



281 Corridor Plan

## Planning & Zoning Commission Overview

September 12, 2022





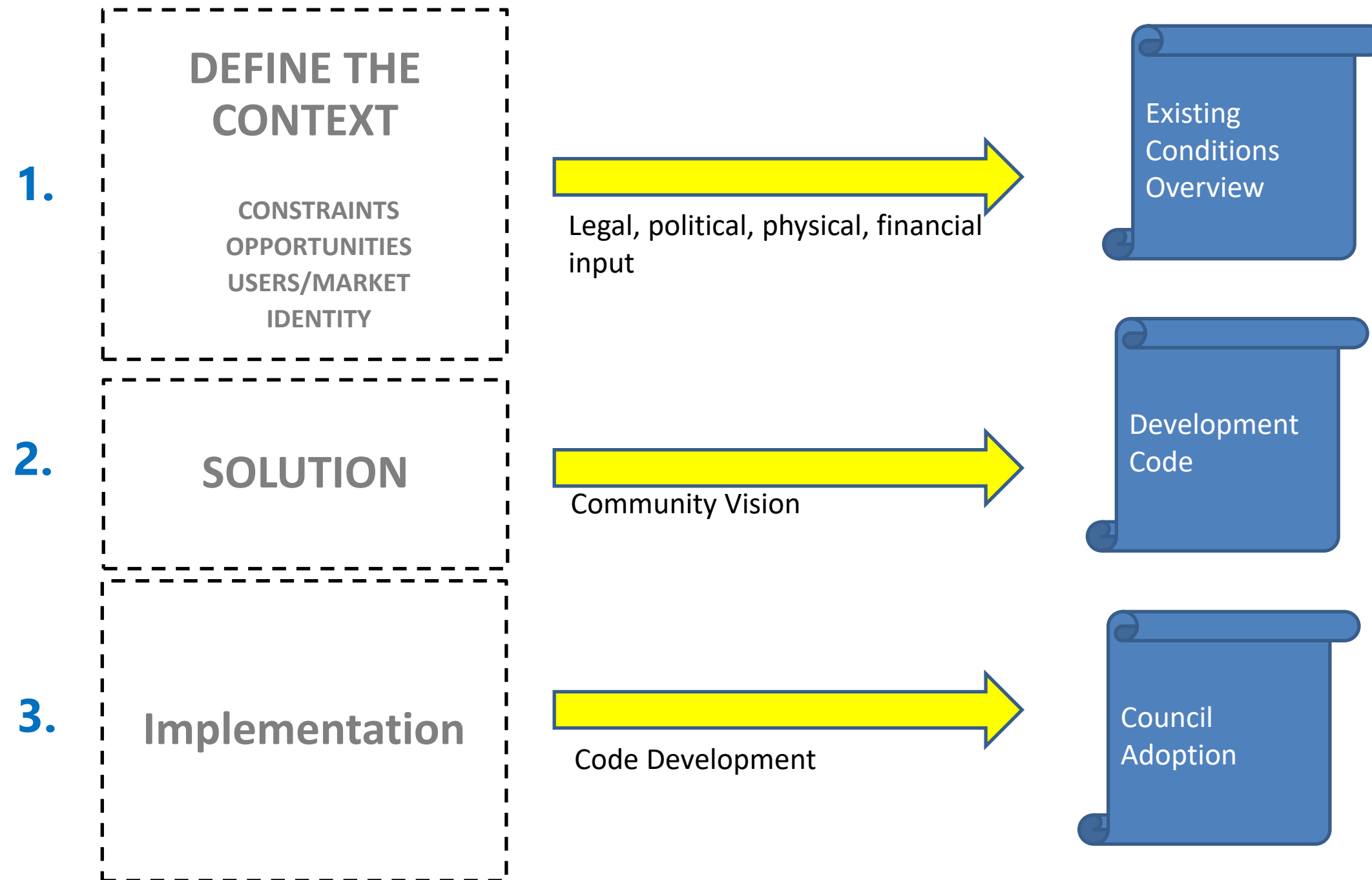


# Agenda

1. Project Approach
2. Project team
3. Project Schedule
4. 281 Corridor Defined
5. Deliverables Overview
6. Next Steps

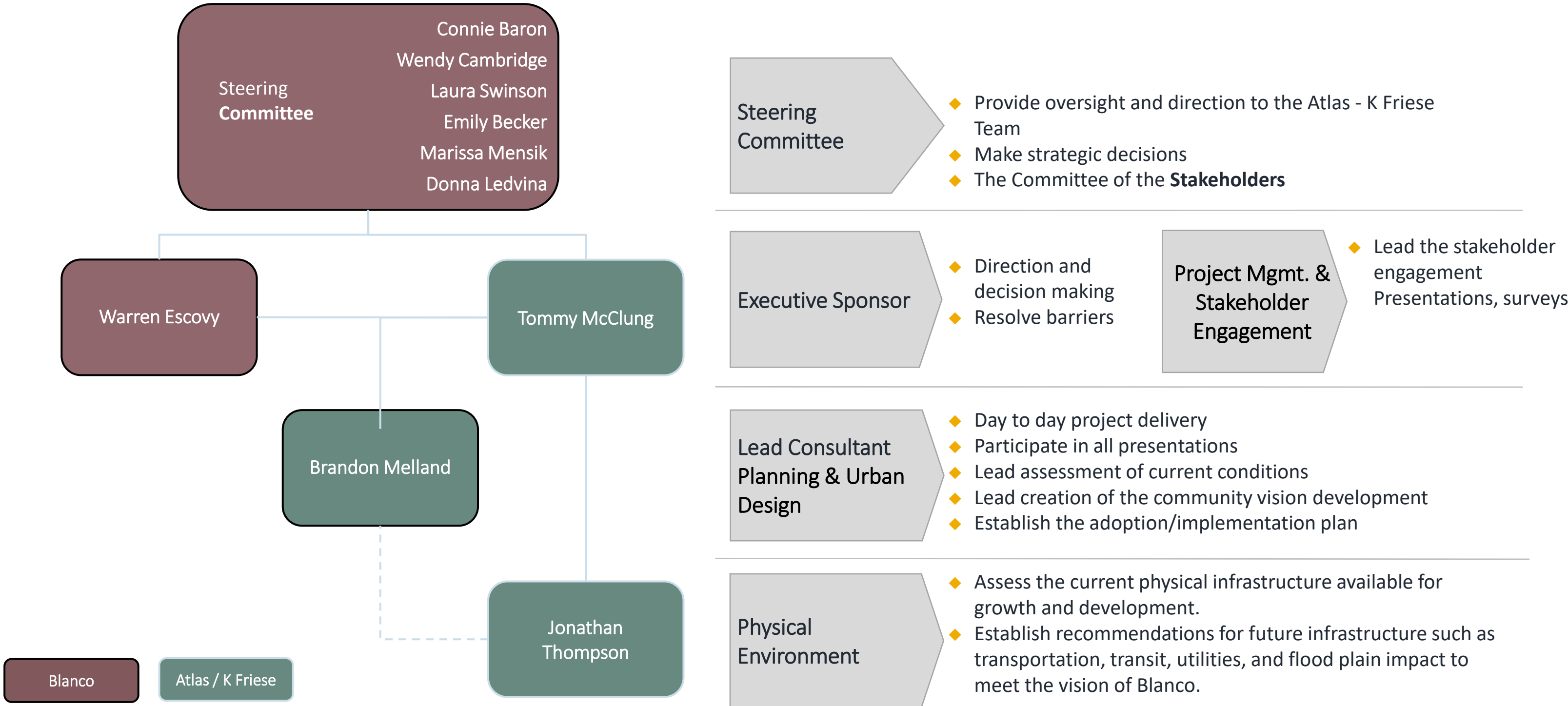


# APPROACH





# PROJECT ORGANIZATION -ROLES





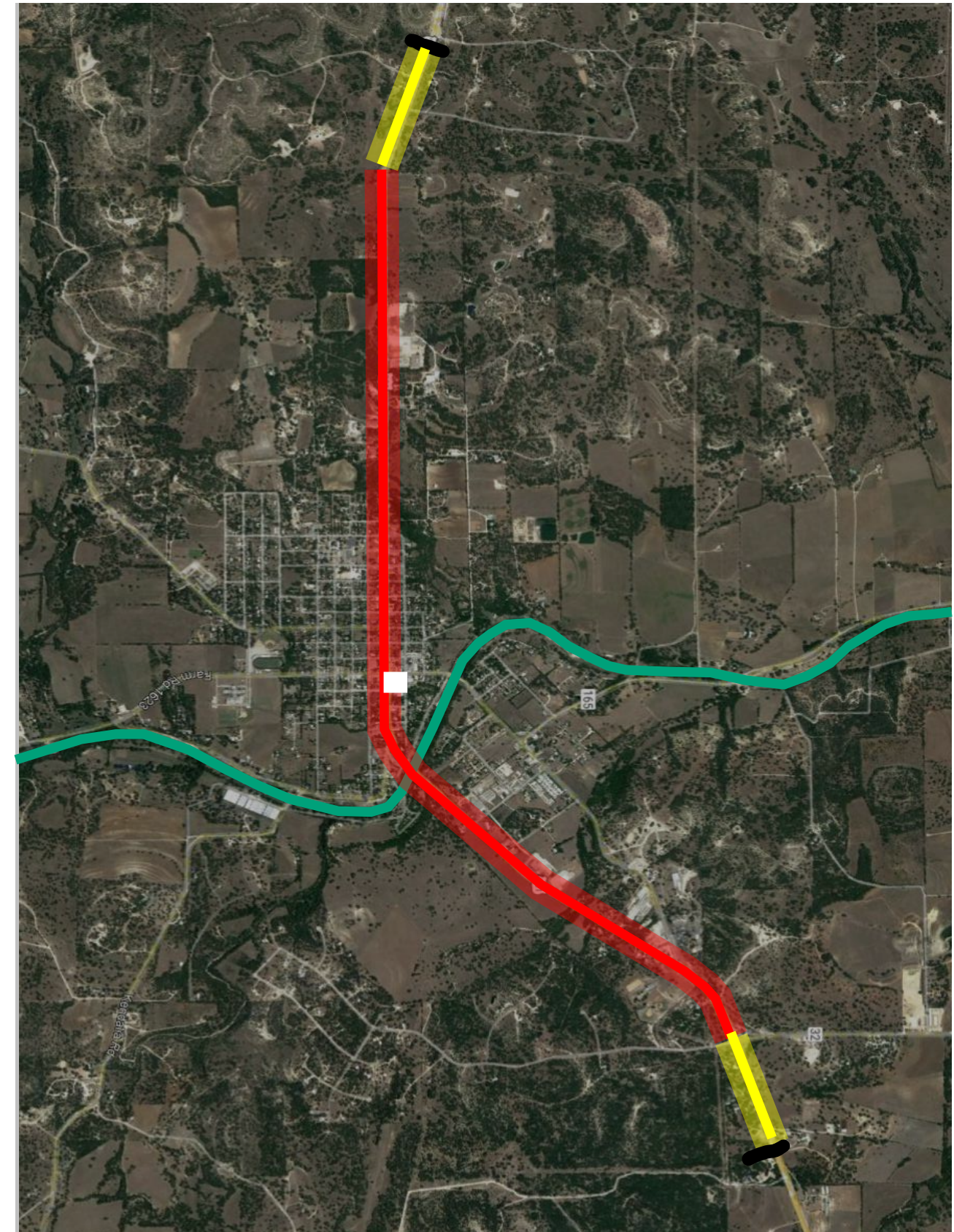






