Escovy has also asked for moving expenses not to exceed \$3,000. Councilmember Barron said she understands this is a lot, there is a huge demand for City Administrators and our City Administrator will wear a lot of hats and this is money we cannot afford not to spend. The Mayor added Council has received several e-mails from citizens that are in favor of having a qualified city administrator. **A motion was made by Councilmember McClellan to move forward with the hiring of Warren Escovy as City Administrator with the terms discussed and as stated in the contract, with the addition of reimbursement of moving expenses not to exceed \$3,000, seconded by Councilmember Divine, all in favor, motion carried unanimously. Welcome to Blanco Mr. Escovy!**
  
3. Discussion, Consideration and Possible Action on the Donation of a Tract of Land from Matt and Martha Herden on Elm & First Street (Kelly Kuenstler, Interim City Administrator). Ms. Kuenstler shared the City was approached by Matt and Martha Herden inquiring about what steps to take to donate a portion of land to be used as a park to include a Veterans Memorial (Elm and First Street). Also discussed was the donation of an additional piece of land for a potential home for City Hall (corner of Elm and no name street). This would move City Hall off the square and open up more space for businesses and tax revenue. Councilmember Divine said what a generous gift this would be to the City and Thank you. Mr. Herden said they have been thinking about this for the past 12 years. They saw the need in the City for additional park land and homes. Plans are currently in the infant stage. Mrs. Herden said they have lived on the property the past 36 years, and this is their home. Blanco has been very good to them, and they want to do something for the City. **A motion was made by Councilmember Barron to accept the generous donation of property at Elm and First Street by Matt and Martha Herden as presented and authorize the City Administrator to begin whatever actions are necessary to move this process forward, seconded by Councilmember Divine, all in favor, motion carried unanimously.**

PROJECT YIELD ANALYSIS  
CONCEPT A  
10/24/2022

ITEM	USE	YIELD
A	RESIDENTIAL	33 LOTS
B	TOWNHOME	20 UNITS
C	RETAIL	18,000 SF
D	CIVIC	1.0 AC
E	PARKLAND	2.3 AC

**CITY RESPONSIBILITIES:**  
 1 CITY SECURES CLOMER FOR ENTIRE SITE  
 TO DEVELOP CITY HALL  
 2 CITY INSTALLS TRAIL SYSTEM SHOWN  
 Planned Development District (PDD)  
 1 PUBLIC ROADWAYS  
 2 PUBLIC INFRASTRUCTURE

US HWY 281

MAIN ST

**SEVEN OAKS MIXED USE**  
 OWNERS:  
 M and M Seven Oaks Development L.L.C.  
 33 ELM STREET  
 BLANCO, TX 78606  
 PLANNER:  
 PLACE DESIGNERS  
 211 S BROWN ST.  
 ROUND ROCK, TX 78664  
 SCALE:  
 1" = 80'-0"  
 DATE:  
 JULY 29, 2022  
 ACREAGE: APPROX. 18.5 AC  
 LOCATION: BLANCO, BLK PT 25 & 26, ACRES 18-96 & PT OF BLANCO RIVER ADDN

