



**VILLAGE OF SALADO
PLANNING AND ZONING COMMISSION
REGULAR MEETING**

1:30 P.M. TUESDAY, JANUARY 12, 2016

BOARD OF ALDERMEN CHAMBERS

MUNICIPAL BUILDING - 301 NORTH STAGECOACH ROAD

I. CALL TO ORDER

II. REGULAR AGENDA

1. Approve minutes from previous meetings:

- a. June 9, 2015
- b. July 21, 2015
- c. August 18, 2015
- d. November 10, 2015

2. Hold a public hearing and consider a recommendation on zoning and/or rezoning of the following tracts of land:

Sanctuary Development:

55.499+/- acres to PD-MU (Planned Development Mixed Use), generally located at the northeast corner of FM 2268 and I-35 frontage road (map available at city hall – Area A).

197.265 * +/- acres to PD-MU (Planned Development Mixed Use), generally located at the corner of Salado Oaks Drive and FM 2268, and the 700 block of Royal Street Drive, just east of Rose Way Circle (map available at city hall – Area B).

57.985 +/- acres to PD-C (Planned Development Commercial), generally located at the southeast corner of FM 2268 and I-35 frontage road (map available at city hall – Area C).

3.12 +/- acres from HD (Historical District) to PD-C (Planned Development Commercial), generally located at 714 South Main Street (map available at city hall – Area D).

* Posted acreage was greater; reconciliation of properties revealed duplicates.

3. Hold a public hearing and consider a recommendation on zoning and/or rezoning of the following tracts of land:

Hidden Glen (senior housing):

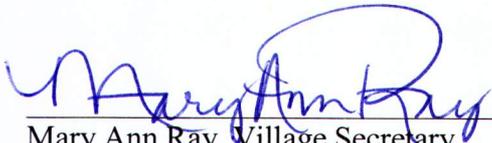
18.71 acres out of 20.017 acres in the Young Williams Survey, Abstract No. 861, Tract 1, to PD-MU (Planned Development Mixed Use) for Hidden Glen Senior Living Center, located at 251 Mary Lane.

III. **ADJOURN**

The Village of Salado reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Economic Development).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Village Secretary's office at (254) 947-5060 for further assistance.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 5:00 p.m., on Thursday, January 7, 2016.



Mary Ann Ray, Village Secretary

Removed from display _____

Village of Salado
Regularly Scheduled Planning & Zoning Commission
Meeting Minutes

Municipal Building, 301 N. Stagecoach Rd.
Tuesday, June 9, 2015 1:30 p.m.

Members present: Chairman Jerry Reihsen, Larry Wolfe, Ron Coleman, Merle Stalcup

Members Absent: Josh Bratton

Others Present: Kim Foutz, Village Administrator; Christina Lee, Zoning and Code Enforcement; Mary Ann Ray, Village Secretary

I. Call To Order : Jerry Reihsen called the meeting to order at 1:35 p.m., quorum present.

II. Regular Agenda

1. Consider and take action on a proposed sign design in the Historic District located at 108 Royal Street as per Section 3.15K2, Permitting Process.

Chrissy Lee said this sign is in front of Barrow Brewing Company in the Historical District, and any project in the Historical District must come before the Planning & Zoning Commission. She reported that this sign is 172 square feet, whereas the sign ordinance mandates a maximum of 100 square feet based on rectangular measurements. The sign also is neon, which is prohibited by the sign ordinance. She explained that the owners of Barrow Brewing company are asking for variances of those two portions of the sign ordinance. She reported that the word "Barrow" is white neon and the rest of the sign will be backlit LED.

Merle Stalcup said the sign appears to be adequately sized in proportion to the building.

K.D. Hill, representative of Barrow Brewing Company, explained that the building will maintain the rustic appearance and that the neon sign is not garish and will blend well with the lights at Christmas. She also said the neon is dimmable.

Larry Wolfe made a motion to approve the appropriateness of the sign as it relates to the Historical District. Merle Stalcup seconded. The motion passed with a vote of 4 yeas and 0 nays.

Kim Foutz said that a subcommittee of the Board of Aldermen is in the process of reviewing ordinances.

Merle Stalcup made the motion to adjourn. Larry Wolfe seconded.

There being no further business, the meeting was adjourned at 1:49 p.m.

APPROVED:

Jerry Reihsen, Chairman

ATTEST:

Mary Ann Ray, Village Secretary

Village Of Salado
Regularly Schedules Planning & Zoning Commission
Meeting Minutes
Municipal Building, 301 N. Stagecoach Drive
1:30 p.m., July 21, 2015

I. Call to Order.

Chairman Gerry Reihsen called the meeting to order at 1:35 p.m.

Members present: Larry Wolfe, Merle Stalcup, Ron Coleman, Josh Bratton.

Others present: Kim Foutz, Village Administrator; Mary Ann Ray, Village Secretary.

II. Regular Agenda.

- I. Consider and take action on the Construction Plat of Amity Estates Phase II, a ± 47.517 acre, 50-lot, residential subdivision, part of a ± 177.473 acre tract, 197-lot subdivision, located at/near the southwest corner of Amity Road and FM 1670 in the extraterritorial jurisdiction.

Administrator Foutz explained that the concept plan for Phase II was approved in February; the lots conform to the original plan. All concurrence letters from utility companies have been received. There was discussion about the numbers of entrances onto Amity Road.

Larry Wolfe made the motion to approve the plat. Josh Bratton seconded. The motion carried unanimously. The item will be referred to the Board of Aldermen.

- II. Hold a Public Hearing and consider adopting an Ordinance authorizing amendment to Ordinance 2013.08, Zoning Ordinance, amending Section 5.2 Landscaping.

Administrator Foutz asked the Commission to convene in workshop for this item. Chairman Reihsen declared the workshop open at 1:42 p.m.

Administrator Foutz explained that this is a complete rewrite of the Landscape portion of the Zoning Ordinance and is designed to add value, promote the welfare of the community, improve surface drainage, prevent erosion, and promote the community brand. The Commission discussed making the following changes to the Ordinance: landscape plans can be submitted by anyone, not necessarily a landscape architect or other person knowledgeable in plant material usage, etc.; further evaluate deviations and appeals and send comments to Village Administrator; cut from Section L the irrigation

requirements for single-family, duplexes, and townhomes; clarified that Section L applies to new development only; and added to the Applicability Table that the ordinance applies only to new development and not to single-family dwellings.

No motion was made to approve the Ordinance with proposed changes.

Chairman Reihsen adjourned the meeting at 3:14 p.m.

Gerry Reihsen, Chairman

Mary Ann Ray, Village Secretary

Village of Salado, Texas
Regularly Scheduled Planning & Zoning Commission
Meeting Minutes
Municipal Building, 301 N. Stagecoach Drive
1:30 p.m., Tuesday, August 18, 2015

I. Call to Order.

Chairman Gerry Reihisen called the meeting to order at 1:36 p.m.
Present: Chairman Reihisen, Ron Coleman, Larry Wolfe.
Absent: Josh Bratton, Merle Stalcup, alternate Curt Doucet

II. Regular Agenda.

Village Administrator Kim Foutz reviewed the changes to Ordinance 2013.08, Zoning Ordinance, Section 5.2, Landscaping, that were discussed at the July 18, 2015 meeting. Specifically, she reported, landscaping requirements do not apply to single family residential. Also, all references to landscape architects, landscapers, etc., were removed from Section D; plans can be submitted by individuals as long as they are to scale. She said these changes make the ordinance consistent with other small permits awarded by the Village.

Public Hearing

Linda Reynolds, 507 Santa Rosa, told the Commission that she is concerned about the scarcity of water and the need to irrigate landscaped areas.

Larry Wolfe made the motion to approve the changes to Ordinance 2013.08, Section 5.2, Landscaping, as presented. Ron Coleman seconded. The vote was unanimous.

Administrator Foutz told the Commission that the Sign Ordinance (Ordinance 2013.05) was next to be reviewed and asked the members to start thinking about a philosophy for signage in the Village.

III. Adjourn.

Larry Wolfe made the motion to adjourn. Ron Coleman seconded. Chairman Reihisen adjourned the meeting at 1:50 p.m.

Gerry Reihisen, Chairman

Mary Ann Ray, Village Secretary

Village of Salado, Texas
Planning & Zoning Commission
Meeting Minutes
Municipal Building, 301 N. Stagecoach Drive
1:30 p.m., Tuesday, November 9, 2015

I. Call to Order.

Chairman Gerry Reihsen called the meeting to order at 1:32 p.m.

Present: Chairman Reihsen, Ron Coleman, Larry Wolfe, Merle Stalcup, Josh Bratton. Also present were Kim Foutz, Village Administrator, Chrissy Lee, Planning and Development; and Mary Ann Ray, Village Secretary.

Absent: Curt Doucet, alternate

II. Regular Agenda.

1. Presentation, discussion, and possible action on a recommendation for a proposed exterior alteration at 110 Main St. in the Historic District.

Administrator Foutz explained that the owner of the property is placing travertine tile on the front façade of the building around the windows, door, and cupola on top of the building. She added that a non-structural stone and concrete railing has been added, along with non-structural columns and pieces of art at the front of the property. She said this type of alternation does not require a building permit.

She provided a written dissent from Bill Kinnison, president of the Salado Historical Society. His objection is that the Tuscan appearance of the renovations does not blend with the character of other buildings in the Historical District (see attached).

There was discussion about the appropriateness of the structure's appearance within the Historical District.

Merle Stalcup made a motion to accept the exterior alterations on this project at 110 Main St. Ron Coleman seconded. A roll call vote was requested:

Ron Coleman	Yea
Gerry Reihsen	Yea
Larry Wolfe	Abstain
Merle Stalcup	Yea
Josh Bratton	Abstain

The motion carried by a vote of 3-0.

III. Adjourn.

Josh Bratton made the motion to adjourn. Merle Stalcub seconded. Chairman Reihsen adjourned the meeting at 1:57 p.m.

Gerry Reihsen, Chairman

Mary Ann Ray, Village Secretary

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

1/12/16
Item #2
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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development
Kim Foutz, Village Administrator

ITEM DESCRIPTION: Hold a public hearing and consider a recommendation on zoning and/or rezoning of the following tracts of land for Sanctuary Development:

55.499 +/- acres to PD-MU (Planned Development Mixed Use), generally located at the northeast corner of FM 2268 and I-35 frontage road (Area A).

197.265* +/- acres to PD-MU (Planned Development Mixed Use), generally located at the corner of Salado Oaks Drive and FM 2268, and the 700 block of Royal Street Drive, just east of Rose Way Circle (Area B).

57.985 +/- acres to PD-C (Planned Development Commercial), generally located at the southeast corner of FM 2268 and I-35 frontage road (Area C).

3.12 +/- acres from HD (Historical District) to PD-C (Planned Development Commercial), generally located at 714 South Main Street (Area D).

* Posted acreage was greater; reconciliation of properties revealed duplicates.

STAFF RECOMMENDATION: Based on the following, staff recommends approval for zoning and/or rezoning for the following reasons:

1. The proposed zoning/rezoning is in substantial compliance with the Future Land Use Plan (FLUP). A portion of Area A is not in compliance with low-density residential. Low-Density Residential was specified on the map years ago because sewer was not available to the site. Limited non-residential uses are proposed in Area B; the FLUP calls for low-density residential as well.
2. The proposed zoning/rezoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan (see attached).
4. The request complies with the Future Trails System Plan (see attached)
5. Public facilities are anticipated to be available to serve the subject property.

ITEM SUMMARY AND ANALYSIS: The subject property contains four zoning/rezoning areas: Areas A, B, C, and D (see attached map). It is a Planned Development District. Proposed zoning/rezonings districts are as follows:

Area A: PD-MU
Area B: PD-MU
Area C: PD-C
Area D: PD-C

Proposed/potential uses by Area are listed in the attachment to this memo.

SURROUNDING PROPERTY AND USES: The following tables provide the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning, and approximate current land uses.

Area A

<u>Direction</u>	<u>FLUP</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Site	Retail/Commercial; Low-Density Residential	Outside city, SF-7	Primarily undeveloped
North	Historic District, Retail,	HD, SFR-7	Scattered residential; Tablerock
South	Retail/Commercial, Business Park	SFR-7, Outside city	Undeveloped; Bloomer's; Wildfire
East	LDR, HDR, Public (municipal)	SFR-7	Residential; vacant
West	Retail/Commercial	HD, Outside city	I-35, B&B

Area B

<u>Direction</u>	<u>FLUP</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Site	Low-Density Residential	Outside city	Undeveloped
North	Low-Density Residential	Outside city	Undeveloped
South	Low-Density Residential	Outside city	Residential, vacant
East	Low-Density Residential	Outside city	Undeveloped, resident.
West	Low-Density Residential, HD, Public	SFR, HD	Residential

Area C

<u>Direction</u>	<u>FLUP</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Site	Commercial, Office, Business Park	Outside city	SFR, Undeveloped
North	Commercial/Retail, public/Church	SFR-7, Outside city	Residential, vacant
South	Low-Density Residential, Office	Outside city	Undeveloped, commer.
East	Low-Density Residential	Outside city	Undeveloped
West	Commercial/Retail	Outside city	Commercial, I-35

Area D

<u>Direction</u>	<u>FLUP</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Site	Historic District-Retail/Commercial	HD	Office & warehouse
North	Historic District; Commercial	HD	College Hill
South	Historic District; Commercial	HD	B&B
East	B&B, Retail, Low-Density Residential	HD	Residential
West	Historic District; Retail/Commercial	HD	Undeveloped

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning/rezoning relates to the following goals, objectives, or maps of the Comprehensive Plan and Future Trails System:

<u>Document</u>	<u>Policy, Goal, Objective, or Map</u>	<u>Compliance?</u>
CP	Map 3-1, Future Land Use Plan (FLUP)	Yes
CP	Map 4-1. Transportation Plan	Yes
FTS	Map 5-2, Future Trails System	Yes

Future Land Use Plan:

- Area A is proposed for Planned Development Mixed Use District. The FLUP calls for Retail/Commercial and Low-Density Residential. It is staff's opinion that Low Density Residential is no longer a suitable classification since wastewater will be available to these sites and the sites are inner-city with good access to major thoroughfares. A combination of retail, office, multi-family, residential (single family detached, duplex, triplex, patio home, townhome), personal/business service, transportation/auto services, amusement/recreation services, agriculture, and institutional/governmental uses, as proposed, is substantially compliant with the FLUP.
- Area B is proposed for Planned Development Mixed Use District. The FLUP calls for Low Density Residential. With wastewater being available to the site and two thoroughfares adjacent to the property, higher density residential may be considered appropriate. A combination of retail, residential (duplex, triplex, patio home, single family detached, townhouse), personal/business service, commercial/wholesale trade, amusement/recreation services, agriculture, and institutional/governmental uses, as proposed, is not compliant with the FLUP. However, wastewater services will be available to these sites, which physically allow for more residential density. Multi-family (apartment) uses, as proposed, should be discussed at the meeting.
- Area C is proposed for Planned Development Commercial District. The FLUP calls for Commercial, Office, and Business Park development. The proposed zoning is compliant with the FLUP.
- Area D is proposed for Planned Development Commercial. The FLUP calls for Historic District-Retail/Commercial. The proposed zoning is compliant with the FLUP except for additional review that would be required under Historic District zoning.