## DESCRIPTION

The corridor is defined as the approximately five (5) mile segment of 281 extending from the north to the south extent of the City's extraterritorial jurisdiction (ETJ). The width of the study area is approximately 1,000 feet (500-feet each side of the center line).







# Deliverables

## OVERVIEW

### Key Deliverables

- Existing Conditions Analysis
- Best Practices Manual
- Survey Results Compiled
- Community Forum Results Compiled



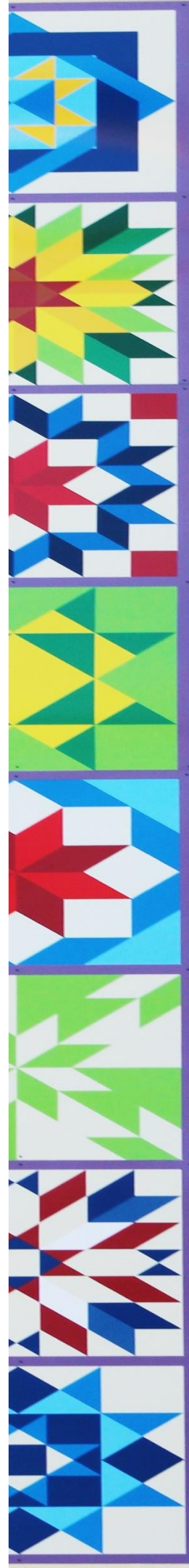
# EXISTING CONDITIONS ANALYSIS

## CONTENTS

Previous Plans, Codes, and Documents	
i. Unified Development Code	05
ii. Design Guidelines for the City of Blanco, Texas	27
iii. Additional Corridor Related Standards & Ordinances	33
Character Zones	
i. Zone 1 - Historic Retrofit	45
ii. Zone 2 - Commercial	49
iii. Zone 3 - Industrial	55
iv. Zone 4 - Rural	63
Moving Forward	71







