Village of Salado

REGULAR MEETING OF THE SALADO BOARD OF ALDERMEN

REGULAR MEETING AGENDA

6:30 P.M., THURSDAY, JANUARY 21, 2016
MUNICIPAL BUILDING
301 NORTH STAGECOACH, SALADO, TX
BOARD OF ALDERMEN CHAMBERS

I. *CALL TO ORDER*

1. Invocation/Moment of Silence
2. Pledge of Allegiance, Texas Pledge of Allegiance

("Honor the Texas flag: I pledge allegiance to thee, Texas, one state under God, one and indivisible.")

II. *REPORTS*

Mayor's Report

Alderman Reports:

- Environmental Report – Alderman Dankert and Alderman McDougal
- ETJ/Annexation Report – Alderman Dankert and Alderman McDougal
- Ordinance Committee Report – Alderman Coachman and Alderman Williams
- Main Street Report – Mayor Pro Tempore Brown and Alderman Dankert
- Street Improvement Report – Alderman McDougal
- Stagecoach /Wastewater Status Report – Mayor Pro Tempore Brown, Alderman McDougal, and Administrator Foutz

Financial Report

III. *PROCLAMATIONS / SPECIAL RECOGNITION*

None.

IV. *PUBLIC COMMENTS*

3. Citizens who desire to address the Board of Aldermen on any matter may sign up to do so prior to this meeting. Public comments on issues not listed on the agenda will be received during this portion of the meeting. Comments related to items on the agenda will be received during consideration of the individual agenda item. Please limit comments to 3 minutes. No discussion or final action will be taken by the Board of Aldermen.

V. *CONSENT AGENDA*

All items listed under this section, Consent Agenda, are considered to be routine by the Board of Aldermen and may be enacted by one motion. If discussion is desired by the Board of Aldermen, any item may be removed from the Consent Agenda at the request of an Alderman and will be considered separately.

4. Consider approving the Consent Agenda item:

   a. Minutes, January 7, 2016, Regular Meeting
   b. Minutes, January 14, 2016, Special Called Public Hearing and Workshop

VI. *REGULAR SESSION*

5. Hold the second public hearing for the purpose of receiving public comments on the initiation of annexation proceedings of the tracts generally described below:

   Sanctuary Development:
   a. 31.745 +/- acres generally located at the northeast corner of FM 2268 and I-35 frontage road.

   b. 196.945 +/- acres 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.

   c. 58.132 +/- acres generally located at the southeast corner of FM 2268 and I-35 frontage road.

6. Hold the second public hearing for the purpose of receiving public comments on the initiation of annexation proceedings of the tracts generally described below:

   Hidden Glen Subdivision – Senior Living
   18.71 acres out of 20.017 acres in the Young Williams Survey, Abstract No. 861, Tract 1, Bell County, Texas, located at 251 Mary Lane locally known as Hidden Glen Senior Living (map available at city hall).

7. Hold a public hearing for the purpose of receiving public comments and consider zoning and/or rezoning of the tracts generally described below:

   Sanctuary Development:
   a. 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).

c. 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).

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

8. Hold a public hearing for the purpose of receiving public comments and consider zoning and/or rezoning of the tracts generally described below:

Hidden Glen Subdivision:
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.

VIII. *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 about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about 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 4:00 p.m. on **Friday, January 15, 2016**.

Mary Ann Ray, Village Secretary

Removed from display: _____

Village of Salado, Texas
Board of Aldermen
Special Called Meeting and Workshop
Meeting Minutes
6:30 p.m. Thursday, January 7, 2016
Municipal Building, 301 N. Stagecoach Road

Present: Mayor Skip Blancett, Mayor Pro Tempore Fred Brown, Alderman Frank Coachman, Alderman Amber Dankert, Alderman Michael McDougal, Alderman David Williams

Others Present: Kim Foutz, Village Administrator; Mary Ann Ray, Village Secretary; Jack Hensley, Chief of Police; Mary Poche', Executive Director, Salado Chamber of Commerce and Tourism Bureau; Morgan Bird, Salado High School representative.

I. Call to Order.

Mayor Blancett called the meeting to order at 6:31 p.m.

1. The Mayor opened the meeting with a moment of silence.

2. The Mayor led the Pledge of Allegiance and the Texas Pledge of Allegiance.

II. Proclamations / Special Recognition.

None.

III. Public Comments.

3. Maurice Striegler, 901 Salado Oaks Drive, offered an apology for comments made at the December 10, 2015, meeting and reiterated his concerns about the use of Salado Oaks Drive as a thoroughfare for the Sanctuary development.

   Following Mr. Striegler's comments, Linda Reynolds was called to speak on behalf of King Copeland, but she asked to defer until the Consent Agenda. Mayor Pro Tempore Brown and Alderman Williams brought up a point of order to determine the method for allowing a citizen to speak during the Consent Agenda. Administrator Foutz recommended the item be removed from the Consent Agenda to allow for public comment.

IV. Reports.

Mayor's Report: Mayor Blancett reported that the Christmas Stroll was a great success. He announced a Town Hall meeting on January 26, 2016, to discuss the sewer system and the Board of Aldermen retreat January 30, 2016. The retreat will be from 8:30 a.m. to 11:30 a.m. at the Chamber of Commerce.

Police Department Reports: Chief Hensley reported that he met with Administrator Foutz about an outdoor early warning system. A new officer has been hired: Keith Bolk coms to Salado from the staff of Bell County Constable, Precinct 4. He is a former officer-of-the-year in Belton and attended Temple College. He outlined the police calls for the month of December. (See attached report.)

Fire Department Report: Chief Shane Berrier reported on his department statistics for the month of December. (See attached report.)