Transportation Plan: In Area A, there is an existing local street; no future collectors are noted in the Transportation Plan. In Sanctuary's Master Conceptual Plan, multiple collectors are depicted in Area B which is consistent with the Transportation Plan. In Area C, a north/south thoroughfare (collector) is planned just to the east of the property. Because of the requested commercial zoning, an east-west artery should be considered at the platting stage of Area C. Area D is served by a local street and no other collectors are noted in the Transportation Plan.

Future Trails System: Area B includes a proposed Secondary Trail System. Sanctuary's Conceptual Master Plan and the Master Development Agreement contemplate multiple trails.

Other Public Facilities: The Salado Water Supply Corporation has provided a water availability letter for this development. Wastewater will be available upon completion of the Wastewater Treatment Plant, Royal Street line, and associated lateral lines.

DEVELOPMENT REGULATIONS: See attached Exceptions and Minimum Specifications. Design guidelines are an exhibit to the Master Development Agreement but have not been made available to date.

PUBLIC NOTICE: Notice of public hearings and request for feedback were sent to all property owners within 200 feet of the subject property as required by state law and Village ordinance. Feedback forms and associated area calculations will be made available at the meeting.

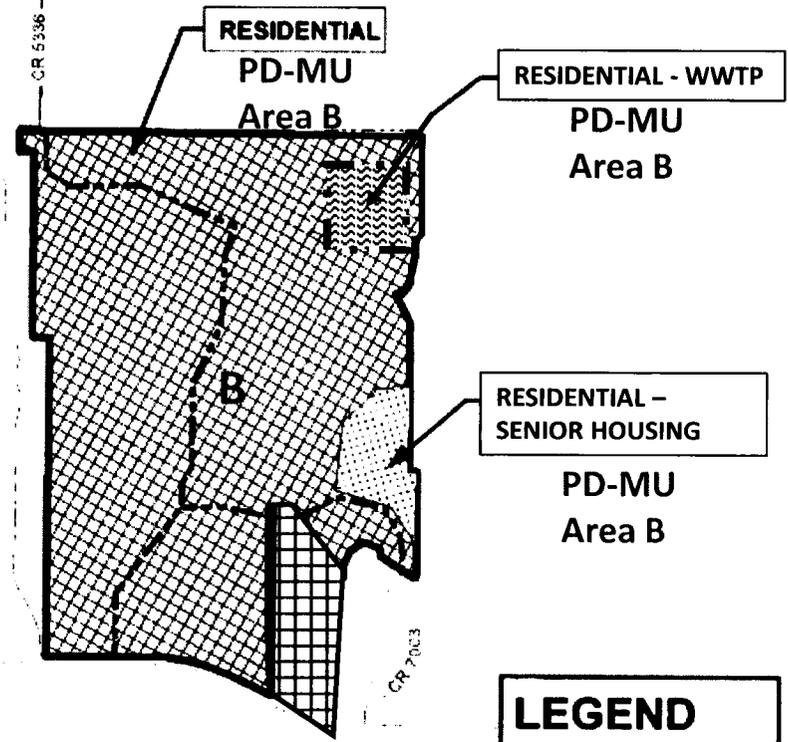
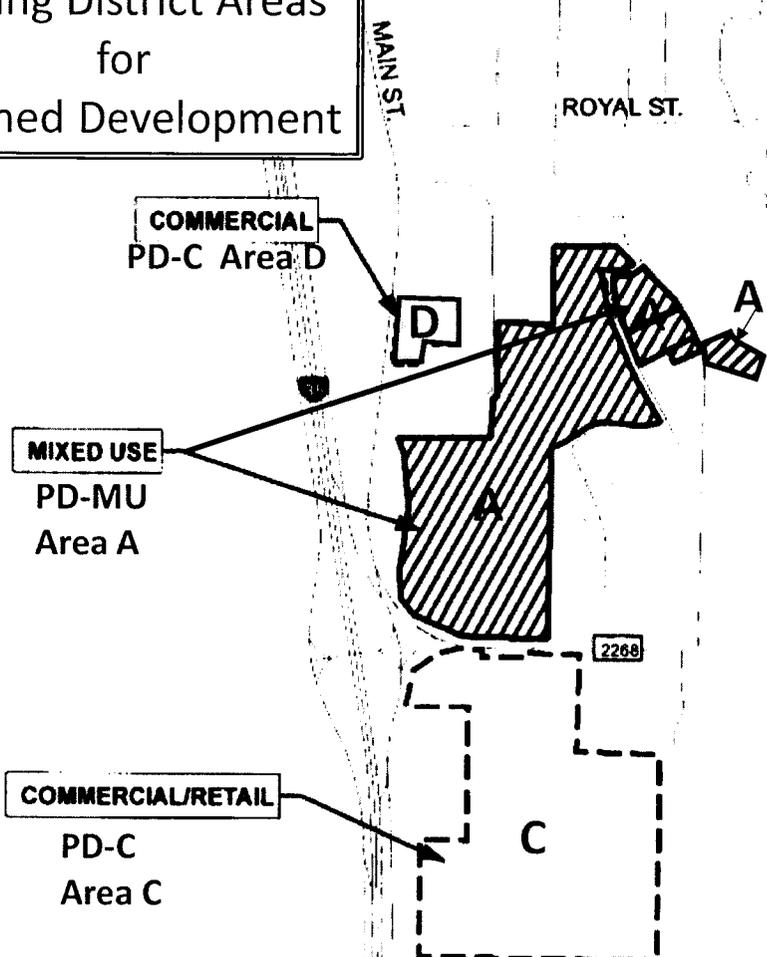
The Salado Village Voice printed notice of the public hearing on December 24, 2015, in compliance with state law and Village ordinance.

FISCAL IMPACT: Not calculated.

ATTACHMENTS:

- Map of Proposed Zoning District Areas for Planned Development, Sanctuary
- Allowed Uses by Zoning District and Area (A, B, C, and D)
- Zoning Map
- Future Land Use Map (applicable areas)
- Transportation Plan (applicable areas)
- Future Trail System (applicable areas)
- Letter of Service Availability from Salado Water Supply Corporation
- Exceptions and Minimum Specifications to the Ordinances

Zoning District Areas for Planned Development



LEGEND

- FUTURE ROADWAY
- LAND USE**
- [] COMMERCIAL
- [] COMMERCIAL/RETAIL
- [/] MIXED USE
- [X] RESIDENTIAL
- [.] SENIOR HOUSING
- [~] WWTP

NOTE: BOUNDARY/PROPERTY LINES ARE APPROXIMATE

Area A: Planned Development Mixed Use (PD-MU) – Permitted Uses

AGRICULTURE	
Farms, General (Crops)	C
Farms, General (Livestock/Ranch)	C
Greenhouse (Non-Retail/Hobby)	P
Orchard/Crop Propagation	C
Plant Nursery (Grown for Commercial Purposes)	P
RESIDENTIAL	
Accessory Building/Structure (Residential)	P
Accessory Building/Structure (Non-Residential)	P
Caretaker's/Guard's Residence	P
Community Home	P
Duplex / Two-Family <i>{See Zoning Ordinance - Defined under Two-Family Dwelling}</i>	P
Family Home (Adult Care in Place of Residence)	P
Four Family (Quadraplex)	P
Home Occupation	C
Living Quarters On-Site Wit A Business	P
Multi-Family Dwelling	P
Private Street Subdivision	C
Residential Loft	P
Rooming/Boarding House <i>{See Zoning Ord -Defined Under Boarding or Rooming House}</i>	P
Single Family Dwelling, Detached	P
Single Family Dwelling, Attached (Townhouse)	P
Patio Homes (Zero Lot Line Dwelling)	P
Swimming Pool (Private)	P
Three Family (Triplex)	P
OFFICE	
Armed Services Recruiting Center	P
Check Cashing Service	C
Credit Agency	P
Insurance Agency Offices	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P

P=Permitted, C=Conditional

OFFICE con't	
Offices (Medical Office)	P
Offices, Professional and General Business	P
Offices (Parole-Probation)	P
Real Estate Offices	P
Telemarketing Center	P
Bank	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P
PERSONAL & BUSINESS SERVICES	
Appliance Repair	P
Artist Studio	P
Ambulance Service (Private)	P
Automobile Driving School	P
Automatic Teller Machines (ATM's)	P
Barber Shop (Non-College)	P
Beauty Shop (Non-College)	P
Bed & Breakfast Inn or Facility(s)	P
Communication Equipment (Installation and/or Repair – No outdoor sales or storage)	P
Computer Sales	P
Cooking School	P
Credit Unions	P
Dance/Drama/Music Schools (Performing Arts)	P
Extended Stay Hotels/Motels	P
Exterminator Service (No outdoor sales or storage)	P
Financial Services (Advice/Invest)	P
Funeral Home or Mortuary	P
Motel or Hotel	P
Martial Arts School	C
Kiosk (Providing A Service)	P
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Locksmith	P
Mini-Warehouse/Self Storage	P
Photo Studio	P

P=Permitted, C=Conditional

PERSONAL & BUSINESS SERVICES con't	
Photocopying/Duplicating	P
Security Quarters as Associated with a Business (Live-In)	P
Skin Care Clinics	P
Shoe Repair	P
Studio for Radio or Television	P
Tailor Shop	P
Tool and Machinery Rental (Indoor Storage)	P
Tool and Machinery Rental (Outdoor Storage)	P
Travel Agency	P
RETAIL	
All-Terrain Vehicle Dealer / Sales Only	P
Antique Shop	P
Art Dealer/Gallery	P
Auction Business (Indoor only)	P
Auto Sales (New and Used)	P
Auto Supply Store for New & Rebuilt Parts	P
Bakery or Confectionary (Retail)	P
Beer and Wine and Package Stores and Mixed Beverage Sales (<i>Refer to Ordinance # 2008.09</i>)	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales	P
Cabinet Shop (Manufacturing)	P
Cafeteria	P
Consignment Shop	P
Convenience Store (With Gas Sales)	P
Convenience Store (Without Gas Sales)	P
Department Store	P
Drapery, Blind, Furniture Upholstery Shop	P
Firearms (in-store and special order)	P
Florist Shop	P
Food or Grocery Store	P
Furniture Store, New and Used (Indoor)	P
Garden Shop (Inside Storage)	P
Gravestone/Tombstone Sales	P

P=Permitted, C=Conditional

RETAIL con't	
Artisans Shop	P
Hardware Store	P
Home Improvement Center	P
Lawnmower Sales and/or Repair	P
Major Appliance Sales (Indoor)	P
Market (Public)	P
Motorcycle Dealer (New and/or Repair)	P
Personal Watercraft Sales (New and/or Repair)	P
Needlework Shop	P
Pet Shop/Supplies	P
Pharmacy	P
Plant Nursery (Retail Sales Outdoors)	P
Recycling Kiosk	C
Restaurant (With No Drive-Through Service)	P
Restaurant (With Drive-In Service)	P
Restaurant (With Drive-Through Service)	P
Restaurant (Mobil Food Unit/Vendor)	P
Restaurant (With Music and/or Dancing)	P
General Retail Store	P
Security Systems Installation Company	P
Sporting Goods Store	P
Studio, Tattoo or Body Piercing	P
Temporary Outdoor Retail Sales / Commercial Promotion	P
Upholstery Shop (Non-Auto)	P
Used Merchandise; Furniture	P
Vacuum Cleaner Sales and Repair	P
Veterinarian Clinic (Indoor Kennels)	P
Woodworking Shop (Ornamental) / Hand-Built Furniture	C

P=Permitted, C=Conditional

TRANSPORTATION & AUTO SERVICES	
Antique Vehicle Restoration	P
Auto Body Repair	P
Auto Financing & Leasing (Indoor)	P
Automobile Accessory Installation (Minor)	P
Auto Interior Shop / Upholstery	P
Auto Muffler Shop	P
Auto Paint Shop	P
Automobile Repair, Major	P
Automobile Repair, Minor	P
Auto Tire Repair /Sales (Indoor)	P
Auto Laundry or Car Wash, Unattended	P
Auto Laundry or Car Wash, Attended	P
Limousine / Taxi Service	P
Parking Lot Structure, Commercial (Auto)	P
Quick Lube/Oil Change/Minor Inspection	P
Tire Dealer, With or Without Open Storage	P
AMUSEMENT & RECREATION SERVICES	
Amusement Devices/Arcade (Four or More Devices)	C
Amusement Services (Indoors)	P
Amusement Services (Outdoors)	P
Billiard / Pool Facility (Three or More Tables)	C
Bingo Facility	C
Bowling Center	C
Country Club (Private)	P
Music / Dancing Facility	P
Day Camp for Children	C
Dinner Theatre	P
Earth Satellite Dish (Private, less than 3' in diameter)	P
Civic/Conference Center	P
Golf Course (Miniature)	P
Golf Course (Public/Private)	C
Health Club (Physical Fitness) <i>{See Zoning Ordinance - Defined under Studio, Health, Reducing or Fitness}</i>	P
Membership Sports	P
Motion Picture Theater (Indoors)	P
Motion Picture Studio, Commercial Film	P
Museum	P
Park and/or Playground (Private or Public)	P