# CHARACTER ZONES

4  
ZONES

Zone 1  
begins at the  
city center

other zones mirrored from  
central pivot point  
at North and South ends

SUBCATEGORIES

natural  
open space  
features

developed  
minimal  
empty lots





# SURVEY RESULTS SUMMARIZED

## Who are the folks of Blanco?

- ◆ Primarily a residential based population
- ◆ Survey respondent demographic shows a majority of the population are 50 or older
- ◆ A significant portion of the population lives and works in Blanco

## What makes Blanco, Blanco?

- ◆ Country charm
- ◆ Historic building structures that do not all look the same
- ◆ Local businesses and support of same

## What can we do to enhance our Blanco

- ◆ With better design in place, the 281 corridor can reflect Blanco's character
- ◆ Mitigate big box/chain stores from being developed
- ◆ Provide more transit options with closer parking and buffered bike lanes





STREET ELEMENTS

ZONE 4 SOUTH	HWY 281	2	13%	1	6%	0	0%	0	0%	0	0%	1	6%	4	25%	0	0%	2	13%	0	0%	0	0%	0	0%	0	0%	2	13%	1	6%	0	0%	1	6%	1	6%	16		
ZONE 3B	HWY 281	2	17%	0	0%	0	0%	0	0%	0	0%	0	0%	3	25%	0	0%	2	17%	0	0%	0	0%	0	0%	0	0%	1	8%	1	8%	0	0%	1	8%	1	8%	12		
ZONE 2A	ELM ST	1	7%	2	14%	3	21%	1	7%	0	0%	1	7%	0	0%	0	0%	1	7%	2	14%	0	0%	0	0%	0	0%	1	7%	0	0%	0	0%	0	0%	1	7%	14		
	HWY 281	0	0%	0	0%	1	14%	1	14%	0	0%	1	14%	0	0%	0	0%	1	14%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	14%	1	14%	7		
	PECAN ST	4	14%	3	11%	1	4%	1	4%	2	7%	1	4%	4	14%	3	11%	2	7%	1	4%	0	0%	3	11%	0	0%	0	0%	1	4%	0	0%	0	0%	1	4%	1	4%	28
ZONE 1	ELM ST	0	0%	0	0%	1	25%	0	0%	0	0%	1	25%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	25%	1	25%	4
	HWY 281	0	0%	1	8%	2	15%	0	0%	0	0%	1	8%	1	8%	0	0%	1	8%	1	8%	0	0%	0	0%	0	0%	1	8%	1	8%	1	8%	1	8%	1	8%	13		
	PECAN ST	3	12%	1	4%	7	27%	1	4%	1	4%	1	4%	1	4%	6	23%	1	4%	0	0%	0	0%	1	4%	2	8%	1	4%	0	0%	0	0%	0	0%	0	0%	26		
ZONE 2B	ELM ST	0	0%	1	14%	1	14%	1	14%	0	0%	1	14%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	14%	0	0%	0	0%	0	0%	1	14%	1	14%	7
	HWY 281	0	0%	1	10%	1	10%	1	10%	0	0%	1	10%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	10%	1	10%	1	10%	1	10%	1	10%	1	10%	10		
	PECAN ST	2	14%	2	14%	1	7%	1	7%	1	7%	1	7%	3	21%	0	0%	2	14%	1	7%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	14		
ZONE 3A	HWY 281	1	6%	2	11%	0	0%	0	0%	1	6%	0	0%	4	22%	0	0%	3	17%	1	6%	1	6%	0	0%	0	0%	1	6%	1	6%	0	0%	1	6%	1	6%	18		
ZONE 4 NORTH	HWY 281	3	19%	2	13%	1	6%	0	0%	0	0%	0	0%	3	19%	0	0%	1	6%	0	0%	0	0%	0	0%	1	6%	2	13%	1	6%	0	0%	0	0%	1	6%	1	6%	16
TOTALS:		18		16		19		7		5		10		23		9		16		6		1		4		4		11		7		1		6		11		185		





# Next Steps

## DEVELOPMENT

- Sep 15<sup>th</sup> - Steering committee update and initial draft input
- Oct 3<sup>rd</sup> Updated draft to P&Z
- Oct 10<sup>th</sup> P&Z Meeting to review code input
- Late Oct/Early Nov - Council presentation on code
- Nov - iterations on council feedback
- Nov - iterations on council feedback





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