

BHPC Special Meeting Minutes

November 14, 2022

CALL TO ORDER: Ryan at 6:08pm

Roll Call: Quorum established by Warren Escovy, City Administrator

Commissioners Present:

Chair: Ryan Moses

Interim Secretary: Wendy Cambridge

Commissioner: Gail McClellan and Pamela Capps

Not Present:

Hollis Boatright (Illness)

No Announcements

No public Comments

OLD BUSINESS:

1. COA 316 Pecan Street, Blanco Pharmacy and Wellness addition
 - a. Discussion with owners Siobhan and Trey Atchley started with Gail stating concerns of a 2-story changing the skyline of Blanco. She said other community members have voiced the same concerns.
 - b. Siobhan stating that there is not enough space in the current structure to move forward with upcoming regulations, and to expand their current services to the community. With the limited space available a two story will meet all their needs.
 - c. Ryan agreed that it will change the skyline, but we are also responsible for Ryan motioned to approve the COA with conditions: "I motion to approve it with the removal of the railing and air conditioners off the top of the building and to set the maximum parapet height to 18 inches high. And to try to make this thing blend in as best as possible with paint colors."
 - d. Trey asked if the commission chooses the color. Wendy explained that the color they chose must be approved, and the commission needs to see it and have their agreement to the muted colors as described in the Design Standards, in writing. Trey agreed.
 - e. Ryan said to add to the motion, "that all conditions verbally agreed to be in writing, signed and agreed to by the commission. Gail requested we have that by our next meeting.
 - f. Wendy seconded the complete motion (combined c. and e.). Pam, Wendy and Ryan voted in favor. Gail voted not in favor. Motion carried.
2. COA for new primary signage for Cuts and Curls, ³¹⁸~~312~~ Pecan Street, Owner Delia Amaro was present with her husband. They did not bring a picture of the color but acknowledged that it was the color shown in the pdf they submitted on 10/5/2022. Cream with black lettering. Pam motioned to approve the sign as shown on the COA. Gail seconded. All approved, motion carried.
3. Tenuta Bianco, 312 Pecan Street code enforcement concerns: Warren reported that a number of issues are being addressed by City Code Enforcement. Warren reported that there are two

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issues: the encroachment of the City right of way and other surrounding properties and the total window signage obstruction.

4. Cities plan to Re-stripe Pecan Street and 3rd Street: Retta reported that Streetscape's architect has been given the proposed plan and we expect to hear back from them before the end of the year. The city is anxious to get this project completed. Councilman Mike Smith is their liaison.
 - a. Ryan said that he is researching designer stop signs, to replace the once TxDOT just put up after their ADA compliant corners, at the 4 corners stop of 4th street and Pecan Street.

NEW BUSINESS:

1. City of Blanco COA requesting the approval for the repair of City Hall's (300 Pecan Street) metal roof. Warren had submitted the contractor's proposal, but no COA form had been submitted. The commission discussed the proposed project because of a leaking roof, which is to repair the roof and then replace the metal roofing with same type and color roofing. Wendy motioned to approve the maintenance and repairs identified on the contractor's proposal, with the condition that we receive the COA form. Pam seconded. Motion carried unanimously.
*UPDATE 11/30...City did submit COA form and Ryan signed it.

FUTURE AGENDA ITEMS: There was discussion of each item, but no decisions or recommendations were made.

1. Ryan is researching signage issues previously discussed at our meetings.
2. P&Z considering changing UDC Ordinance regarding amplified music in the Historic District. Warren said the next P&Z meeting will be on December 5. BHPC concerns were again reiterated concerning the noise and parking issues the new Redbud Beer Garden may create for the Historic District and its immediate neighborhood's.
3. Re-establishing a Blanco Museum, perhaps in the courthouse. Items are being donated to BHPC and they should be displayed for all to see, appreciate and enjoy.
4. Hot Funds for Byars Building ADA compliant issues. Retta recommended we talk with the Blanco Courthouse Society. She also said that the owner will NOT sell the old pioneer museum.

MOTION TO ADJOURN:

6:59 pm Gail motioned to adjourn. Wendy seconded. Motion carried unanimously.