P=Permitted, C=Conditional

AMUSEMENT & RECREATION SERVICES con't	
Skating Rink	P
Swimming Pool (Commercial)	P
Tennis Court (Lighted)	P
Tennis Court (Private/Not Lighted)	P
Theater (Non-Motion Picture)	P
Travel Trailers / R.V.'s (Short-Term Stays)	C
Travel Trailers / R.V.'s (Storage)	C
Video Rental / Sales	P
INSTITUTIONAL / GOVERNMENTAL	
Antenna (Non-Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	P
Antenna (Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Assisted Living Facility	C
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Cemetery and/or Mausoleum	C
Child Day Care (Business)	C
Church/Place of Worship	P
Civic Club	P
Medical Clinic or Office <i>{See Zoning Ordinance - Defined under Medical Facilities}</i>	P
Community Center (Municipal)	P
Electrical Transmission Line	C
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility (Not Listed)	P
Gas Transmission Line (Regulating Station)	C
Governmental Building (Municipal, State or Federal)	P
Helistop	C
Hospice (Administration/Business Office)	C
Hospital (Acute Care/Chronic Care)	P
Library (Public)	P
Mailing Service (Private)	P
Non-Profit Activities by Church	P
Nursing/Convalescent Home	P
Philanthropic Organization	P
Telephone and Exchange, Switching/Relay or Transmitting Station	C

P=Permitted, C=Conditional

INSTITUTIONAL / GOVERNMENTAL con't	
Post Office (Governmental)	P
Radio, Television or Microwave Tower <i>{See Zoning Ordinance -Defined within Section 4.1.H}</i>	C
Rectory/Parsonage	P
Home for the Aged, Residence	P
School, K through 12 (Private)	P
School, K through 12 (Public)	P
School, Business/Commercial Trade	P
Sewage Pumping Station	C
Utility Distribution/Transmission Lines	C
Wastewater Treatment Plant (Public)	C
Water Supply Facility (Private)	C
Water Supply Facility (Elevated Water Storage)	C
Water Treatment Plant (Public)	C
COMMERCIAL & WHOLESALE TRADE	
LIGHT MANUFACTURING	
Contractor's Office/Sales, No Outside Storage including Vehicles	P
Contractor's Temporary On-Site Construction Office	P
Open Storage/Outside Storage	C

P=Permitted, C=Conditional

Area B: Planned Development Mixed Use (PD-MU) – Permitted Uses

AGRICULTURE	
Bulk Grain and/or Feed Storage	P
Farms, General (Crops)	P
Farms, General (Livestock/Ranch)	P
Greenhouse (Non-Retail/Hobby)	P
Livestock Sales	P
Orchard/Crop Propagation	P
Plant Nursery (Grown for Commercial Purposes)	P
Stable, Commercial	P
Stables (Private, Accessory Use)	P
Stables (Private, Principal Use)	P
RESIDENTIAL	
Accessory Building/Structure (Residential)	P
Accessory Dwelling	P
Caretaker's/Guard's Residence	P
Community Home	P
Duplex / Two-Family <i>{See Zoning Ordinance - Defined under Two-Family Dwelling}</i>	P
Family Home (Adult Care in Place of Residence)	P
Family Home (Child Care in Place of Residence)	P
Four Family (Quadraplex)	P
Garage Conversion	P
Home Occupation	P
Multi-Family Dwelling	P
Private Street Subdivision	C
Rooming / Boarding House <i>(See Zoning Ord-Defined Under Boarding or Rooming House)</i>	P
Single Family Dwelling, Detached	P
Single Family Dwelling, Attached (Townhouse)	P
Patio Homes (Zero Lot Line Dwelling)	P
Swimming Pool (Private)	P
Three Family (Triplex)	P
PERSONAL & BUSINESS SERVICES	
Bed & Breakfast Inn or Facility(s)	P

P=Permitted, C=Conditional

AMUSEMENT & RECREATION SERVICES	
Broadcast Station (with Tower)	C
Country Club (Private)	P
Day Camp for Children	C
Earth Satellite Dish (Private, less than 3' in diameter)	P
Civic/Conference Center	P
Fairgrounds / Exhibition	C
Golf Course (Public/Private)	C
Park and/or Playground (Private or Public)	P
Rodeo Grounds	C
Skating Rink	C
Swimming Pool (Commercial)	P
Tennis Court (Lighted)	P
Tennis Court (Private/Not Lighted)	P
Travel Trailers / R.V.'s (Short-Term Stays)	C
Travel Trailers / R.V.'s (Storage)	C
INSTITUTIONAL / GOVERNMENTAL	
Antenna (Non-Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	P
Antenna (Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Assisted Living Facility	P
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Cemetery and/or Mausoleum	C
Church/Place of Worship	P
Community Center (Municipal)	P
Fire Station	P
Franchised Private Utility (Not Listed)	P
Gas Transmission Line (Regulating Station)	C
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	P
Home for the Aged	P
Library (Public)	P
Maternity Home	C

P=Permitted, C=Conditional

INSTITUTIONAL / GOVERNMENTAL con't	
Non-Profit Activities by Church	P
Nursing / Convalescent Home	P
Orphanage	C
Post Office (Governmental)	P
Rectory/Parsonage	P
Home for the Aged, Residence	P
School, K through 12 (Private)	P
School, K through 12 (Public)	P
Sewage Pumping Station	C
Utility Distribution/Transmission Lines	P
Wastewater Treatment Plant (Public)	P
Water Supply Facility (Private)	P
Water Supply Facility (Elevated Water Storage)	C
Water Treatment Plant (Public)	P
COMMERCIAL & WHOLESALE TRADE	
Feed and Grain Store	C
Taxidermist	C
Veterinarian (Outdoor Kennels or Pens)	C
LIGHT MANUFACTURING	
Contractor's temporary On-Site Construction Office	C
Open Storage / Outside Storage	C
Sand / Gravel / Stone Sales (Storage)	C

P=Permitted, C=Conditional

Area C: Planned Development Commercial (PD-C) - Permitted Uses

AGRICULTURE	
Bulk Grain and/or Feed Storage	P
Farms, General (Crops)	C
Farms, General (Livestock/Ranch)	C
Greenhouse (Non-Retail/Hobby)	P
Livestock Sales	P
Orchard/Crop Propagation	C
Plant Nursery (Grown for Commercial Purposes)	P
Stable, Commercial	P
RESIDENTIAL	
Accessory Building/Structure (Residential)	P
Accessory Building/Structure (Non-Residential)	P
Accessory Dwelling	P
Caretaker's/Guard's Residence	C
Community Home	P
Duplex / Two Family <i>{See Zoning Ordinance – Defined under Two-Family Dwelling}</i>	P
Living Quarters On-Site With A Business	P
Residential Loft	P
Rooming / Boarding House <i>{See Zoning Ordinance – Defined Under Boarding or Rooming House}</i>	P
Four Family (Quadraplex)	P
Single Family Dwelling, Detached	P
Three Family (Triplex)	C
OFFICE	
Armed Services Recruiting Center	P
Check Cashing Service	C
Credit Agency	P
Insurance Agency Offices	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices, Professional and General Business	P
Offices (Parole-Probation)	P
Real Estate Offices	P
Telemarketing Center	P
Bank	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P

P=Permitted, C=Conditional

PERSONAL & BUSINESS SERVICES	
Appliance Repair	P
Artist Studio	P
Ambulance Service (Private)	P
Automobile Driving School	P
Automatic Teller Machines (ATM's)	P
Barber Shop (Non-College)	P
Beauty Shop (Non-College)	P
Bed & Breakfast Inn or Facility(s)	P
Communication Equipment (Installation and/or Repair – No outdoor sales or storage)	P
Computer Sales	P
Cooking School	P
Credit Unions	P
Dance/Drama/Music Schools (Performing Arts)	P
Extended Stay Hotels/Motels	P
Exterminator Service (No outdoor sales or storage)	P
Financial Services (Advice/Invest)	P
Funeral Home or Mortuary	P
Motel or Hotel	P
Martial Arts School	P
Kiosk (Providing A Service)	P
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Locksmith	P
Mini-Warehouse/Self Storage	P
Photo Studio	P
Photocopying/Duplicating	P
Security Quarters as Associated with a Business (Live-In)	C
Skin Care Clinics	P
Shoe Repair	P
Studio for Radio or Television	P
Tailor Shop	P
Tool and Machinery Rental (Indoor Storage)	P
Tool and Machinery Rental (Outdoor Storage)	P
Travel Agency	P

P=Permitted, C=Conditional

RETAIL	
All-Terrain Vehicle Dealer / Sales Only	P
Antique Shop	P
Art Dealer/Gallery	P
Auction Business (Indoor only)	P
Auto Sales (New and Used)	P
Auto Supply Store for New & Rebuilt Parts	P
Bakery or Confectionary (Retail)	P
Beer and Wine and Package Stores and Mixed Beverage Sales (<i>Refer to Ordinance # 2008.09</i>)	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales	P
Cabinet Shop (Manufacturing)	P
Cafeteria	P
Consignment Shop	P
Convenience Store (With Gas Sales)	P
Convenience Store (Without Gas Sales)	P
Department Store	P
Drapery, Blind, Furniture Upholstery Shop	P
Firearms (in-store and special order)	P
Florist Shop	P
Food or Grocery Store	P
Furniture Store, New and Used (Indoor)	P
Garden Shop (Inside Storage)	P
Gravestone/Tombstone Sales	P
Artisans Shop	P
Hardware Store	P
Home Improvement Center	P
Lawnmower Sales and/or Repair	P
Major Appliance Sales (Indoor)	P
Market (Public)	P
Motorcycle Dealer (New and/or Repair)	P
Personal Watercraft Sales (New and/or Repair)	P
Needlework Shop	P
Pet Shop/Supplies	P

P=Permitted, C=Conditional

RETAIL con't	
Pharmacy	P
Plant Nursery (Retail Sales Outdoors)	P
Recycling Kiosk	C
Restaurant (With No Drive-Through Service)	P
Restaurant (With Drive-In Service)	P
Restaurant (With Drive-Through Service)	P
Restaurant (Mobil Food Unit/Vendor)	P
Restaurant (With Music and/or Dancing)	P
General Retail Store	P
Security Systems Installation Company	P
Sporting Goods Store	P
Studio, Tattoo or Body Piercing	P
Temporary Outdoor Retail Sales / Commercial Promotion	P
Upholstery Shop (Non-Auto)	P
Used Merchandise; Furniture	P
Vacuum Cleaner Sales and Repair	P
Veterinarian Clinic (Indoor Kennels)	P
Woodworking Shop (Ornamental) / Hand-Built Furniture	P
TRANSPORTATION & AUTO SERVICES	
Antique Vehicle Restoration	P
Auto Body Repair	P
Auto Financing & Leasing (Indoor)	P
Automobile Accessory Installation (Minor)	P
Auto Interior Shop / Upholstery	P
Auto Muffler Shop	P
Auto Paint Shop	P
Automobile Repair, Major	P
Automobile Repair, Minor	P
Auto Tire Repair /Sales (Indoor)	P
Auto Wrecker Service	P
Auto Laundry or Car Wash, Unattended	P
Auto Laundry or Car Wash, Attended	P
Limousine / Taxi Service	P
Parking Lot Structure, Commercial (Auto)	P
Quick Lube/Oil Change/Minor Inspection	P
Tire Dealer, With or Without Open Storage	P

P=Permitted, C=Conditional

AMUSEMENT & RECREATION SERVICES	
Amusement Devices/Arcade (Four or More Devices)	C
Amusement Services (Indoors)	C
Amusement Services (Outdoors)	P
Country Club (Private)	P
Music / Dancing Facility	P
Day Camp for Children	C
Dinner Theatre	P
Driving Range	P
Earth Satellite Dish (Private, less than 3' in diameter)	P
Civic/Conference Center	P
Fairgrounds/Exhibition Area	P
Golf Course (Miniature)	P
Golf Course (Public/Private)	C
Health Club (Physical Fitness) <i>{See zoning ordinance-Defined under Studio, Health, Reducing}</i>	P
Membership Sports	P
Motion Picture Theater (Indoors)	P
Motion Picture Studio, Commercial Film	P
Museum	P
Park and/or Playground (Private or Public)	P
Rodeo Grounds	P
Skating Rink	P
Swimming Pool (Commercial)	P
Tennis Court (Lighted)	P
Tennis Court (Private/Not Lighted)	P
Theater (Non-Motion Picture)	P
Travel Trailers / R.V.'s (Short-Term Stays)	P
Travel Trailers / R.V.'s (Storage)	C
Video Rental / Sales	P

P=Permitted, C=Conditional

INSTITUTIONAL / GOVERNMENTAL	
Antenna (Non-Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	P
Antenna (Commercial) <i>{ See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Assisted Living Facility	C
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower <i>{ See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Cemetery and/or Mausoleum	C
Child Day Care (Business)	P
Church/Place of Worship	P
Civic Club	P
Medical Clinic or Office <i>{ See Zoning Ordinance - Defined under Medical Facilities}</i>	P
Community Center (Municipal)	P
Electrical Generating Plant	C
Electrical Substation	C
Electrical Transmission Line	C
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility (Not Listed)	P
Fraternal Organization, Lodge, or Union	P
Gas Transmission Line (Regulating Station)	C
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	P
Heliport	C
Helistop	C
Hospice (Administration/Business Office)	P
Hospital (Acute Care/Chronic Care)	P
Library (Public)	P
Mailing Service (Private)	P
Maternity Homes	P
Non-Profit Activities by Church	P
Nursing/Convalescent Home	P
Philanthropic Organization	P
Telephone and Exchange, Switching/Relay or Transmitting Station	P

