# **BLANCO** TEXAS

281 Corridor Plan

Planning & Zoning Commission Overview

**September 12, 2022** 



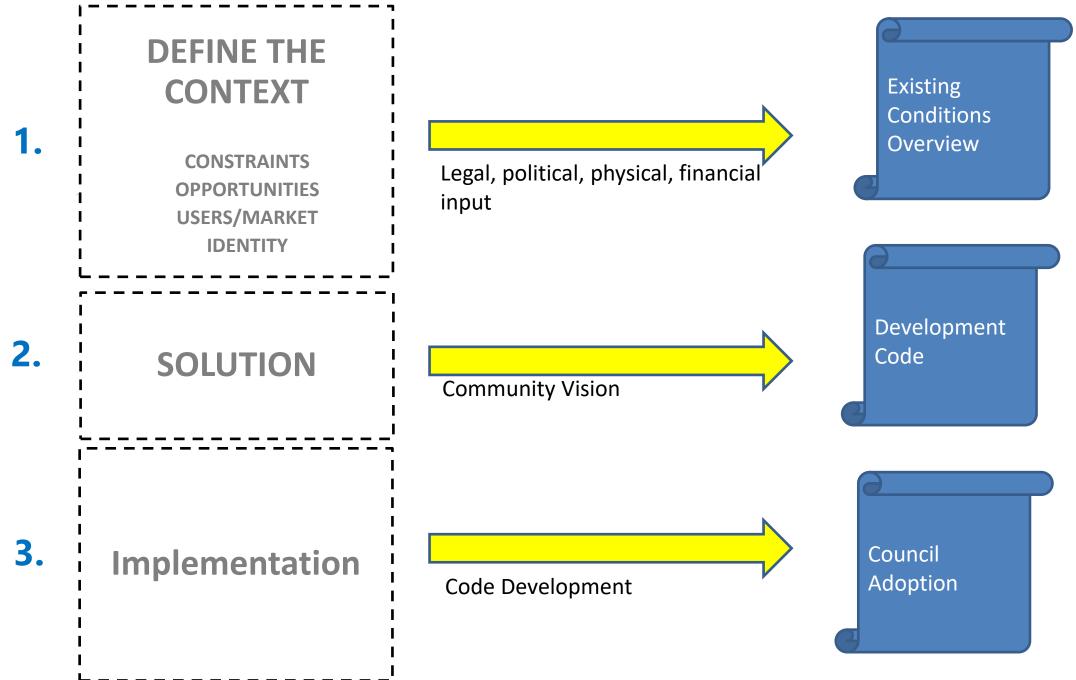


# Agenda

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

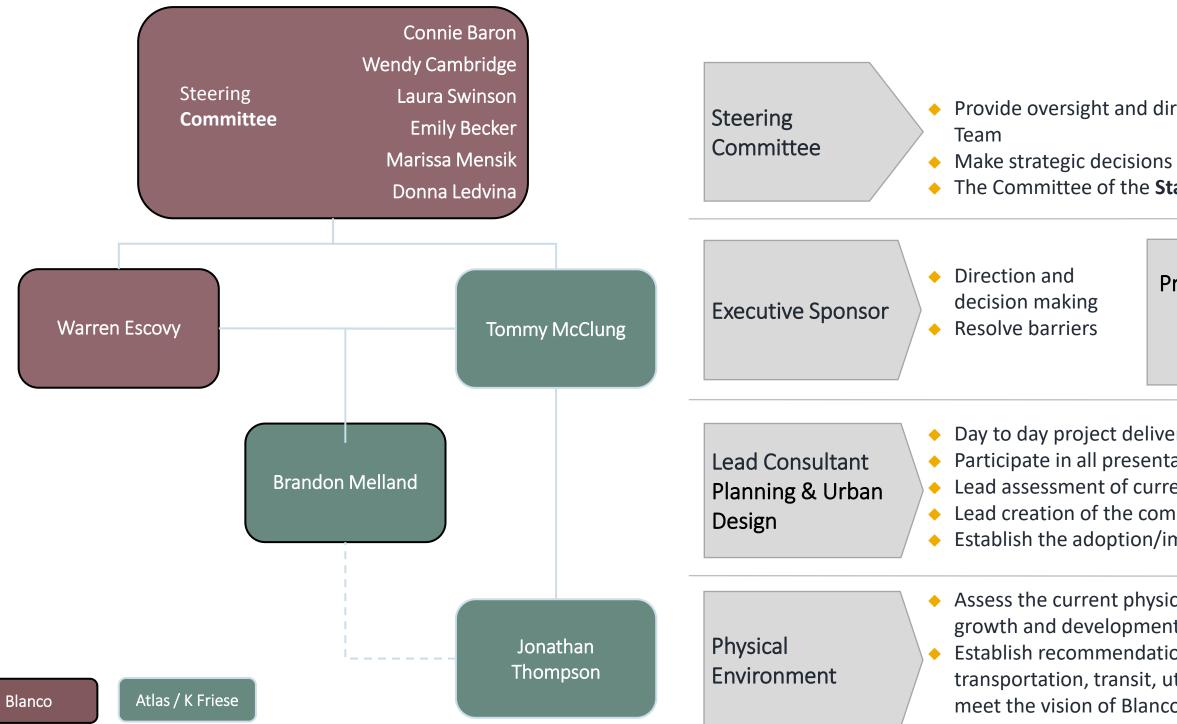


## **APPROACH**





## **PROJECT ORGANIZATION - ROLES**



Provide oversight and direction to the Atlas - K Friese

#### • The Committee of the **Stakeholders**

Project Mgmt. & Stakeholder Engagement

• Lead the stakeholder engagement Presentations, surveys

- Day to day project delivery
- Participate in all presentations
- Lead assessment of current conditions
- Lead creation of the community vision development
- Establish the adoption/implementation plan