JULY 29, 2022

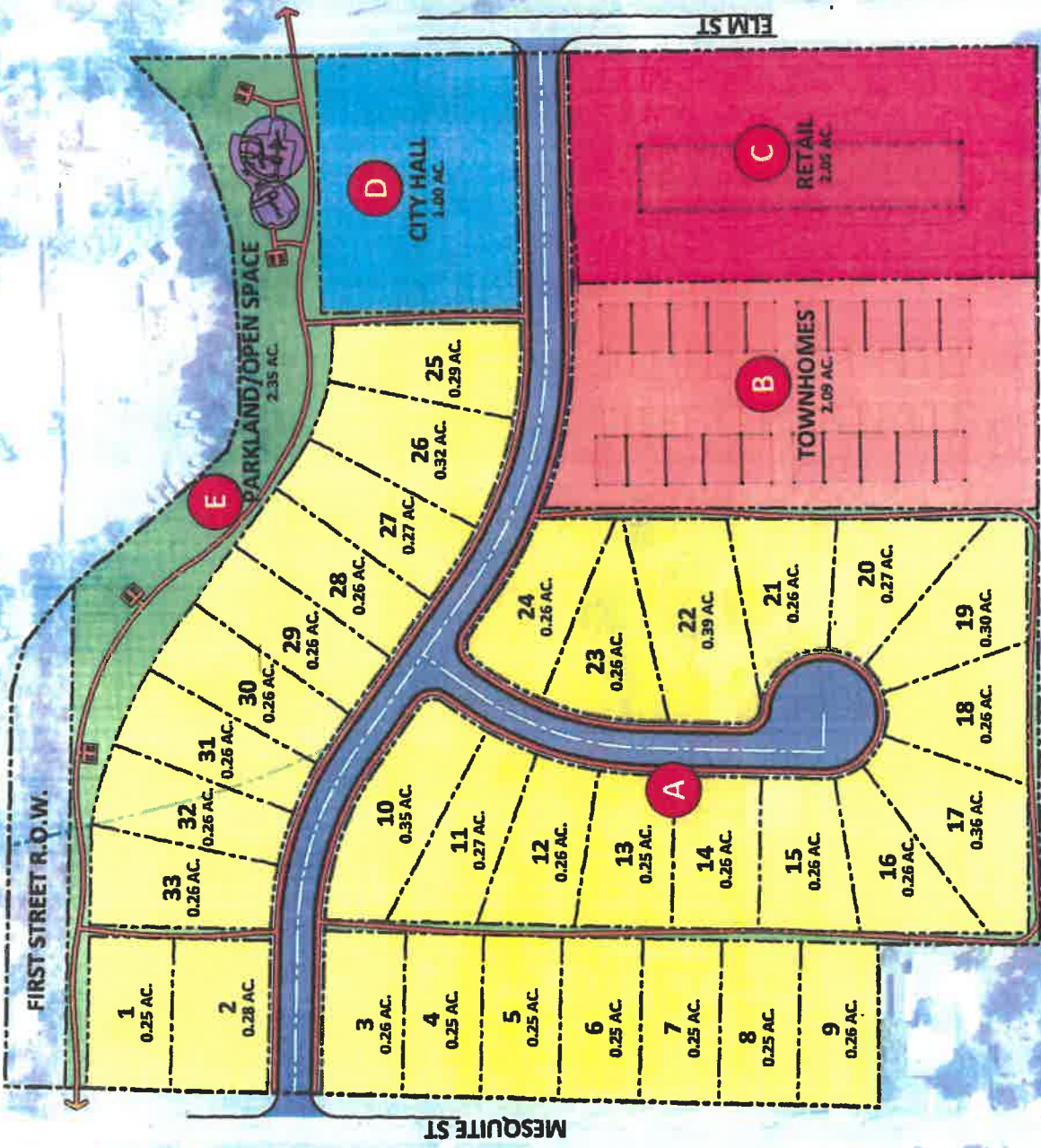


CONCEPT 'A'

**PLACE**  
 PLACE architects, inc.  
 PLANNING | LANDSCAPE | ARCHITECTURE | CONSULTING | ENGINEERING  
 211 S BROWN ST. SUITE 300 (ROUND ROCK) TX 78664  
 T: (817) 238-8712 | F: (817) 238-8812 | P.A.C@placeinc.com

**SEVEN OAKS MIXED USE**  
 BLANCO, TX

All information contained herein is for informational purposes only and does not constitute an offer. The information is provided for informational purposes only and does not constitute an offer. The information is provided for informational purposes only and does not constitute an offer. The information is provided for informational purposes only and does not constitute an offer.



**NEW BUSINESS**

**ITEM #8**



**NEW BUSINESS**

**ITEM #9**



# City of Blanco

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

## Request to be placed on City Council Agenda:

I, Sasha Ricks request to be placed on the Agenda of the City Council Regular Meeting of Sept 12, 2023 (insert date of meeting).

### Agenda Topic/Concern:

Administration work schedule

### Introduction/Background:

9/80 work schedule (36 hours 1 week and 44 hours 2 week)  
to allow staff to have every other Friday off.

### Policy Analysis/Benefit(s) To Citizens:

Benefit to citizens they still get there full service days  
with no interruption. Great customer service.

### Long Term Financial & Budget Impact:

There is no change financially but it is great for retention  
purposes and keeping our benefits up with other cities

### Recommendation/Proposed Motion:

I recommend to approve administration staff to have the work  
schedule 9/80 (36/44 hours per week)

I agree that the information must be submitted to the City Secretary no later than 5:00 pm Tuesday before the meeting date.

# October

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Haylee Olga Laurie 7:30-5:00 Teresa 1 Sasha 6:30-4:00 2				Sasha Off Haylee Off 5 8:00 - 5:00 6	7
	Haylee Olga Laurie 7:30-5:00 Teresa 8 Sasha 6:30-4:00 9				Teresa Off Laurie Off Olga Off 12 8:00 - 5:00 13	14
	Haylee Olga Laurie 7:30-5:00 Teresa 15 Sasha 6:30-4:00 16				Sasha Off Haylee Off 19 8:00 - 5:00 20	21
	Haylee Olga Laurie 7:30-5:00 Teresa 22 Sasha 6:30-4:00 23				Teresa Off Laurie Off Olga Off 26 8:00 - 5:00 27	28
	Haylee Olga Laurie 7:30-5:00 Teresa 29 Sasha 6:30-4:00 30					
Monday-Thursday 1/2 hour early & 1/2 Hour Lunch Friday regular schedule - 1 Hour Lunch 9/80 (36 hrs/44 hrs)						

**NEW BUSINESS**

**ITEM #10**