Chamber of Commerce/Tourism Bureau Director's Report: Mary Poche' reviewed highlights from the Chamber/Bureau action plan. (See attached report.)

V. Consent Agenda.

4. Consider approving the Consent Agenda items:

    a. Minutes, December 10, 2015, Regular Meeting

Alderman Williams made a motion to remove item 4ae and 4g from the Consent Agenda and approve Items a, b, c, d and f as presented. Alderman McDougal seconded. The motion carried unanimously.

The Mayor opened the floor for public comment.

King Copeland, P.O. Box 192165, Dallas, Texas, 75219, spoke about a violation of the Open Meetings Act regarding Resolution R-2015-131 and the difference in acreage for Sanctuary annexation as listed in the agenda and the minutes (see attached).

Alderman McDougal made a motion to approve the minutes as presented. Alderman Coachman seconded. The motion carried by a 4-1 vote (Alderman Williams).

VI. Regular Session.

5. Presentation, discussion, and possible action on reconsideration of a variance to Section 4.2b, Protection of Drainage and Creek Areas, of the Subdivision Ordinance in accordance with Ordinance 2008-20 Flood Damage Prevention Ordinance, Section 4D Variance Procedures, for the Creekside Meadow subdivision.

    Administrator Foutz said the variance was denied by a 2-3 vote at the November 5, 2015, meeting. John Simcik of Kasberg, Patrick and Associates, Village engineering firm, said the project engineers have taken appropriate steps to ensure that variance would not make conditions worse further downstream from the

property in question. Project surveyor Travis Quicksall explained the Conditional Letter of Map Revision that was approved by FEMA.

Alderman McDougal made a motion to approve the variance to Section 4.2b, Protection of Drainage and Creek Areas of the Subdivision Ordinance for the Creekside Meadow subdivision as presented, provided the applicant agrees:

1) To not build fences in the adjusted flood plain; and

2) Upon completion, to install vegetation rolls to prevent erosion.

Mayor Pro Tempore Brown seconded.

Discussion:

Alderman Dankert said the motion should be amended to prohibit all permanent structures, not just fences. Alderman Williams said he would like to know more about the FEMA letter and map. There was discussion about how water will be diverted if the variance is approved.

The motion carried by a vote of 3-2 (Aldermen Dankert, Williams).

6. Presentation, discussion, and possible action on a request for a waiver to Section 3.1 of the Subdivision Ordinance (road curvature) for Windmill Estates, a subdivision located in the Village's Extraterritorial Jurisdiction.

   Administrator Foutz explained that the concept plan for this development has changed as many as three times since it was originally presented. The current plan includes 14-percent curvilinear road, far less than the 50 percent required by the Subdivision Ordinance. Surveyor Travis Quicksall said that the small size of the subdivision makes it difficult to include more curved streets.

Mayor Pro Tempore Brown made a motion to approve the waiver to Section 3.1 of the Subdivision Ordinance for road curvature for Windmill Estates as presented, after finding the waiver meets the approved criteria required in the Subdivision Ordinance. Alderman Dankert seconded.

Discussion: Alderman Coachman said he would prefer the developer agree to annex into the Village.

Alderman Coachman made a motion to amend the original motion, adding: provided the owner of the property agrees to annex into the Village prior to final platting. Mayor Pro Tempore Brown seconded the amendment. The amendment to the original motion carried by a vote of 4-1 (Alderman Williams).

Mayor Pro Tempore Brown restated the amended motion: motion to approve the waiver to Section 3.1 of the Subdivision Ordinance for road curvature for Windmill Estates, after finding the waiver meets the approved criteria required in the Subdivision Ordinance and provided the owner of the property agrees to annex into the Village prior to final platting. The motion carried by a vote of 4-1 (Alderman Williams).

7. Presentation, discussion, and possible action on a waiver to Section 3.1 of the Subdivision Ordinance (cul-de-sac length) for Salado Country Estates, a subdivision located in the Village's Extraterritorial Jurisdiction.

   Administrator Foutz explained that the ordinance stipulates a maximum length for a cul-de-sac at 600 feet to enable maneuverability by emergency vehicles; this development is a large-lot subdivision with one street, 2,800 feet in length, that ends in a cul-de-sac. The insertion of two cul-de-sacs or roundabouts would break up the long length of the original cul-de-sac and bring the development much closer to compliance with ordinance.

   City Engineer Simcik said that he spoke with Chief Berrier of the Salado VFD, who has no objection to the additional cul-de-sacs or roundabouts.

Mayor Pro Tempore Brown made a motion to approve the waiver to Section 3.1 ofm the Subdivision ordinance for cul-de-sac length for Salado Country Estates as presented, after finding the waiver meets the approval criteria required in the Subdivision ordinance, and provide the following mitigation items are listed in the final plat:

1) Two cul-de-sacs or roundabouts;
2) No additional street connections for adjacent future subdivisions;
3) Only two driveway cuts to adjacent tract to the west; and
4) the nine newly created lots may not be subdivided into smaller lots.

Alderman McDougal seconded. The motion carried unanimously.

8. Discussion and possible action on a policy to set forth guidelines for the establishment, membership, scope, term, and conduct of existing and future Committees and Advisory Boards appointed by the Board of Aldermen.

   There was discussion about changing from one-year terms to two-year terms.

Alderman Coachman made a motion to revise the policy to include two-year terms and a two-year reappointment. Alderman McDougal seconded. The motion carried unanimously.

Discussion continued regarding frequency of meetings and reporting to the BOA.

Alderman Williams made a motion to postpone action on this item until the next BOA meeting. The motion died for lack of a second.