P=Permitted, C=Conditional

INSTITUTIONAL / GOVERNMENTAL con't	
Post Office (Governmental)	P
Radio, Television or Microwave Tower { See Zoning Ordinance - Defined within Section}	C
Rectory/Parsonage	P
Home for the Aged, Residence	P
School, K through 12 (Private)	P
School, K through 12 (Public)	P
School, Business/Commercial Trade	P
Sewage Pumping Station	C
Utility Distribution/Transmission Lines	C
Wastewater Treatment Plant (Public)	C
Water Supply Facility (Private)	C
Water Supply Facility (Elevated Water Storage)	C
Water Treatment Plant (Public)	C
COMMERCIAL & WHOLESALE TRADE	
Book Binding	P
Feed & Grain Store	P
Furniture Manufacture	C
Heating & Air-Conditioning Sales/Services	P
Pawn Shop	P
Propane Sales (Retail)	P
Taxidermist	P
Transfer Station (Refuse/Pick-up)	C
Veterinarian (Outdoor Kennels or Pens)	C
Warehouse/Office	C
Welding Shop	P
LIGHT MANUFACTURING	
Contractor's Office/Sales, No Outside Storage including Vehicles	P
Contractor's Temporary On-Site Construction Office	P
Open Storage/Outside Storage	C

P=Permitted, C=Conditional

Area D: Planned Development Commercial (PD-C) - Permitted Uses

AGRICULTURE	
Bulk Grain and/or Feed Storage	P
Farms, General (Crops)	C
Farms, General (Livestock/Ranch)	C
Greenhouse (Non-Retail/Hobby)	P
Livestock Sales	P
Orchard/Crop Propagation	C
Plant Nursery (Grown for Commercial Purposes)	P
Stable, Commercial	P
RESIDENTIAL	
Accessory Building/Structure (Residential)	P
Accessory Building/Structure (Non-Residential)	P
Caretaker's/Guard's Residence	C
Community Home	P
Four Family (Quadraplex)	P
Three Family(Triplex)	C
OFFICE	
Armed Services Recruiting Center	P
Check Cashing Service	C
Credit Agency	P
Insurance Agency Offices	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices, Professional and General Business	P
Offices (Parole-Probation)	P
Real Estate Offices	P
Telemarketing Center	P
Bank	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P

P=Permitted, C=Conditional

PERSONAL & BUSINESS SERVICES	
Appliance Repair	P
Artist Studio	P
Ambulance Service (Private)	P
Automobile Driving School	P
Automatic Teller Machines (ATM's)	P
Barber Shop (Non-College)	P
Beauty Shop (Non-College)	P
Bed & Breakfast Inn or Facility(s)	P
Communication Equipment (Installation and/or Repair – No outdoor sales or storage)	P
Computer Sales	P
Cooking School	P
Credit Unions	P
Dance/Drama/Music Schools (Performing Arts)	P
Extended Stay Hotels/Motels	P
Exterminator Service (No outdoor sales or storage)	P
Financial Services (Advice/Invest)	P
Funeral Home or Mortuary	P
Motel or Hotel	P
Martial Arts School	P
Kiosk (Providing A Service)	P
Laundry/Dry Cleaning (Drop Off/Pick Up)	P
Locksmith	P
Mini-Warehouse/Self Storage	P
Photo Studio	P
Photocopying/Duplicating	P
Security Quarters as Associated with a Business (Live-In)	C
Skin Care Clinics	P
Shoe Repair	P
Studio for Radio or Television	P
Tailor Shop	P
Tool and Machinery Rental (Indoor Storage)	P
Tool and Machinery Rental (Outdoor Storage)	P
Travel Agency	P

P=Permitted, C=Conditional

RETAIL	
All-Terrain Vehicle Dealer / Sales Only	P
Antique Shop	P
Art Dealer/Gallery	P
Auction Business (Indoor only)	P
Auto Sales (New and Used)	P
Auto Supply Store for New & Rebuilt Parts	P
Bakery or Confectionary (Retail)	P
Beer and Wine and Package Stores and Mixed Beverage Sales (<i>Refer to Ordinance # 2008.09</i>)	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales	P
Cabinet Shop (Manufacturing)	P
Cafeteria	P
Consignment Shop	P
Convenience Store (With Gas Sales)	P
Convenience Store (Without Gas Sales)	P
Department Store	P
Drapery, Blind, Furniture Upholstery Shop	P
Firearms (in-store and special order)	P
Florist Shop	P
Food or Grocery Store	P
Furniture Store, New and Used (Indoor)	P
Garden Shop (Inside Storage)	P
Gravestone/Tombstone Sales	P
Artisans Shop	P
Hardware Store	P
Home Improvement Center	P
Lawnmower Sales and/or Repair	P
Major Appliance Sales (Indoor)	P
Market (Public)	P
Motorcycle Dealer (New and/or Repair)	P
Personal Watercraft Sales (New and/or Repair)	P
Needlework Shop	P
Pet Shop/Supplies	P

P=Permitted, C=Conditional

RETAIL con't	
Pharmacy	P
Plant Nursery (Retail Sales Outdoors)	P
Recycling Kiosk	C
Restaurant (With No Drive-Through Service)	P
Restaurant (With Drive-In Service)	P
Restaurant (With Drive-Through Service)	P
Restaurant (Mobil Food Unit/Vendor)	P
Restaurant (With Music and/or Dancing)	P
General Retail Store	P
Security Systems Installation Company	P
Sporting Goods Store	P
Studio, Tattoo or Body Piercing	P
Temporary Outdoor Retail Sales / Commercial Promotion	P
Upholstery Shop (Non-Auto)	P
Used Merchandise; Furniture	P
Vacuum Cleaner Sales and Repair	P
Veterinarian Clinic (Indoor Kennels)	P
Woodworking Shop (Ornamental) / Hand-Built Furniture	P
TRANSPORTATION & AUTO SERVICES	
Antique Vehicle Restoration	P
Auto Body Repair	P
Auto Financing & Leasing (Indoor)	P
Automobile Accessory Installation (Minor)	P
Auto Interior Shop / Upholstery	P
Auto Muffler Shop	P
Auto Paint Shop	P
Automobile Repair, Major	P
Automobile Repair, Minor	P
Auto Tire Repair /Sales (Indoor)	P
Auto Wrecker Service	P
Auto Laundry or Car Wash, Unattended	P
Auto Laundry or Car Wash, Attended	P
Limousine / Taxi Service	P
Parking Lot Structure, Commercial (Auto)	P
Quick Lube/Oil Change/Minor Inspection	P
Tire Dealer, With or Without Open Storage	P

P=Permitted, C=Conditional

AMUSEMENT & RECREATION SERVICES	
Amusement Devices/Arcade (Four or More Devices)	C
Amusement Services (Indoors)	C
Amusement Services (Outdoors)	P
Billiard / Pool Facility (Three or More Tables)	C
Bingo Facility	C
Bowling Center	C
Country Club (Private)	P
Music / Dancing Facility	P
Day Camp for Children	C
Dinner Theatre	P
Driving Range	P
Earth Satellite Dish (Private, less than 3' in diameter)	P
Civic/Conference Center	P
Fairgrounds/Exhibition Area	P
Golf Course (Miniature)	P
Golf Course (Public/Private)	C
Health Club (Physical Fitness) <i>{See zoning ordinance-Defined under Studio, Health, Reducing} or</i>	P
Membership Sports	P
Motion Picture Theater (Indoors)	P
Motion Picture Studio, Commercial Film	P
Museum	P
Park and/or Playground (Private or Public)	P
Rodeo Grounds	P
Skating Rink	P
Swimming Pool (Commercial)	P
Tennis Court (Lighted)	P
Tennis Court (Private/Not Lighted)	P
Theater (Non-Motion Picture)	P
Travel Trailers / R.V.'s (Short-Term Stays)	P
Travel Trailers / R.V.'s (Storage)	C
Video Rental / Sales	P

P=Permitted, C=Conditional

INSTITUTIONAL / GOVERNMENTAL	
Antenna (Non-Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	P
Antenna (Commercial) <i>{ See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Assisted Living Facility	C
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower <i>{ See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Cemetery and/or Mausoleum	C
Child Day Care (Business)	P
Church/Place of Worship	P
Civic Club	P
Medical Clinic or Office <i>{ See Zoning Ordinance - Defined under Medical Facilities}</i>	P
Community Center (Municipal)	P
Electrical Generating Plant	C
Electrical Substation	C
Electrical Transmission Line	C
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility (Not Listed)	P
Fraternal Organization, Lodge, or Union	P
Gas Transmission Line (Regulating Station)	C
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	P
Heliport	C
Helistop	C
Hospice (Administration/Business Office)	P
Hospital (Acute Care/Chronic Care)	P
Library (Public)	P
Mailing Service (Private)	P
Maternity Homes	P
Non-Profit Activities by Church	P
Nursing/Convalescent Home	P
Philanthropic Organization	P
Telephone and Exchange, Switching/Relay or Transmitting Station	P

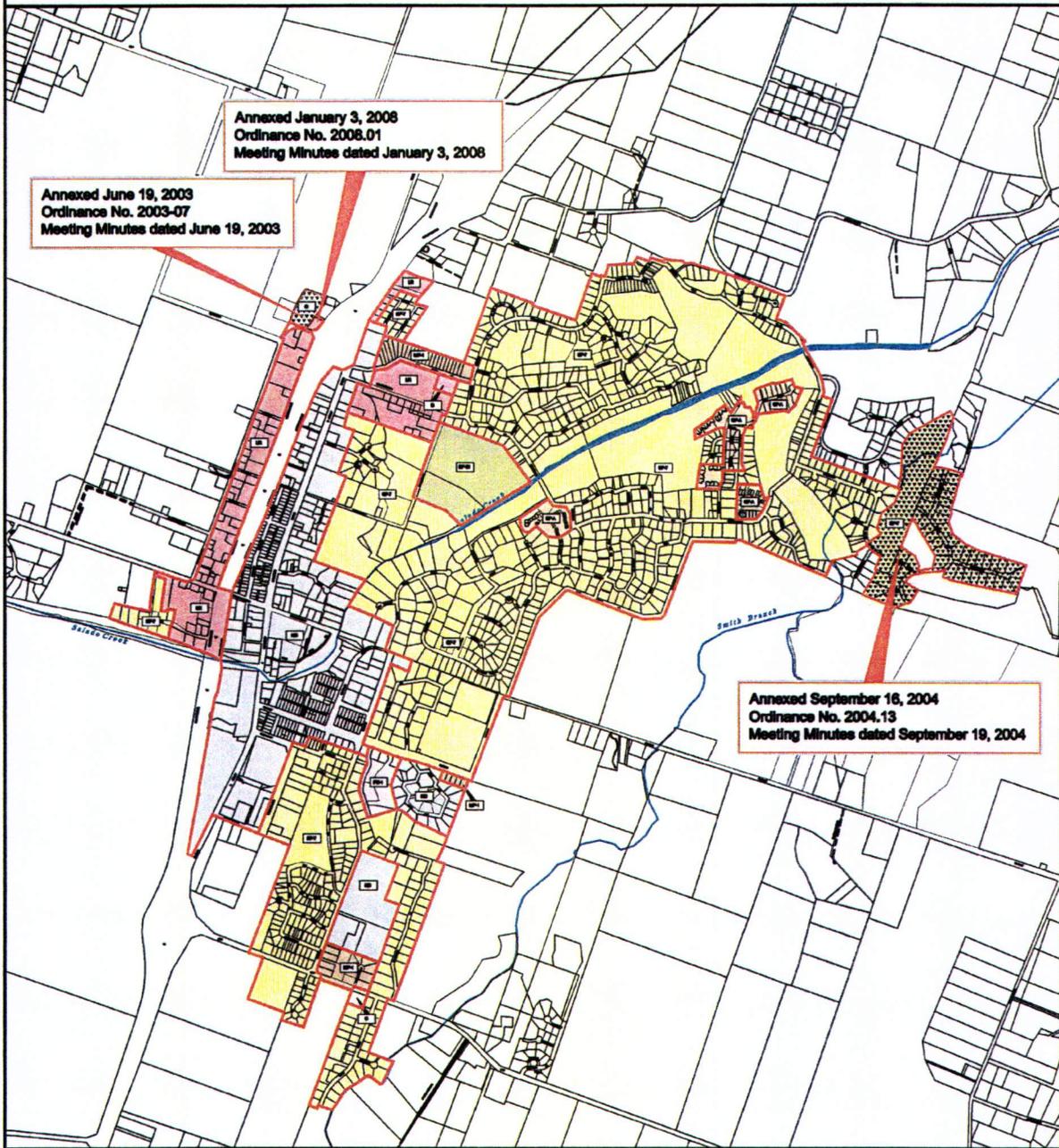
P=Permitted, C=Conditional

INSTITUTIONAL / GOVERNMENTAL con't	
Post Office (Governmental)	P
Radio, Television or Microwave Tower { See Zoning Ordinance - Defined within Section }	C
Rectory/Parsonage	P
Home for the Aged, Residence	P
School, K through 12 (Private)	P
School, K through 12 (Public)	P
School, Business/Commercial Trade	P
Sewage Pumping Station	C
Utility Distribution/Transmission Lines	C
Wastewater Treatment Plant (Public)	C
Water Supply Facility (Private)	C
Water Supply Facility (Elevated Water Storage)	C
Water Treatment Plant (Public)	C
COMMERCIAL & WHOLESALE TRADE	
Book Binding	P
Feed & Grain Store	P
Furniture Manufacture	C
Heating & Air-Conditioning Sales/Services	P
Pawn Shop	P
Propane Sales (Retail)	P
Taxidermist	P
Transfer Station (Refuse/Pick-up)	C
Veterinarian (Outdoor Kennels or Pens)	C
Warehouse/Office	C
Welding Shop	P
LIGHT MANUFACTURING	
Contractor's Office/Sales, No Outside Storage including Vehicles	P
Contractor's Temporary On-Site Construction Office	P
Open Storage/Outside Storage	C