  - Assess the current physical infrastructure available for growth and development.
- Establish recommendations for future infrastructure such as transportation, transit, utilities, and flood plain impact to meet the vision of Blanco.

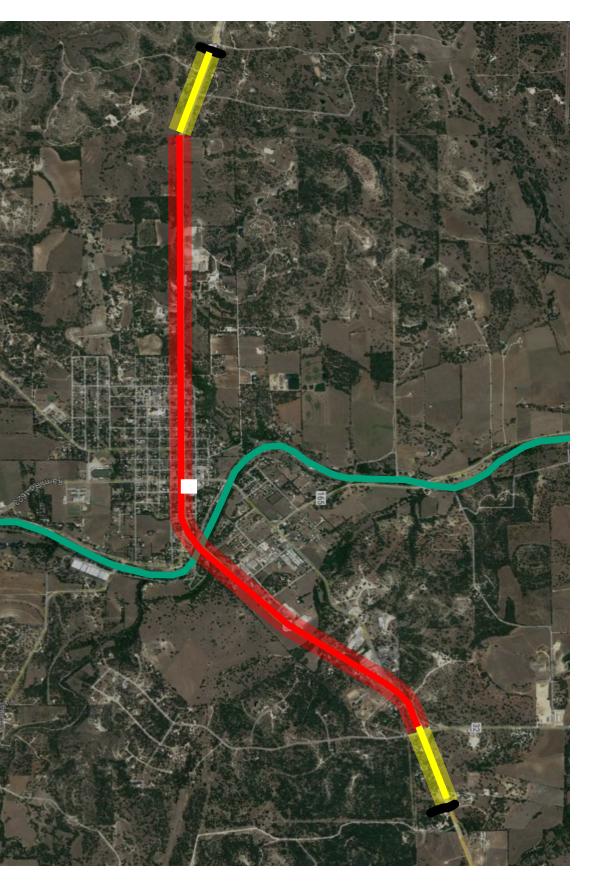






## DESCRIPTION

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





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# CONTENTS

#### Previous Plans, Codes, and Documents

- i. Unified Development Code
- ii. Design Guidelines for the City of Blanco,
- iii. Additional Corridor Related Standards & (

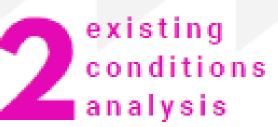
Character Zones

- i. Zone 1 Historic Retrofit
- ii. Zone 2 Commercial
- iii. Zone 3 Industrial
- iv. Zone 4 Rural