Alderman Coachman made a motion to add "unless otherwise stipulated" with respect to frequency of reporting to the BOA (report quarterly unless otherwise stipulated). Mayor Pro Tempore Brown seconded. The motion carried unanimously.

Alderman Coachman made a motion to approve Resolution R-2016.134 and the corresponding policy to set forth guidelines for the establishment, membership, scope, term, and conduct of existing and future Committees and Advisory Boards appointed by

the Board of Aldermen. Mayor Pro Tempore Brown seconded. The motion carried by a 4-1 vote (Alderman Williams).

Administrator Foutz said the Village staff would follow up with advertisement I the Salado Village Voice and other means to solicit applications for the Committees and Advisory Boards. She reported that there is an upcoming vacancy on the Planning & Zoning Commission.

VII. Adjourn.

Alderman McDougal made the motion to adjourn. Alderman Coachman seconded.

Mayor Blancett adjourned the meeting at 8:50 p.m.

_____

Skip Blancett, Mayor

_____

Mary Ann Ray, Village Secretary

Village of Salado, Texas
Board of Aldermen
Special Called Meeting and Workshop
Meeting Minutes
6:30 p.m. Thursday, January 14, 2016
Municipal Building, 301 N. Stagecoach Road

Present: Mayor Skip Blancett, Mayor Pro Tempore Fred Brown, Alderman Frank Coachman, Alderman Amber Dankert, Alderman Michael McDougal, Alderman David Williams

Others Present: Kim Foutz, Village Administrator; Mary Ann Ray, Village Secretary; Chrissy Lee, Planning & Development; Dottie Palumbo, Village Attorney.

I. Call to Order.

Mayor Blancett called the meeting to order at 6:31 p.m. He opened the meeting with prayer.

He described the public hearing format and announced that proper decorum would be followed.

II. Public Hearings.

1. Hold a public hearing for the purpose of receiving public comments on the proposed initiation of annexation proceedings for the tracts of generally described below:

    a. 31.745 +/- acres generally located at the northeast corner of FM 2268 and I-35 frontage road.
    b. 196.945 +/- acres 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.
    c. 58.132 +/- acres generally located at the southeast corner of FM 2268 and I-35 frontage road.

Administrator Foutz said the voluntary petition for annexation was filed November 25, 2015, by Billie Hanks, Jr., and accepted by the village of December 20, 2015. She reviewed the Annexation Service Plan for the three tracts. She said the annexation plan, by law, cannot provide any fewer services nor a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process. She described the municipal services and capital improvements that will be offered to the annexed property.

Mayor Blancett opened the public hearing at 6:51 p.m.

- Sheryl Russell, 1710 Old Mill Road, #12, discussed the impact that annexation would have on drainage and road use, particularly in her neighborhood near Baines and Royal
streets.

- Maurice Striegler, 901 Salado Oaks Drive, offered a demographic comparison between his neighborhood currently and projections once the Sanctuary has been developed.

- Linda Reynolds, 507 Santa Rosa, expressed concern about water drainage.

- Darlene Walsh, 1110 Mill Creek Drive, said she had concerns about the impact of annexation on the Salado Salamander and other aspects of the Salado Creel environment.

The Mayor made the second call for speakers at 7:04 p.m. and the third call for speakers at 7:05 p.m.

There being no other speakers, he closed the public hearing at 7:05 p.m.

2. Hold a public hearing for the purpose of receiving public comments on the proposed initiation of annexation proceedings for the tracts generally described below:

18.71 acres out of 20.017 acres in the Young Williams Survey, Abstract No. 861, Tract 1, Bell County, Texas, located at 251 Mary Lane, locally known as Hidden Glen Senior Living.

Administrator Foutz said the voluntary petition for annexation was filed December 4, 2015, by Jim Markel and was accepted by the Village December 10, 2015. She reviewed the Annexation Service Plan for the three tracts. She said the annexation plan, by law, cannot provide any fewer services nor a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process. She described the municipal services and capital improvements that will be offered to the annexed property. She said the developer paid the park fee in lieu of parkland dedication.

Mayor Blancett opened the public hearing at 7:14 p.m. He made the three calls for speakers; none emerged. He closed the public hearing at 7:16 p.m.

Mayor Blancett said the BOA will conduct public hearings on both annexation and zoning at the January 21, 2016, meeting; no action will be taken at that time. He also said the Village will host a Town Hall Meeting at 6:30 p.m. Tuesday, January 26, 2016, in the Board of Aldermen Chambers, and the BOA will conduct a Strategic Planning retreat at 8:30 a.m. Saturday, January 30, 2016, at Central Texas Council of Governments building, 2180 N. Main St. in Belton.

III. Workshop

The Mayor opened the Workshop session at 7:30 p.m.

3. **Code Enforcement.**
Administrator Foutz reviewed the Village's approach to Code Enforcement, particularly in the areas of accessory buildings and wire fences. A consensus was reached that the Village must be consistent when considering variances. In addition, it was recommended that wire fences be acceptable if the gauge is a certain width. There also was discussion about grandfathering. Administrator Foutz said the issue would go back to the Ordinance Committee to refine specifications.

4. **Tree Trimming.**
Administrator Foutz reported that she received call from Eagle Disposal, one of the franchised solid waste removal companies operating within the Village. The proprietor has offered to cut tree limbs that overhang streets if he can use the Village's chipper. There was discussion about this offer; hangtags would be placed on doors to alert residents in case they wish to make their own arrangements to trim the overhanging trees.

5. **Internship Program.**
Administrator Foutz reported that Texas State University has an internship program through which graduate students in Public Administration can complete a 15-week internship consisting of 20 hours/week to work on ordinances, do research, etc. These students are available in the Spring and Summer semesters. They are compensated $10/hour, with $5/hour paid by the Village and $5/hour by the university. The BOA directed Administrator Foutz to pursue this program.