P=Permitted, C=Conditional

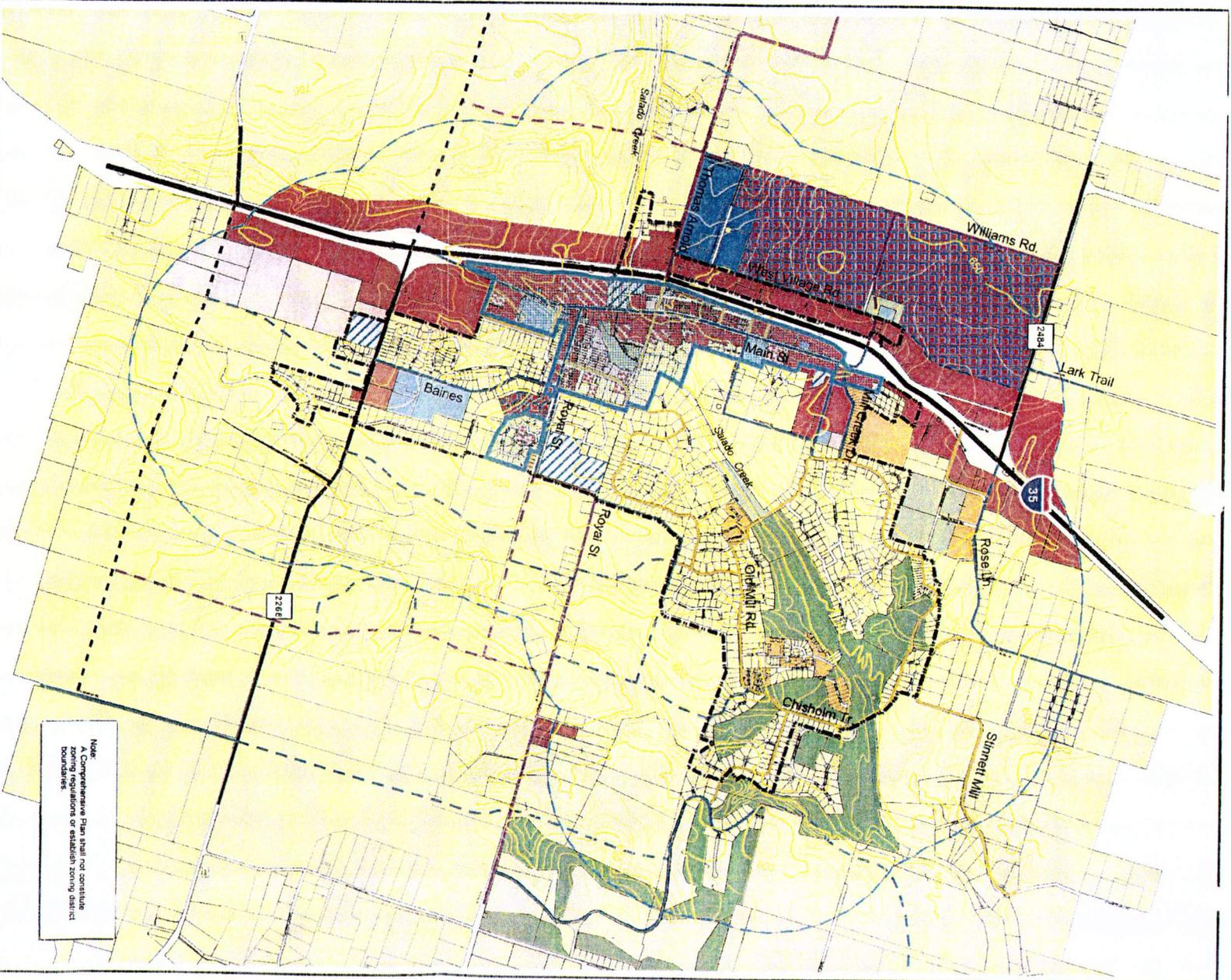
Zoning Map of the Village of Salado, Texas

Ordinance No. 2008.11



LEGEND			
<ul style="list-style-type: none"> SF-1 Single Family Estate Residential SF-2 Single Family Residential SF-3 Single Family Attached Residential SF-4 Multi-Family Residential HD Historic District O Office 	<ul style="list-style-type: none"> LR Low Density C Commercial PD-1 Planned Development A Annexed Area 		<div style="display: inline-block; vertical-align: middle;"> <h2 style="margin: 0;">Village of Salado</h2> </div>

This is to certify that this is the Official Zoning Map referred to in the Section 1.3 of the Zoning Ordinance of the Village of Salado, Texas adopted on the 3rd day of April, 2008.



Note:
A Comprehensive Plan shall not constitute
recommendations or establish zoning district
boundaries.

Legend

- | | | | |
|--|----------------------------|--|--------------------------|
| | Low Density Residential | | Thoroughfare Legend |
| | Medium Density Residential | | Interstate 35 |
| | High Density Residential | | Type 1 - Major Arterial |
| | Public (Government) | | Type 1 - Proposed |
| | Public (Schools) | | Type 2 - Major Collector |
| | Public (Churches) | | Type 2 - Proposed |
| | Parks | | Type 3 - Major Collector |
| | Future Recreation | | Type 3 - Proposed |
| | Office | | Type 4 - Local Street |
| | Regional Retail | | Type 4A - Proposed |
| | Commercial | | Village Limits |
| | Hotel/Inn | | ETJ |
| | Business Park | | |
| | Mixed Use | | |
| | Future District | | |

Future Land Use Plan

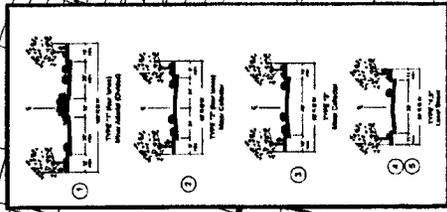
VILLAGE OF SALADO

Plate 3-1



Dunkin, Saffo & Associates, Inc.
February 2004





Legend

- Interstate 35
- Type 1 - Minor Arterial (divided)
- Type 1 - Proposed
- Type 2 - Major Collector (undivided)
- Type 2 - Proposed
- Type 3 - Minor Collector
- Type 3 - Proposed
- Type 4 & 5 - Local Street
- Type 4 & 5 - Proposed
- Floodplain
- Village Limits
- ETJ

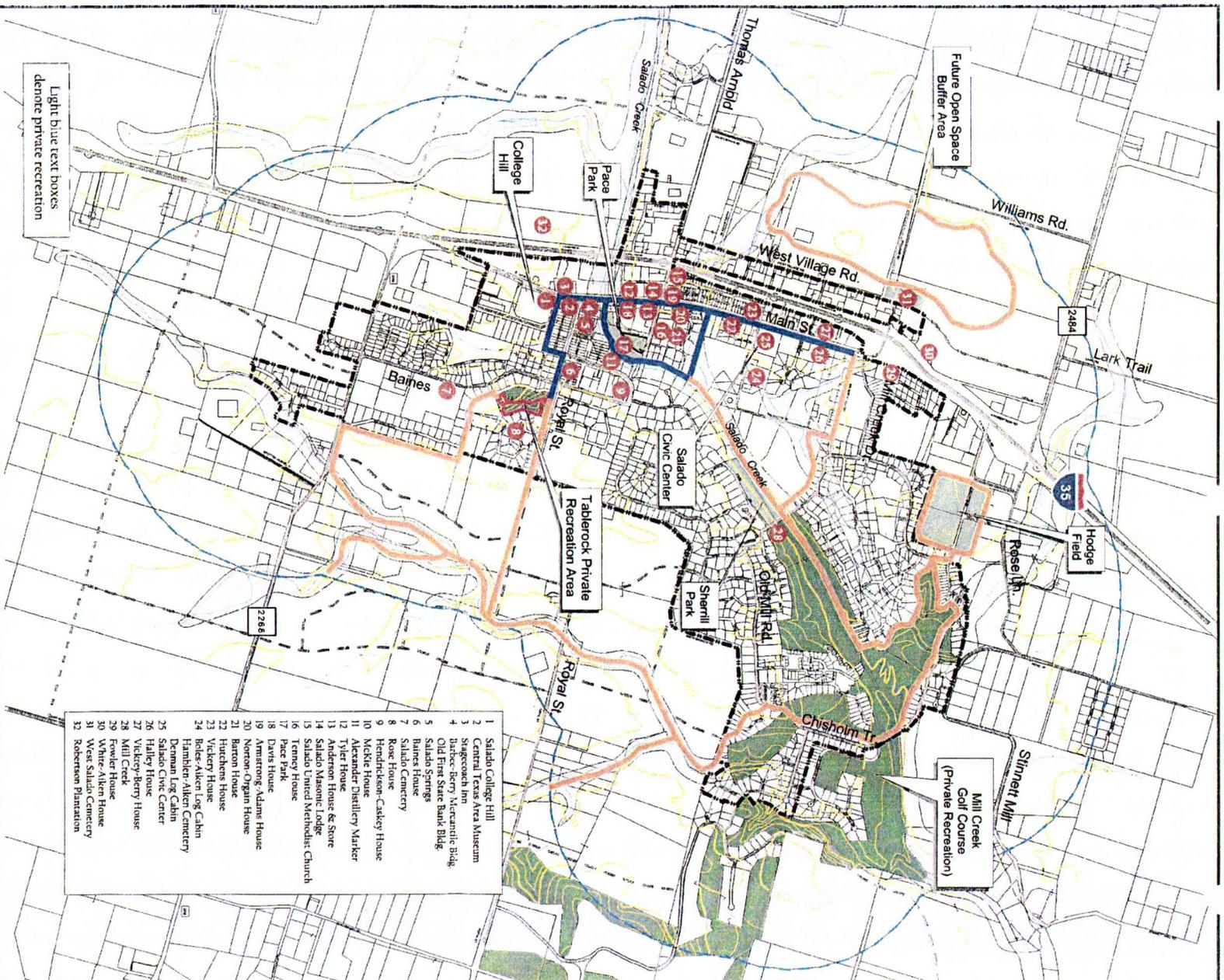
Plate 4-1

Transportation Plan

VILLAGE OF SALADO



Dunkin, Sefto & Associates, Inc.
February 2004



Light blue text boxes denote private recreation

Legend

- Proposed Priority Trail System
- Proposed Secondary Trail System
- Existing Table Rock Trail
- Public Park/Recreation Areas
- Private Park/Recreation Areas
- Floodplain
- Village Limits
- ETJ
- Proposed Roadways

- 1 Salado College Hill
- 2 Central Texas Area Museum
- 3 Stagecoach Inn
- 4 Barber - Berry Mercantile Bldg.
- 5 Old First State Bank Bldg.
- 6 Salado Springs
- 7 Salado Cemetery
- 8 Rose House
- 9 Hendrickson - Caskey House
- 10 Mckie House
- 11 Alexander Distillery Marker
- 12 Yler House
- 13 Salado Masonic Lodge
- 14 Salado United Methodist Church
- 15 Tenney House
- 16 Prater House
- 17 Davis House
- 18 Nantreong Adams House
- 19 Norton House
- 20 Barron House
- 21 Hinchey House
- 22 Hinchey House
- 23 Vickers House
- 24 Hinkley - Aiken Log Cabin
- 25 Salado Civic Center
- 26 Demman Log Cabin
- 27 Halley House
- 28 Vinkley-Berry House
- 29 Miller Creek
- 30 Fowler House
- 31 White - Aiken House
- 32 West Salado Cemetery
- 33 Robertson Plantation

Future Trail System

VILLAGE OF SALADO



Dunkin, Sefko & Associates, Inc.
February 2004





January 6, 2016

Village of Salado
(313 Stagecoach Road)
P.O. Box 219
Salado, Texas 76571

Re: Water Availability for the Sanctuary

Dear Sir/Madam,

Salado Water Supply Corporation can provide a sub-division known as The Sanctuary with water at this time.

Sincerely,

A handwritten signature in cursive script that reads 'Juana Preston'.

Juana Preston
Salado W.S.C.

**Post Office Box 128
Salado, Texas 76571
(254) 947-5425
(254) 947-5736 (Fax)**

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	Section 2.2 g	Plat Application Review Process	The Mayor/Village Administrator (or designee) shall have the authority to determine what document(s) the Village will require to prove ownership, such as one of the following: General Warranty deed; Special warranty deed; title policy; or some other documentation that is acceptable to the Mayor/Village Administrator (or designee)	The Proof of Ownership shall be by a signed statement from the owner(s) and acknowledged before a Notary Public, general warranty deed, special warranty deed, or title policy.
Salado Subdivision Ordinance	2.3	Concept Plan Approval	Salado requires the submittal of a concept plan.	The Conceptual Master Plan submitted as Exhibit B and the land uses included in the Master Development Agreement are approved. The next required submittal by Sanctuary prior to development is the Construction Plat or otherwise called the Preliminary Plat
Salado Subdivision Ordinance	2.4 g	Procedures and Submission Requirements for Construction Plat Approval	No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the construction plat by the Board of Alderman, nor prior to issuance of all appropriate construction permits by the Village and other appropriate entities or agencies.	The Sanctuary may extend primary water lines, sewer lines, discharge lines, and related mass grading in connection with the construction set forth in the Wastewater Service Agreement provided the Sanctuary gives the Village a set of Construction plans prepared and sealed by a licensed civil engineer and obtained all required County, State, and Federal permits.
Salado Subdivision Ordinance	2.4 g	Procedures and Submission Requirements for Construction Plat Approval	No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the construction plat by the Board of Alderman, nor prior to issuance of all appropriate construction permits by the Village and other appropriate entities or agencies.	The Sanctuary may install driveway aprons, access roads, fencing and barriers in connection with the construction of the sanitary sewer plant and the completion of the access roads in connection with the TXDOT road improvements at the Interstate 35 Exit 283 and 284, provided the Sanctuary gives the Village a set of construction plans prepared and sealed by a licensed civil engineer and obtained all required County, State, and Federal Permits.