Moving Forward

# PHASES

project mobilization



	05	
Texas	27	
Ordinances	33	
	45	
	49	
	55	
	63	
	71	
	79	



#### Zonel begins at the city center

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

#### SUBCATEGORIES

## natural

ZONES

open space features developed minimal empty lots



127.2.W 199.200 . 20 . 2.4



SUMMARIZ C RESULT SURVEY

Who are the folks of **Blanco?** 

Primarily a residential based population

- 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

- Mitigate big box/chain stores from being developed
- Provide more transit options with closer parking and buffered bike lanes

# • Survey respondent demographic shows a majority of the population are 50 or older

• With better design in place, the 281 corridor can reflect Blanco's character



		STREET ELEMENTS																				
		landscaped median		amenity & landscape area	sidewalk with café area	standard sidewalk (unprotected)	standard sidewalk (protected)	bike lane (conventional)	bike lane (buffered)	parking (angled)	parking (angled)	bioswale	parklet (seating)	parklet (bike racks)	parklet (dining)	parklet (multi-functional)	other: crosswalks	other:more stop signs	other: lower speed limit	other: permeable ground cover	other: 40% native ground cover	TOTALS
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% 1	6% 16
ZONE 3B	HWY 281	2	17%	0	0% 0	0% 0	0% 0	0% 0	0%	25% 0	0% 2	17% 0	0% 0	0% 0	0% 0	0% 1	8% 1	8% 0	0% 1	8% 1	8% 1	8% 12
ZONE 2A	ELM ST	1	7%		14% 3	21% 1	7% 0	0% 1	7% (	0% 0	0% 1	7% 2	14% 0	0% 0	0% 0	0% 1	7% 0	0% 0	0% 0	0% 1 14% 1	7% 1	7% 14
	HWY 281 PECAN ST	4	0% 14%	0 3	0% 1 11% 1	14% 1 4% 1	14% 0 4% 2	0% 1 7% 1	14% ( 4% 4		0% 1 11% 2	14% 0 7% 1	0% 0 4% 0	0% 0 0% 3	0% 0 11% 0	0% 0 0% 0	0% 0 0% 1	0% 0 4% 0	0% 1 0% 0	14% 1 0% 1	14% 1 4% 1	14% 7 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% 1	25% 1	25% 4
	HWY 281 PECAN ST	0	0% 12%	1	8% 2 4% 7	15% 0 27% 1	0% 0 4% 1	0% 1 4% 1	8% 1 4% 1		0% 1 23% 1	8% 1 4% 0	8% 0 0% 0	0% 0 0% 1	0% 0 4% 2	0% 1 8% 1	8% 1 4% 0	8% 1 0% 0	8% 1 0% 0	8% 1 0% 0	8% 1 0% 0	8% 13 0% 26
ZONE 2B	ELM ST HWY 281	0	0% 0%	1	14% 1 10% 1	14% 1 10% 1	14% 0 10% 0	0% 1 0% 1	14% ( 10% ( 7% 3	0% 0	0% 0 0% 0	0% 0 0% 0	0% 0 0% 0	0% 0 0% 0	0% 0 0% 1	0% 1 10% 1 0% 0	14% 0 10% 1	0% 0 10% 0	0% 0 0% 1	0% 1 10% 1	14% 1 10% 1 0% 0	14% 7 10% 10
ZONE 3A	PECAN ST	1	14% 6%		14% 1 11% 0	7% 1 0% 0	7% 1 0% 1	7% 1 6% 0	0%		0% 2 0% 3	14% 1 17% 1	7% 0 6% 1	0% 0 6% 0	0% 0 0% 0	0% 0	0% 0 6% 1	0% 0 6% 0	0% 0 0% 1	0% 0 6% 1	6% 1	0% 14 6% 18
ZONE 4 NORTH	HWY 281	3	19%	2	13% 1	6% 0	0% 0	0% 0	0%	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	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





- Selina Angel

#### • Tommy McClung – PM

• tmcclung@atlasdgn.com

#### • Brandon Melland, AICP, CNU-A

• <u>bmelland@kfriese.com</u>

#### • Jonathan Thompson, PE

• jthompson@atlasdgn.com

# • <u>sangel@kfriese.com</u>