6. **Main Street Update.**
Administrator Foutz showed a drawing of the proposed plans. Three subcommittees have been working to determine best placement for crosswalks, sidewalks, lighting, etc.

7. **Grant Administrator.**
Administrator Foutz reviewed a list of potential grants for the Village. Some grants have no matching requirements, and others have a low matching requirement. One grant in particular, from Texas Parks and Wildlife, is for $200,000 with a 20-percent matching requirement. She said there is enough money in the tourism account to cover the match. The grant would be used for trails along Main Street. The BOA directed Administrator Foutz to pursue this grant.

IV. Adjourn.

Alderman Dankert made the motion to adjourn. Alderman Coachman seconded.

Mayor Blancett adjourned the meeting at 9:01 p.m.

Skip Blancett, Mayor

Mary Ann Ray, Village Secretary

BOARD OF ALDERMAN
AGENDA ITEM MEMORANDUM

DEPT/DIVISION REVIEW: Kim Foutz, Village Administrator

ITEM DESCRIPTION: Hold the second public hearing for the purpose of receiving public comments on the initiation of annexation proceedings of the tracts generally described as:

Sanctuary Development:

a. 31.745 +/- acres generally located at the northeast corner of FM 2268 and I-35 frontage road.

b. 196.945 +/- acres 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.

c. 58.132 +/- acres generally located at the southeast corner of FM 2268 and I-35 frontage road.

STAFF RECOMMENDATION: This is a public hearing only. Action on this item is scheduled for the February 11, 2016 meeting.

ITEM SUMMARY AND ANALYSIS: Texas State law stipulates a procedure for municipal annexation of areas where owners of real property have specifically petitioned for voluntary annexation. The owner of the three tracts totaling 286.822 acres has formally requested that the Village annex said acreage for the development of a mixed use development. The property lies within the Village's extraterritorial jurisdiction (ETJ).

The Board of Aldermen accepted the Voluntary Petition for annexation on December 10, 2015 and passed Resolution R-2015-131. The Resolution accomplished the following:

- Established a timetable for completing annexation
- Directed staff to perform all activities necessary for the initiation of annexation proceedings
- Directed staff to develop a Municipal Services Plan
- Called for two public hearings to consider the annexation.

Accepting the petition initiates a series of proceedings, which may eventually lead to annexation of the land that the owner has petitioned the Village to annex.

In accordance with the Resolution, staff has prepared and presented the Municipal Services Plan, followed the schedule and performed the associated postings and notices, and called for the two public hearings.

Annexation of the 286.822 acres will require adoption of an ordinance approved by the BOA. Before the ordinance can be introduced, Texas State law requires that two public hearings must be held to consider arguments for and against the proposed annexation. The posted and scheduled dates for the public hearings are January 14, 2016 (complete) and January 21, 2016.

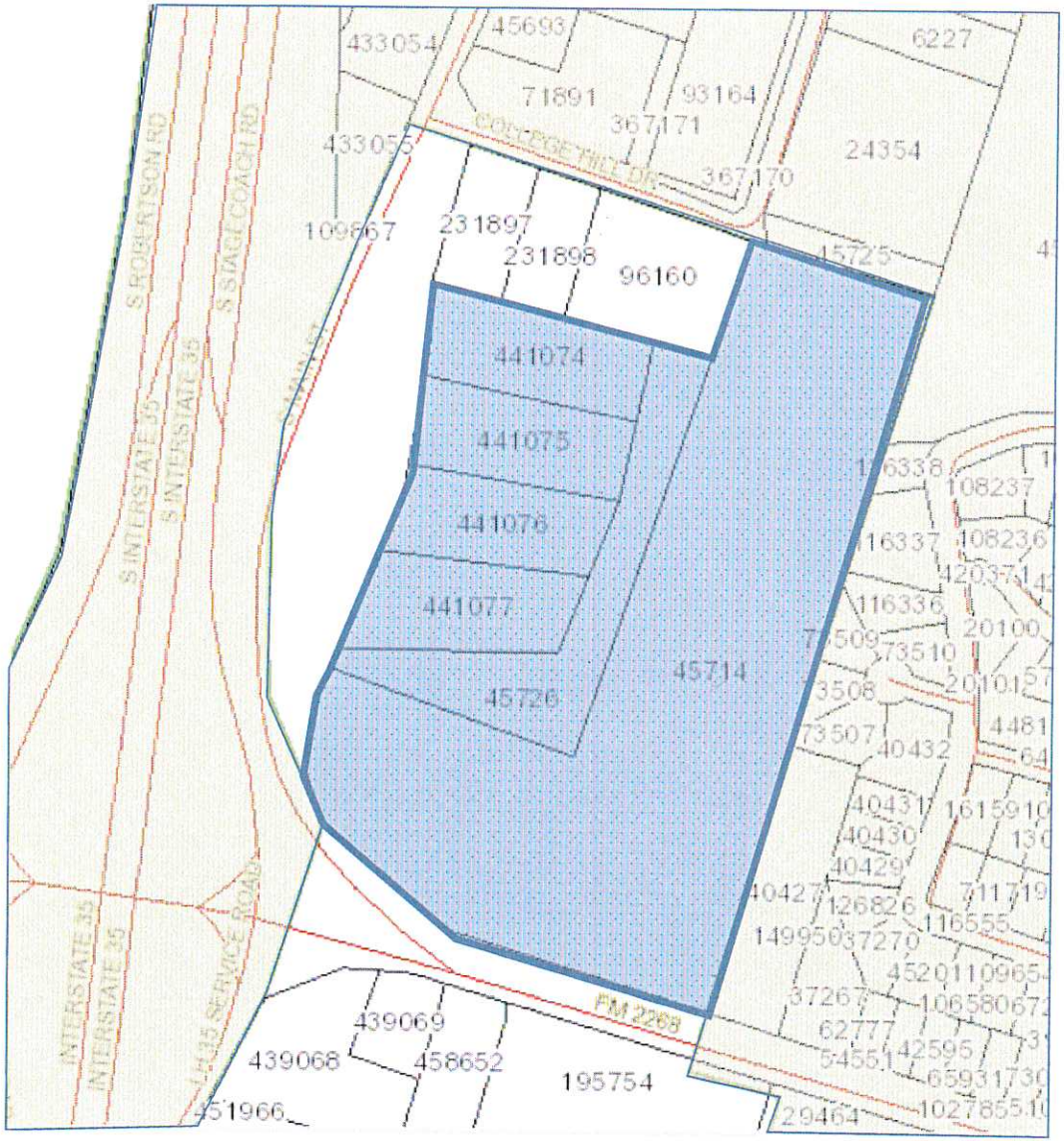
Staff prepared and presented a Municipal Services Plan at the hearing held on January 14, 2016 and will do so again at the second public hearing on January 21, 2016, as required by state law, showing how the City will serve the area proposed to be annexed. The proposed schedule anticipates adoption of the ordinance, approval of the service plan, and completion of the proceedings on February 11, 2016.