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Master Development Agreement between the Village of Salado and Sanctuary

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	2.4 g	Procedures and Submission Requirements for Construction Plat Approval	No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the construction plat by the Board of Alderman, nor prior to issuance of all appropriate construction permits by the Village and other appropriate entities or agencies.	The Sanctuary may complete mass grading, excavate ponds, and install storm water piping in order to establish a master storm water drainage system in advance of construction for a commercial or neighborhood phase of construction provided the Sanctuary gives the Village a set of construction plans prepared and sealed by a licensed civil engineer and obtained all required County, State, and Federal permits.
Salado Subdivision Ordinance	2.4 g	Procedures and Submission Requirements for Construction Plat Approval	No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the construction plat by the Board of Alderman, nor prior to issuance of all appropriate construction permits by the Village and other appropriate entities or agencies.	The Sanctuary may clear, grade, construct, or place temporary construction offices, marketing offices ("Preview Center") or other such temporary structures and signage for the purposes of promoting or building the Project provided the Sanctuary gives the Village a set of construction plans prepared and sealed by a licensed civil engineer and obtained all required County, State, and Federal permits.
Salado Subdivision Ordinance	2.4 h. 19(f)(6)	Procedures and Submission Requirements for Construction Plat Approval	The undersigned owner does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the Village of Salado's paving standards for fire lanes and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or there impediments to the accessibility of fire apparatus.	The Sanctuary may use a "red" paving material to achieve the fire lane designation including concrete or brick pavers (such as Belgard®).

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Master Development Agreement between the Village of Salado and Sanctuary

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	2.7 e	Development Plats	Standards of Approval: The development plat shall not be approved until the following standards have been satisfied (see page 38 of Salado Subdivision Ordinance)	The Conceptual Master Plan satisfies any requirement in the Village of Salado Subdivision Ordinance or an individual subdivision plat for public facilities and services, parks, and open spaces. The Sanctuary shall not be required to dedicate any recreational facilities, meeting halls, lakes, ponds, parks, open spaces or streets to the Village of Salado and consequently the Village shall have no operating or maintenance duties or expenses related to these private facilities.
Salado Subdivision Ordinance	2.10 e.1 (c)	Plat Vacation	The Board of Alderman, on its motion and following a public hearing on the matter, may vacate the plat of an approved subdivision or addition when: c) the plat has been of record for more than five (5) years and the Village determines that the further sale of lots within the subdivision or addition presents a threat to public health, safety or welfare, except that the vacation shall apply only to lots owned by the property owner or its successor.	The Village may only vacate a plat in the Project if the Village has given notice to the Sanctuary of the potential threat to public health, safety or welfare with a ninety (90) day notice to cure such threat(s). In no event shall the price of housing, architectural design, or commercial uses be a condition for vacating a plat.
Salado Subdivision Ordinance	3.1	Street Alignments	No Standard Provided	Streets shall have canted horizontal alignments to control vehicular speeds; street alignment adjustments will not exceed a 45 degree change in direction and will have a minimum center-line radius of 60 feet for local streets; or a minimum of center-line radius of 100 feet for a collector street
Salado Subdivision Ordinance	3.1	Street Dimensions- Two Way	No Standard Provided	Option for Commercial and Neighborhood Street shall have two (2) – 10 foot travel lanes in each direction with 4 foot minimum pedestrian or multi-modal zone flush with pavement texture change; total clear zone is 24 feet.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.1	Street Dimensions - One Way	No Standard Provided	One Way Street shall have a 16 foot cart way width plus one 4 foot parallel pedestrian lane, flush with pavement texture change on one side and a 4 foot reinforced earth shoulder on the park side; total clear zone is 24 feet.
Salado Subdivision Ordinance	3.1	Street Dimensions- Streets with medians	No Standard Provided	Landscape islands, or medians, will be allowed in streets for traffic calming and added aesthetics. Minimum dimension of cart ways shall be a minimum width of clear zone of 14 feet, face of curb to face of curb.
Salado Subdivision Ordinance	3.1	Street Dimensions - Curbing	No Standard Provided	All streets shall have a flush concrete ribbon curb, 4" "mountable" curb, or 4" "rollover" curb constructed with materials and methods per Village Standard.
Salado Subdivision Ordinance	3.1 c10 (a)	Private Streets	Private Streets shall be permitted only within a subdivision satisfying each of the following criteria: (see page 51 of Subdivision Ordinance)	The Project may have private streets as determined by Sanctuary.
Salado Subdivision Ordinance	3.1 c10(h)	Private Streets	Any public water, sewer and drainage facilities, street lights, and traffic control devices, such as traffic signs, placed within the private street lot shall be designed and constructed to Village standards, and shall be accepted by and dedicated to the Village prior to filing the record plat for the subdivision. All private traffic control devices and regulatory signs shall conform to the "Texas Manual of Uniform Traffic Control Devices", as amended, and to Village standards. All Village regulations relating to infrastructure financing, Sanctuary cost participation, and capital cost recovery shall apply to developments with private streets, with the exception of those applying to street construction.	All traffic control devices and regulatory signs shall conform to the "Texas Manual of Uniform Traffic Control Devices" however, the Sanctuary may place such control devices and regulatory signs in custom fixtures or equipment provided the Sanctuary pays for the cost of installing and maintaining such custom fixtures.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.1 c10(h)	Private Streets	The metering for utilities such as water, gas and electricity shall be located on the individual lots to be served, not grouped together in a centralized location(s), such as "gang-box" style metering stations, which shall not be permitted.	The Sanctuary may create a centralized location for utility meters in commercial areas and high density residential areas.
Salado Subdivision Ordinance	3.1 c4(b)	Adequacy of Roads and Access	Each residential lot in the subdivision shall have a minimum frontage on a dedicated public street as required by applicable zoning or thirty-five feet (35'), whichever is greater, unless other provisions have been authorized through planned development approval. Each non-residential lot shall have a minimum frontage on a dedicated public street as required by applicable zoning or fifty feet (50'), whichever is greater, unless other provisions have been authorized through planned development approval.	The minimum residential lot shall be 24' wide x 125' deep. There is no minimum lot size for a commercial lot.
Salado Subdivision Ordinance	3.1 e	Traffic Impact Analysis	Any proposed development project or plat involving a significant change to a proposed roadway alignment from that shown on the Village of Salado's Transportation Plan (or involving a development of two hundred [200] or more dwelling units, or for developments generating two thousand [2,000] or more "one-way" trips per day) shall be preceded by submission, Village staff and Planning and Zoning Commission review, and Board of Aldermen approval of a traffic impact analysis as specified in Subsection (f) below.	The Conceptual Master Plan indicates the street layout and design satisfactory and acceptable to the Village; specifically the intersections and the vehicular connections at Main Street, College Hill Drive, FM 2268, Salado Oaks Drive, and Royal Street. The Project can contain one-way streets. The Sanctuary is not required to submit a Traffic Analysis or compliance with the Transportation Plan provided Sanctuary does not exceed the total land uses pursuant to Article IV (Development Matters) of the Master Development Agreement.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.1 p & TCSS Pg 1-4 (E1,2)	Cul-de-sac criteria	A cul-de-sac street shall not be longer than six hundred feet (600'), and at the closed end shall have a turnaround bulb with an outside pavement diameter of at least eighty feet (80') and a right-of-way diameter of at least one hundred feet (100'). The length of a cul-de-sac shall be measured from the centerline of the intersecting street to the centerline of the cul-de-sac bulb.	There is no minimum or maximum length for a cul-de-sac street.
Salado Subdivision Ordinance	3.1 u bold	Points of Access	Residential driveway cuts shall not be allowed on roadways that are larger than a residential collector street (60-foot right-of-way) unless specifically approved by the Board of Alderman with the construction plat application	The Sanctuary may authorize driveway cuts on any street provided there is a concrete or brick paver or poured concrete apron that is at least 4 inches thick and on compacted base.
Salado Subdivision Ordinance	Section 3.1 (Page 61)	Dead end criteria	No dead ends allowed unless they will connect to future streets. If that is the case then no more than 1 lot per side can front onto the street stub unless a temporary turnaround bulb is provided. Max length is 600' and outside diameter needs to be at least 80' with a ROW of 100'	Maximum dead-end street length shall conform to the 800 feet maximum currently allowed; All dead-end streets shall have turnarounds with a minimum outside curb to curb dimension of 80 feet and a rectangular as long as they meet the same turning radii requirements; Landscape islands, or medians, shall be allowed in turnarounds.
Salado Subdivision Ordinance & Salado TCSS	Subdivision Ordinance, Section 3.1 (pg. 60), TCSS 1-4 D	Rights of way (ROW), Intersection spacing and design	Intersecting, undivided streets must have centerline offsets of at least 150'. A street intersection with a major thoroughfare will be at a 90 degree angle and tangent to the intersecting street for at least 100'. No major street shall intersect another major street at an angle of less than 60 degrees. No minor street shall intersect a major street at less than 45 degrees. No local residential street shall intersect any other street at less than 60 degrees	Shall meet Village standards for distance between intersections of 150 feet centerline to centerline; Shall meet Village standards for layout for 90 degrees or will not exceed a 60 degree angle at its intersection point; Landscape islands, or medians, will be allowed at intersections for traffic calming and adding aesthetics.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	Section 3.2 (pg. 62-63)	Alleys	Service alleys in non residential districts shall have a minimum ROW width of 30' and a pavement width of 24'. In residential districts alleys shall be parallel to the frontage of the street and have a minimum ROW width of 20' and 12' of pavement. Dead-end/hammerhead alleys are not allowed. Maximum length is 1,600'. Alley intersections shall be perpendicular and 3-way wherever possible.	Commercial alleys shall have a 30 foot Right-of Way (ROW) with a 22 foot minimum paved lane; Residential alleys shall have a 20 foot ROW width with 12 foot paving lane.
Salado Subdivision Ordinance	3.2 c(4)	Alleys	Alleys may not exceed a maximum length of one thousand six hundred feet (1,600'), as measured along the centerline of the alley and between intersections with other alleys or entrances onto streets (at the right-of-way line of the street at the alley entrance).	There is no minimum or maximum length for an alley street.
Salado Subdivision Ordinance	3.3 a	Easements	The minimum width for Village utility easements shall be twenty feet (20') or as otherwise required by the Village's Engineer.	The minimum width of a utility easement is twenty feet (20'); however the Sanctuary may increase the width as required for multiple lines in a trench or increase depth.
Salado Subdivision Ordinance	3.3 a	Sidewalks	Pedestrian concrete walkways (sidewalks) not less than four feet (4') wide shall be required within a residential subdivision on both sides of Type 1, 2 and 3 streets, in accordance with the Thoroughfare Plan and sidewalks not less than five feet (5') wide shall be provided within all nonresidential developments and along all perimeter arterials, as set forth in the Village of Salado's TCSS and in applicable state standards.	When adjacent or proximate to a ROW, sidewalks shall be 4' minimum width for residential, 5' minimum width for commercial areas where there is retail, restaurants, or entertainment, otherwise 4' minimum width unless site conditions otherwise prohibit.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.3 e	Easements	For new development, all necessary on-site easements shall be established on the subdivision plat and not by separate instrument, and they shall be labeled for the specific purpose, and to the specific entity if other than the Village, for which they are being provided.	The Sanctuary is required to provide easements to the Village for services it provides to the Project but shall not be required to provide easements to the public for access to the Projects parks, open spaces, trails or amenities.
Salado Subdivision Ordinance	3.3	Easements	No Standard Provided	The Sanctuary may place walking trails , bicycle paths, gold carts paths or other such pedestrian pathways over easements provided the property owners association or other similar entity is responsible for its maintenance and repair.
Salado Subdivision Ordinance	3.4	Blocks	The length, width, and shapes of blocks shall be determined with due regard to: (See page 63 of Salado Subdivision ordinance)	The blocks shown on the Preliminary Site Plan are acceptable and there is no minimum or maximum length to the block.
Salado Subdivision Ordinance	3.4 b	Blocks	Where no existing subdivision or topographical constraints control, the block lengths shall not exceed one thousand two hundred feet (1,200') in length. Where no existing subdivision or topographical constraints control, the blocks shall not be less than four hundred feet (400') in length;	Maximum block length shall comply with the 1200 foot maximum length except along property boundaries that limit access or have a continuous pattern of development existing. Where this occurs, block lengths shall match the existing condition of adjacent properties.
Salado Subdivision Ordinance	3.4 b	Blocks	Where no existing subdivision or topographical constraints control, the block lengths shall not exceed one thousand two hundred feet (1,200') in length. Where no existing subdivision or topographical constraints control, the blocks shall not be less than four hundred feet (400') in length;	Blocks sizes shall average 250 feet x 500 feet; minimum block dimension shall be 180 feet x 300'; property line to property line; Blocks with irregular shapes (non-rectangular) shall be assessed for compliance by total square footage of the block based on the above minimum dimensions.
Salado Subdivision Ordinance	3.6 b	Lots	In all cases, lots shall have a minimum of thirty-five feet (35') of frontage along a dedicated, improved street.	The minimum residential lot size is 24' wide by 125' deep. There is no minimum lot size for commercial lots.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	3.6 d	Lots	Side lot lines shall be at ninety degree (90°) angles or radial to street right-of-way lines to the greatest extent possible. The Village reserves the right to disapprove any lot which, in its sole opinion, is shaped or oriented in such a fashion as to be unsuitable or undesirable for the purpose intended, or which is not attractively or appropriately oriented toward its street frontage.	The configuration and orientation of the residential lots shown on the Conceptual Master Site Plan are acceptable to the Village.
Salado Subdivision Ordinance	3.7 a	Building Lines	Front, rear, side and street side building lines shall be shown on a concept plan and on any type of plat for all lots, and shall be consistent with the Zoning Ordinance requirements for the district in which the development is located (if subject to the Village's zoning regulations) and with any other applicable Village ordinance, respectively.	Building lines shall be shown on the Construction Plat pursuant to the Sanctuary Zoning Ordinance made part of this Exhibit C.
Salado Subdivision Ordinance	4.2 a	Protection of Drainage and Creek Areas	All creeks and drainage areas shall be preserved and protected in their natural condition wherever possible, unless significant storm drainage improvements are required by the Village in these areas. All development adjacent to creeks and drainage areas shall be in accordance with the Village's TCSS Manual, and with any other Village policies or ordinances related to aesthetics or public access or enjoyment of creeks and waterways.	The Sanctuary reserves the right to maintain the vegetation within drainage areas, place walking trails and paths, or other open space provided the Sanctuary is in compliance with the applicable State statutes and Federal laws.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	4.3	Property Owners or Homeowners Associations	The Sanctuary will submit the articles of incorporation, association by-laws and the Covenants, Codes and Restrictions (CCR's) for Village approval. The Village shall not unreasonable withhold such approval.	The Sanctuary will provide a copy of the Articles of Incorporation, By-Laws, and the Covenants, Codes and Restrictions (CCR's) organizing the property owners association and establishing the architectural review board. The architectural review board shall include at least one registered architect and one registered landscape architect.
Salado Subdivision Ordinance	4.4 b	Park Land & Public Facility Dedication	Any person, firm, or corporation offering a preliminary or final plat for development of any area zoned and to be used for single-family, duplex, or multi-family residential purposes within the Village shall include on such preliminary or final plat the dedication (to the Village of Salado) of land for public park purposes, calculated at the rate of not less than one (1) acre of park land per one hundred (100) ultimate units of such residential subdivision, and the buildable area of public parks shall not be smaller than five (5) in size	The Sanctuary is exempt from the requirements of 4.4 b (Public Land Dedication)
Salado Subdivision Ordinance	5.3	Street Lights	All street lighting shall be in keeping with the "semi-rural" atmosphere of Salado, and shall be in conformance with the Village's TCSS, "dark sky" lighting ordinance (when and if enacted), and any other applicable Village codes.	The Sanctuary may install custom designed streetlight poles and fixtures and shall be "dark sky" fixtures. The minimum street light spacing shall be at each intersection with at least one street light per intersection.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance	5.4 a	Street Names and Signs	Street names must be submitted to the Village for review and approval in accordance with the Village's guidelines for the naming of streets. The Village shall forward all proposed street names to others for review, including the U.S. Postal Service, the County, and any other applicable emergency service providers. Proposed street names shall be submitted for review along with (and as a part of) the construction plat application, and shall become fixed at the time of approval of the construction plat.	Village accepts the following street names approved by Central Council of Governments: Max Barnett, Cabiness Lane, Hanks Boulevard, Big Bill's Lane, Freda's Court, Hudson Court, Maggie's Cove, Nelson's Way, JL Nutt Circle, Gene Warr, Wayne Watts, Grady Wilson, TW Wilson, Heidi Circle, Alpen, Arosa, Avonlea, Bariloche, Edinburgh, Nottingham, Rothenberg, Sandringham, Totteham, Villars, Basketflower, Black Locust, Blue Sage, Blue Salvia, Blue Waterleaf, Button Bush, Cedar Sage, Chinaberry, Columbine, Crimson Clover, Crinum Lily, Crossvine, Dayflower, Elderberry, Firewheel, Frostweed, Last Daisy, Milfoil, Milkweed, Mistflower, Passion Flower, Rain Lily, Sand Lily, Sandbells, Spider Lily Turk's Cap, White Clover, Borders, Retriever, Lover's Lane, Polo, Provincial, Sadie, Samantha, Spotted Fawn, Tartan, Heather Lane
Salado Subdivision Ordinance	5.4 b	Street Names and Signs	Surnames of people or the names of corporations or businesses shall not be used as street names, unless approved by the Board of Aldermen.	Village accepts the following street names approved by Central Council of Governments: Max Barnett, Cabiness Lane, Hanks Boulevard, Big Bill's Lane, Freda's Court, Hudson Court, Maggie's Cove, Nelson's Way, JL Nutt Circle, Gene Warr, Wayne Watts, Grady Wilson, TW Wilson, Heidi Circle
Salado Subdivision Ordinance	5.7 b(2)	Entryway Features	The entryway feature shall include low maintenance, living landscaped materials as approved by the Board of Aldermen. The	For entryway features, the Sanctuary may design and construction stone column, arches, fountains, wooden gates or other such ornamental features. The entry features may be illuminated and include lighting, subject to approval by the Sanctuary Architectural Review Board.

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado Subdivision Ordinance (Landscape)	N/A	Planting Requirements - Residential Lots	No Standard Provided	One (1) canopy or one (1) understory tree per 30 foot of lot frontage; 30% of each lot shall be planted in ground covers, grasses, perennials, or shrubs; lawn is limited to 70% of lot area.
Salado Subdivision Ordinance (Landscape)	N/A	Planting Requirements - Streets and Parking Lots	No Standard Provided	Street Trees shall be planted on streets outside the Town Center (defined as streets that do not front Commercial Lots and Apartment Lots) at 40 feet on center; No street trees are required for Commercial or Apartment Lots; One (1) canopy or one (1) understory tree per every 10 parking spaces required in parking lots
Salado TCSS	1-4 "F"	Other	All street in non-residential developments shall be 24-inch standard curb and gutter. Residential streets shall have 24-inch standard curb and gutter or mountable curb (24" is standard), or ribbon curb (no detail).	Curbing may be a flush poured concrete ribbon curb, 4" "mountable" curb, 4" "rollover" curbs per Village Standard.
Salado TCSS	Exhibit 1.1 Page 1-2	Horizontal minimum curves: 20 mph, 30 mph	Local & Neigh Col. = 200', Minor Col = 450', Major Col. = 1,000', Arterial 1,800'	Local & Neigh Col. = 200', Minor Col = 450', Major Col. = 1,000', Arterial 1,800'
Salado TCSS	Exhibit 1.1 Page 1-2	Maximum grade	5% for arterial & major col., 7% for minor col & neigh col., 10% for local street	Street grades shall not exceed 8% except where topography or other condition warrant; Limited street segments of less than 300' in length shall have street slopes up to 12% where topography and ingress and egress dictate; design speed for vertical curves shall be 25 mph for all streets other than TXDOT streets
Salado TCSS	Exhibit 1.1 Page 1-2	Minimum grade	0.75% for arterial - minor collector, 0.50% for local and neigh col.	No minimum grade stated
Salado TCSS	Exhibit 1.1 Page 1-2	Vertical minimum curves 20 mph, 30 mph	AASHTO standards, Site distance - Min design speed criteria is 40 mph for local - minor col., 50 mph major col., 60 mph arterial	Design speed for vertical curves shall be 25 mph for all streets other than TXDOT streets

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Ordinance	Location	Criteria	Standard	Sanctuary Minimum Standard or Specification
Salado TCSS	Exhibit 1.1 Page 1-2 & Page 1-4 "D"	Curb radii at intersections	Exhibit 1: arterial = 50', major col. = 30', minor col. = 20', neigh col. = 20', local street = 20'. 1-4D: All radii are measured at back of curb. Curb radii at intersections shall be min. 15' for local street and 20' for all others.	Curb radii shall be standard at 15 foot
Salado TCSS	Section 3	Typical off-street parking	24' drive lanes, 9- x 18' 90 degree parking	Any parking space may be 60 degree diagonal or 90 degree perpendicular; 18 feet deep and 9 feet wide
Salado TCSS		Impervious cover	See TCSS, Exhibit 5.5	The maximum impervious area is 85% but the overall impervious shall not exceed 60% for the Sanctuary.

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

1/12/16
Item #3
Page 1 of 2

DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development
Kim Foutz, Village Administrator

ITEM DESCRIPTION: Hold a public hearing and consider a recommendation on zoning of 18.71 acres out of 20.017 acres in the Young Williams Survey, Abstract No. 861, Tract 1, to PD-MU (Planned Development Mixed Use) for Hidden Glen Senior Living Center, located at 251 Mary Lane.

STAFF RECOMMENDATION: Based on the following, staff recommends approval for zoning for the following reasons:

1. The proposed zoning of PD-MU and its associated uses are in compliance with the Future Land Use Plan (Medium-Density Residential);
2. The proposed zoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan;
4. The request complies with the Future Trails Plan
5. Public and on-site private facilities are available to serve the subject property.

ITEM SUMMARY AND ANALYSIS: The subject property is currently located outside of the city limits and is pursuing zoning in conjunction with their annexation. The proposed zoning is PD-MU and will allow multiple-family dwellings and assisted living facility as uses.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning, and current land use.

<u>Direction</u>	<u>FLUP</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Site	High-Density Residential	Outside city limits	Multi-family underway
North	Retail, Low Density Residential	Outside city limits	Industrial, house, vacant
South	High-Density Residential	MFR, LR, O	Duplex
East	Low-Density Residential	SFR	Residential
West	Low-Density Residential, Retail	SFR, R	Residential, industrial

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning relates to the following goals, objectives, or maps of the Comprehensive Plan and its related planning maps:

<u>Document</u>	<u>Policy, Goal, Objective, or Map</u>	<u>Compliance?</u>
CP	Map 3-1 – Future Land Use Plan (FLUP)	Yes
CP	Map 4-1 – Transportation Plan	Yes
FTP	Map 5-2 -- Future Trails Plan	Yes

Future Land Use Plan (FLUP – Map 3-1): The FLUP notes the subject property is planned for high density residential development. The proposed zoning of PD-MU meets the FLUP plan since the proposed allowed uses are multiple family dwelling and assisted living facility. In addition, due to the site plan layout provided as part of the Planned Development application, which will be part of the zoning ordinance, there is sufficient buffering to the east and west which are residential uses. Primarily industrial uses are to the north and multi-family and assisted living facility will provide a good transitional use and buffer. To the south are duplexes which are compatible. *Please see the attached map.*

Transportation Plan (Map 4-1): There are no local, collector or arterial streets planned for this site. Mary Lane, which is the primary entrance to the proposed development, is a private road which is owned by the developer. According to the plat and construction plans that were approved, Mary Lane will be newly paved by the developer. *Please see the attached map.*

Future Trails Plan (Map 5-2): There are no planned trails on this site. The Developer has paid park fees in lieu of dedication. *Please see the attached map.*

Adequacy of Utilities: This property will be served with multiple on-site septic systems which have been approved by the Bell County Health District. The property is served by Salado Water Supply Corporation.

DEVELOPMENT REGULATIONS: This is a Planned Development. The Developer will follow the setbacks, layout, and building elevations of the Site Plan which is incorporated with this zoning. *See attached Site Plan and elevations.*

PUBLIC NOTICE: Notice of public hearings and request for feedback were sent to all property owners within 200 feet of the subject property as required by state law and Village ordinance. Feedback forms and associated area calculations will be made available at the meeting.

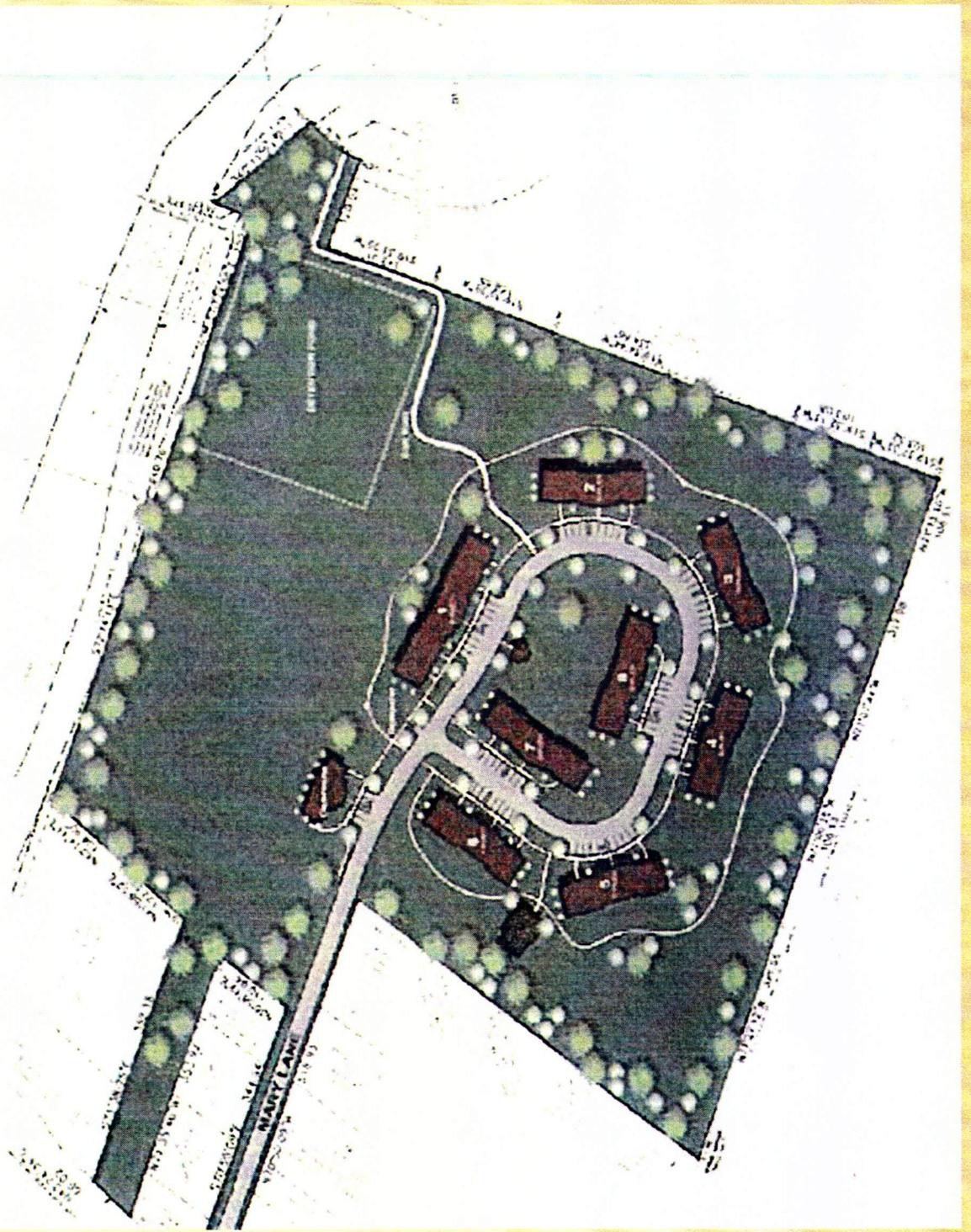
The Salado Village Voice printed notice of the public hearing on December 24, 2015, in compliance with state law and Village ordinance.