Zoning proceedings for the property have begun and are being done concurrently with the annexation. The proposed zonings are for Planned Development:
Area A: Planned Development – Mixed Use
Area B: Planned Development – Mixed Use
Area C: Planned Development – Commercial
Area D: Planned Development - Commercial

FISCAL IMPACT: Cost of notices and future expenditures to accomplish the Municipal Services Plan.

ATTACHMENTS:

- Maps of Proposed Annexation Area
- Proposed Municipal Services Plan

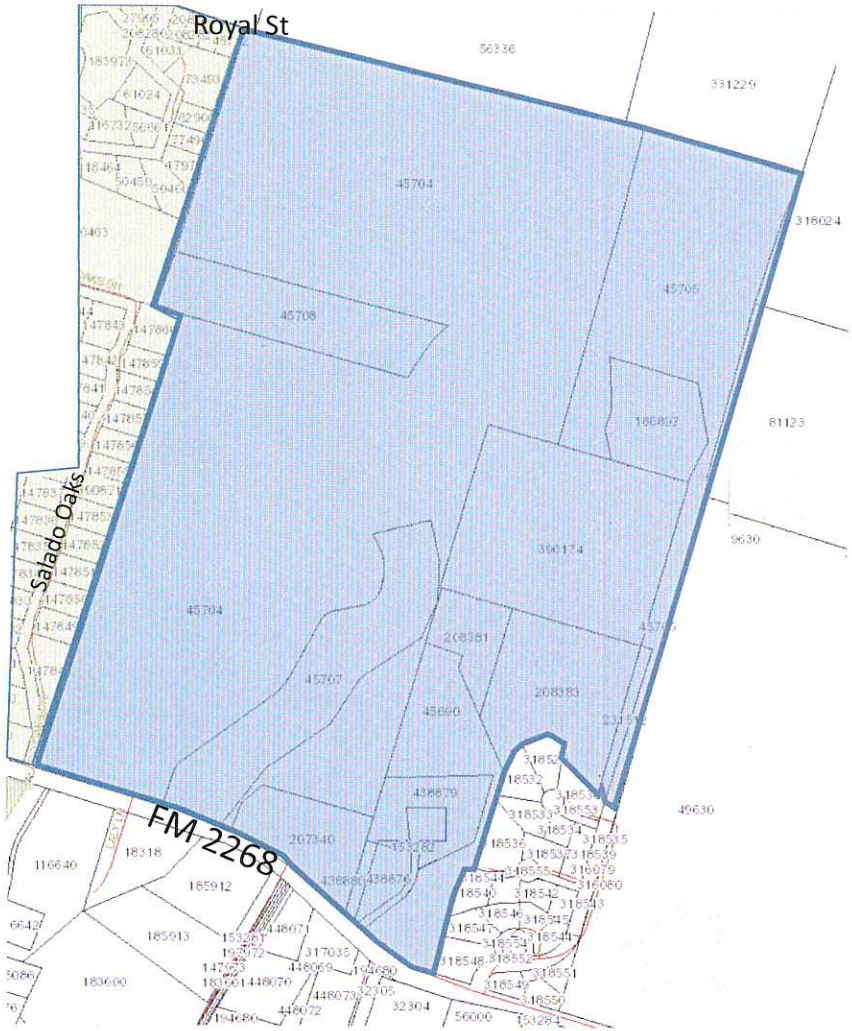


Proposed Annexation Area A

Property requested to be annexed

Area already within the Village limits

Area outside the Village limits

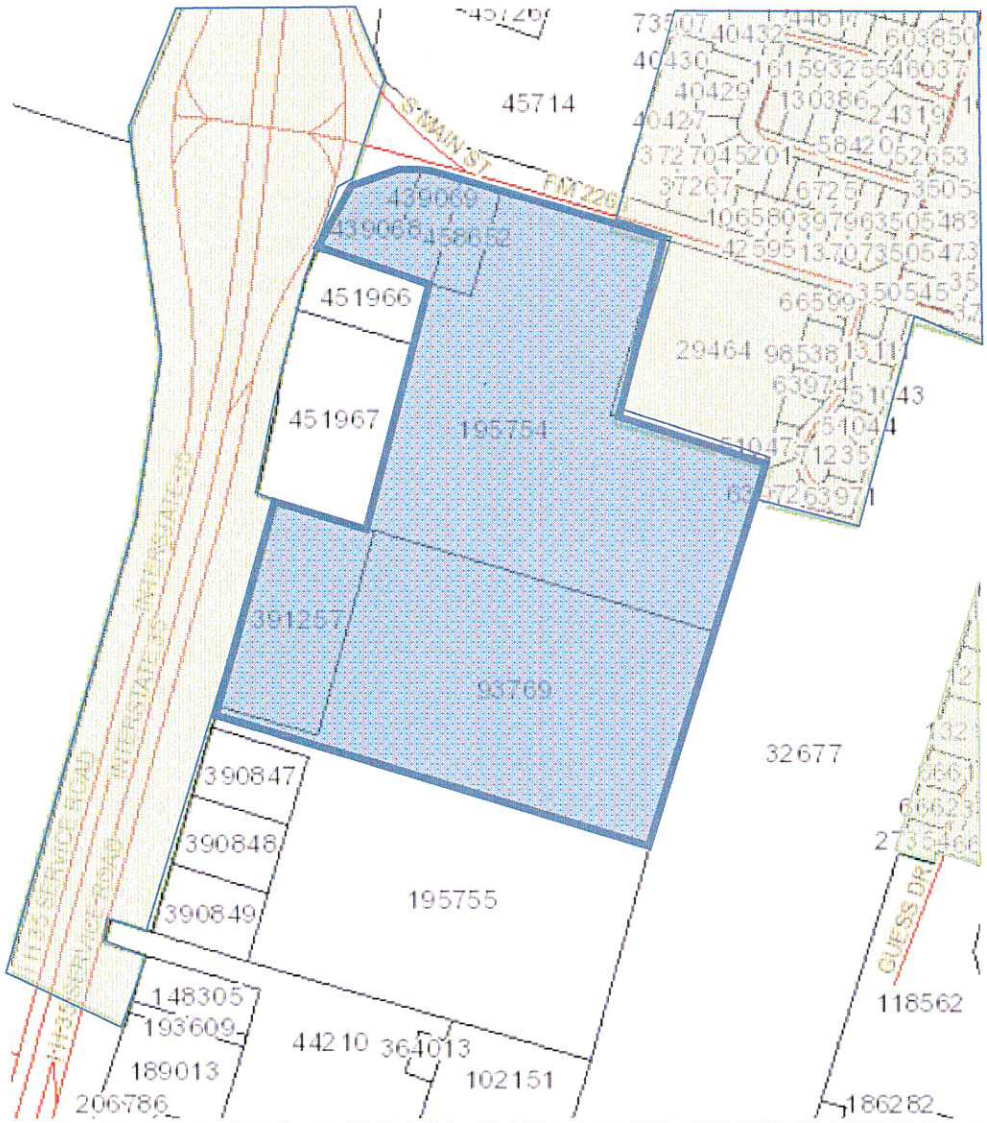


Proposed Annexation Area B

Property requested to be annexed

Area already within the Village limits

Area outside the Village limits



Proposed Annexation Area C

Property requested to be annexed

Area already within the Village limits

Area outside the Village limits

VILLAGE OF SALADO

ANNEXATION SERVICE PLAN - VOLUNTARY ANNEXATION

SANCTUARY DEVELOPMENT

For 286.822+- acres of land generally bounded by Royal Street (to the north), I-35 to the west, and Salado Oaks Drive to the east, abutting the city limits boundary situated within multiple Surveys, Bell County, Texas and being more particularly described as Exhibit "A" (Field Notes) and depicted as Exhibit "B" (Map) of the Annexation Ordinance (2016.01).

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

MAINTENANCE

1. POLICE PROTECTION
   The Village will provide protection to the newly-annexed tracts at the same or similar service now being provided in other areas of the Village, with the same or similar topography, land use and population density.

2. FIRE PROTECTION
   The Village will provide fire protection, through a services contract with the Salado Volunteer Fire Department, to the newly–annexed tracts at the same or similar level of service now being provided to other areas of the Village, with the same or similar topography, land use and population density. The Village will provide First Responder services through the same contract with the Salado Volunteer Fire Department.