FISCAL IMPACT: This development is a \$6,400,000 capital investment which is anticipated to yield \$21,728 per year in property taxes.

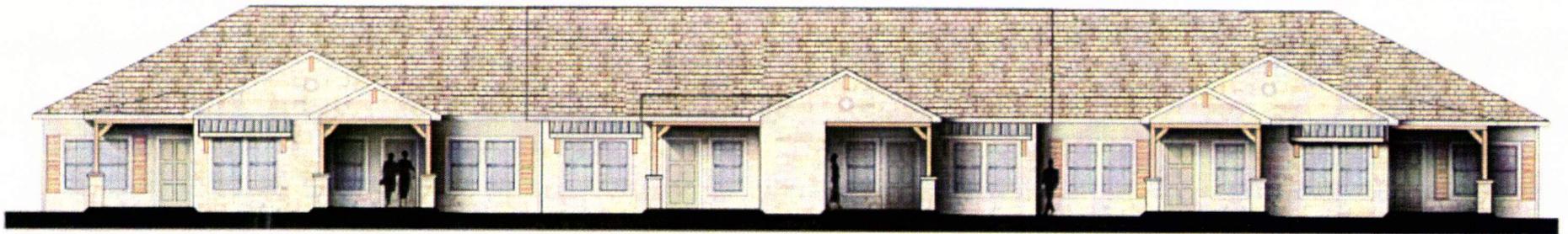
ATTACHMENTS:

- Maps of Area to be Zoned, 251 Mary Lane
- Site Plan and elevations
- Zoning Map (applicable area noted as Subject Property)
- Future Land Use Map (applicable area noted as Subject Property)
- Transportation Plan (applicable area noted as Subject Property)
- Future Trail System (applicable area noted as Subject Property)

Site Plan



Façade



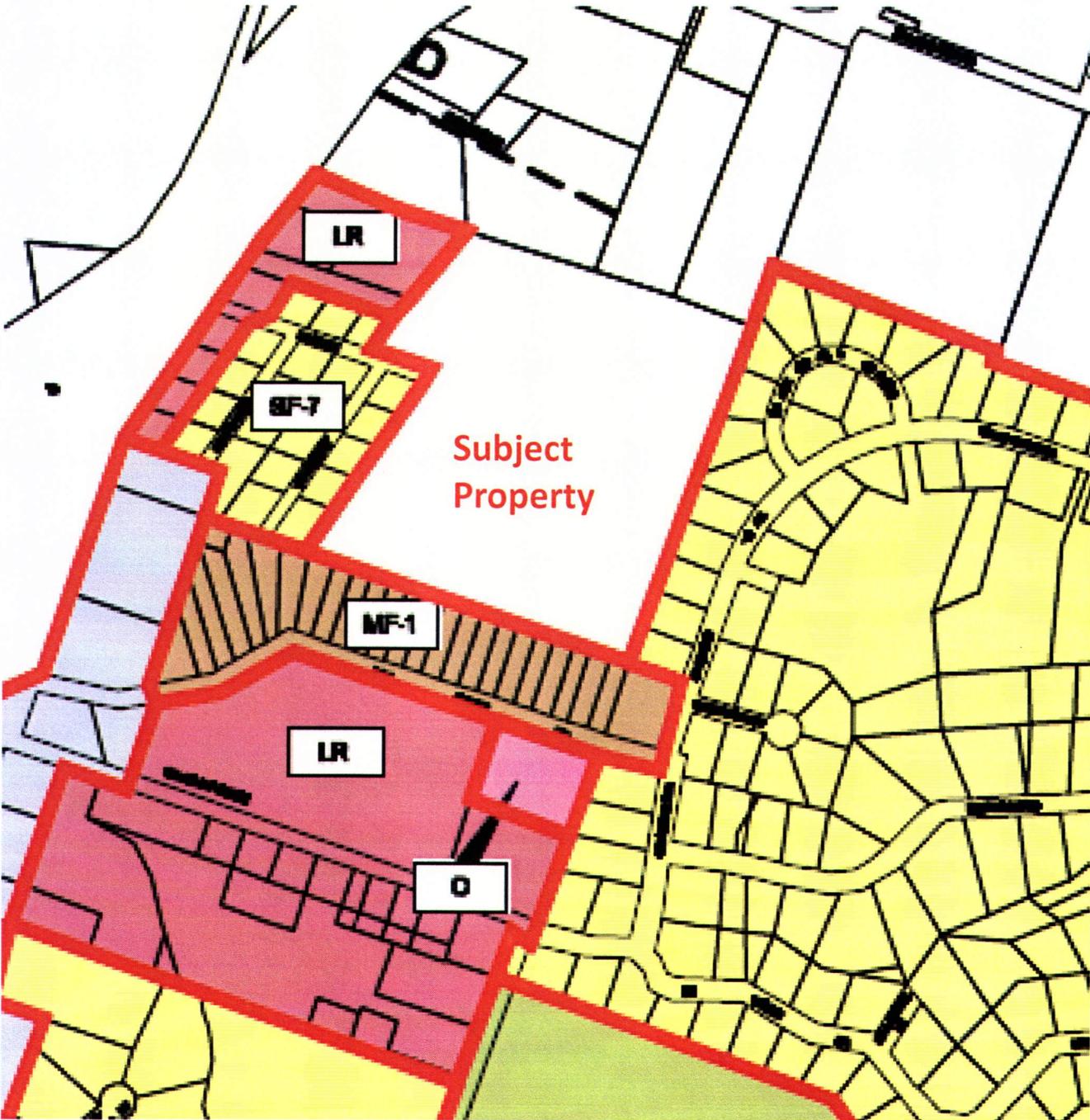
SALADO, TX

JANUARY 28, 2014

FRONT ELEVATION

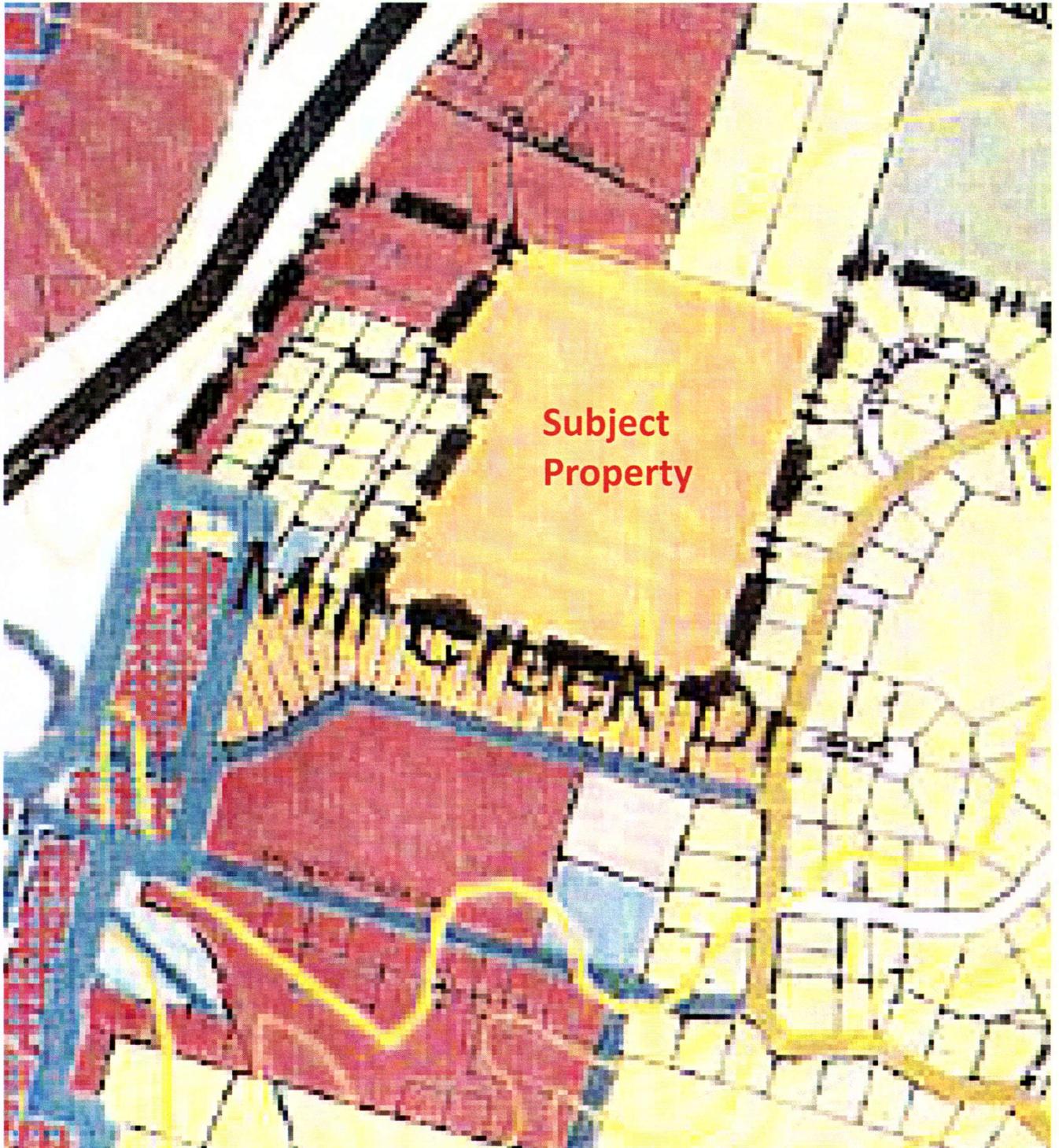


ZONING MAP



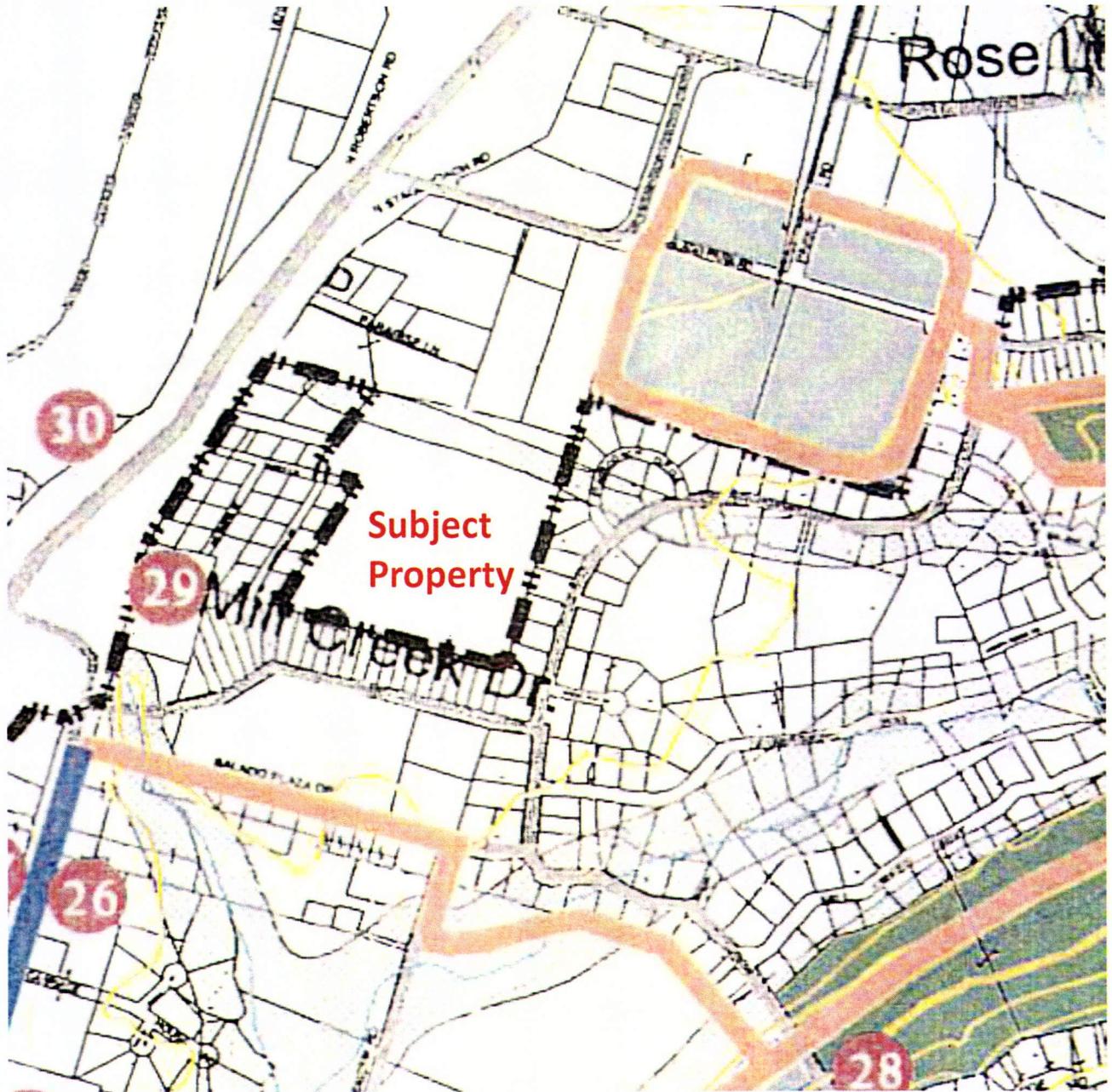
251 MARY LANE

Planned for High Density Residential



FUTURE TRAILS MAP

No trails planned on/near this site



TRANSPORTATION PLAN

No local, collector, or arterial roads planned
Through or adjacent to this site.

Mary Lane – private road
to be improved w/ project