3. AMBULANCE SERVICE
   The Village will provide First Responder services through a contract with the Salado Volunteer Fire Department and Emergency Medical Services (EMS) through a contract with Scott & White Hospital System.

4. SOLID WASTE COLLECTION
   Solid Waste collection will be provided to the newly-annexed tracts by private contractors legally operating in the Village Limits.

5. MAINTENANCE OF WATER FACILITIES
   Any and all water facilities owned or maintained by the Salado Water Supply Corporation at the time of the proposed annexation shall continue to be maintained by the Salado Water Supply Corporation. Any and all water facilities installed subsequent to annexation will be owned and maintained in accordance with Salado Water Supply Corporation's policies.

6. MAINTENANCE OF WASTEWATER FACILITIES
   No public wastewater system facilities are currently available in the area; each property is served by on-site sewage. Any and all wastewater facilities acquired by the Village or installed

subsequent to the annexation of the proposed area shall be dedicated to and maintained by the Village, to the extent of its ownership. Any and all wastewater facilities outside the extent of the ownership of the Village, which are owned by private owners and or developer, shall continue to provide those maintenance services to the newly-annexed tract.

7. MAINTENANCE OF ROADS AND STREETS

   Any and all public roads, streets or alleyways which have been dedicated to the Village, or which are owned by the Village, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all private roads, streets or alleyways shall be maintained by the HOA/POA/Master Association pursuant to the Master Development Agreement. Pursuant to the Master Development Agreement, any and all lighting (including security lighting) of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the HOA/POA/Master Association or applicable utility company pursuant to the rules, regulations and fees of such utility or HOA/POA/Master Association. In accordance with the Master Development Agreement, the HOA/POA/Master Association will be responsible for all utility bills associated with the above referenced lighting.

8. MAINTENANCE OF PUBLIC PARKS, FACILITIES, RECREATIONAL AREAS, GREENBELTS, AND PLAYGROUNDS

   The Village is not aware of any existing parks, facilities, recreational areas, or playgrounds now located in the area proposed for annexation. In accordance with the Master Development Agreement, Section VI, any private parks, playgrounds, greenbelts, recreational areas, facilities or trails that are installed will be maintained by the HOA/POA/Master Association. In accordance with Section VI of the Master Development Agreement, no public parks, playgrounds, recreational areas, facilities or trails will be installed.

9. MAINTENANCE OF MUNICIPALLY-OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

   The Village is not aware of the existence of any public-owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly-owned facility, building or municipal services does exist and are public facilities, the Village will maintain such areas to the same extend and degree that it maintains publicly-owned facilities, buildings or municipal services of the Village now incorporated in the Village.

10. INSPECTIONS

    Plat, construction plan reviews, and any other development applications will be provided pursuant to the Master Development Agreement, Sections 4.04 and 4.08. Building code review and inspection will be provided pursuant to the Master Development Agreement, Section 4.10.

11. CODE ENFORCEMENT

    The Village will provide code enforcement services to the newly-annexed area at the same or similar level of service now being provided to other areas of the Village with the same or similar topography, land use and population density.

12. MOWING

The Village will provide right-of-way mowing services adjacent to the newly-annexed tract at the same or similar level of service now being provided to other areas of the Village with the same or similar topography, land use and population density.

13. DRAINAGE

The Village will maintain existing drainage at the same or similar level of service now being provided to other areas of the Village, with the same or similar topography, land use and population density. The HOA/POA/Master Association will maintain all new drainage facilities to the newly-annexed areas.

CAPITAL IMPROVEMENTS:

1. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The Village finds and determines it to be unnecessary to acquire or construct any capital improvements for the purposes of providing police protection, fire protection, First Responder or emergency medical services. The Village finds and determines that is has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the Village with the same or similar topography, land use and population density.

2. ROADS AND STREETS

The Village will undertake to provide the same degree of roads and street lighting as is provided in areas of the same or similar topography, land use and population density within the present corporate limits of the Village. Developers will be required, pursuant to the ordinances of the Village to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the Master Development Agreement or the Village for the properly dedicated street, whichever is applicable.

3. WATER FACILITIES

The Village does not have water facilities within the boundaries of the voluntary annexation. These areas are in Salado Water Supply Corporation's Certificate of Convenience and Necessity. The Village has a service availability letter on file from the Salado WSC. Pursuant to the Master Development Agreement, Section 5.02, Village and Owners have agreed that Salado WSC will provide retail water services to and within the area, and Village shall have no responsibility for the provision or maintenance of water services or facilities. Any extension of services will be provided pursuant to Salado WSC policies and the Master Development Agreement.

4. WASTEWATER FACILITIES

Currently, there are no wastewater treatment providers within the boundaries of the voluntary annexation and property owners rely on on-site sewage facilities (septic systems). Other areas of the Village with similar topography, land use, and population density as those found in the boundaries of the voluntary annexation also rely on on-site sewage facilities for wastewater infrastructure. Pursuant to the Master Development Agreement and Wastewater Services Agreement with the developer and landowners, it is anticipated that the Village will construct a wastewater treatment plant and lines

along Royal Street which are intended to service the properties. A lift station will also be constructed at/near the intersection of Royal Street and Main Street which are part of the system which will service the properties. Extension of other collection lines and wastewater facilities will be performed consistent with Village utility policies, the Master Development Agreement, and the Wastewater Services Agreement as applicable.

5. PUBLIC PARKS, FACILITIES, RECREATIONAL AREAS, GREENBELTS, AND PLAYGROUNDS
   Pursuant to the Master Development Agreement, Section VI, the Village is not responsible for construction of any new public parks, facilities, recreational areas, greenbelts and playgrounds. Such facilities will be constructed by the property owner(s)/developer and an owner and or HOA/POA/Master Association shall be responsible for maintenance.

6. CAPITAL IMPROVEMENTS
   Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements as necessary for municipal services in a manner inconsistent with Chapter 395 of the Local Government Code unless otherwise agreed to by the landowner or pursuant to the Master Development Agreement or Wastewater Services Agreement.

SPECIFIC FINDINGS

The Board of Aldermen finds and determines that this proposed Municipal Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization, and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from the services provided in other areas of the Village. These differences are specifically dictated because of differing characteristics of the property and the Village will undertake to perform consistent with this contract so as to provide the newly-annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the Village who reside in areas of the same or similar topography, land utilization and population density.

APPROVED ON THE ____ DAY OF _____, 2016.

BOARD OF ALDERMAN
AGENDA ITEM MEMORANDUM

DEPT/DIVISION REVIEW: Kim Foutz, Village Administrator

ITEM DESCRIPTION: Hold the second public hearing for the purpose of receiving public comments on the initiation of annexation proceedings of the tracts generally described as:

Hidden Glen Subdivision – Senior Living
18.71 acres out of 20.017 acres in the Young Williams Survey, Abstract No. 861, Tract 1, Bell County, Texas, located at 251 Mary Lane locally known as Hidden Glen Senior Living

STAFF RECOMMENDATION: This is a public hearing only. Action on this item is scheduled for the February 11, 2016 meeting.

ITEM SUMMARY AND ANALYSIS: Texas State law stipulates a procedure for municipal annexation of areas where owners of real property have specifically petitioned for voluntary annexation. The owner of the 20.017 acre tract (1.307 acres already in the Village Limits) adjoining to Mary Lane Drive, generally east of Vanessa Street and north of Mill Creek Drive, has formally requested that the Village annex said acreage for the development of a senior living project. The property lies within the City's extraterritorial jurisdiction (ETJ).

The Board of Aldermen accepted the Voluntary Petition for annexation on December 10, 2015 and passed Resolution R-2015-132. The Resolution accomplished the following:

- Established a timetable for completing annexation
- Directed staff to perform all activities necessary for the initiation of annexation proceedings
- Directed staff to develop a Municipal Services Plan
- Called for two public hearings to consider the annexation.

Accepting the petition initiates a series of proceedings, which may eventually lead to annexation of the land that the owner has petitioned the Village to annex.

In accordance with the Resolution, staff has prepared and presented the Municipal Services Plan, followed the schedule and performed the associated postings and notices, and called for the two public hearings.

Annexation of the 18.71 acres will require adoption of an ordinance approved by the BOA. Before the ordinance can be introduced, Texas State law requires that two public hearings must be held to consider arguments for and against the proposed annexation. The posted and scheduled dates for the public hearings are January 14, 2016 (complete) and January 21, 2016.

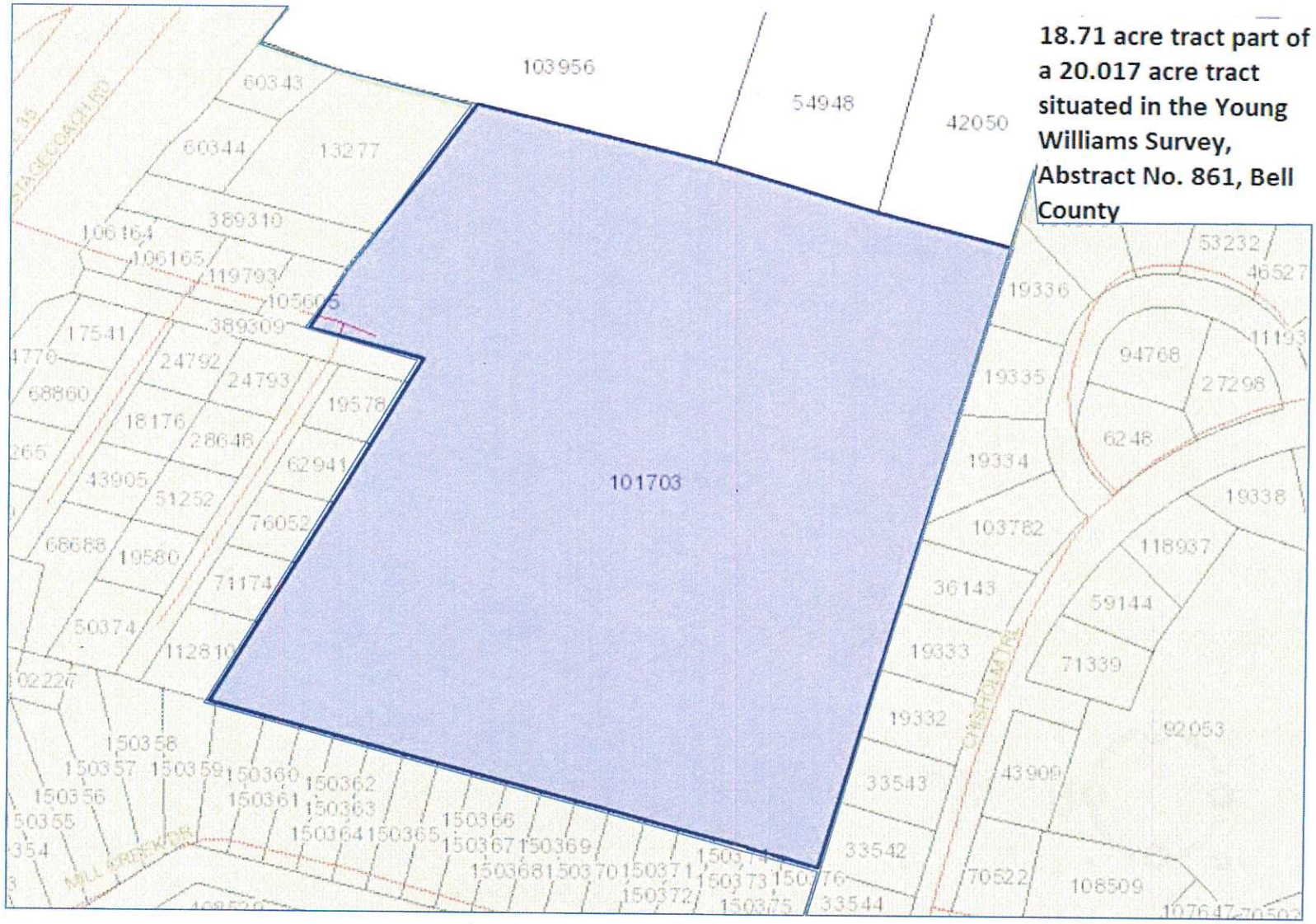
Staff prepared and presented a Municipal Services Plan at the hearing held on January 14, 2016 and will do so again at the second public hearing on January 21, 2016, as required by state law, showing how the City will serve the area proposed to be annexed. The proposed schedule anticipates adoption of the ordinance, approval of the service plan, and completion of the proceedings on February 11, 2016.

Zoning proceedings for the property have begun and are being done concurrently with the annexation. The proposed zoning is Planned Development – Mixed Use.

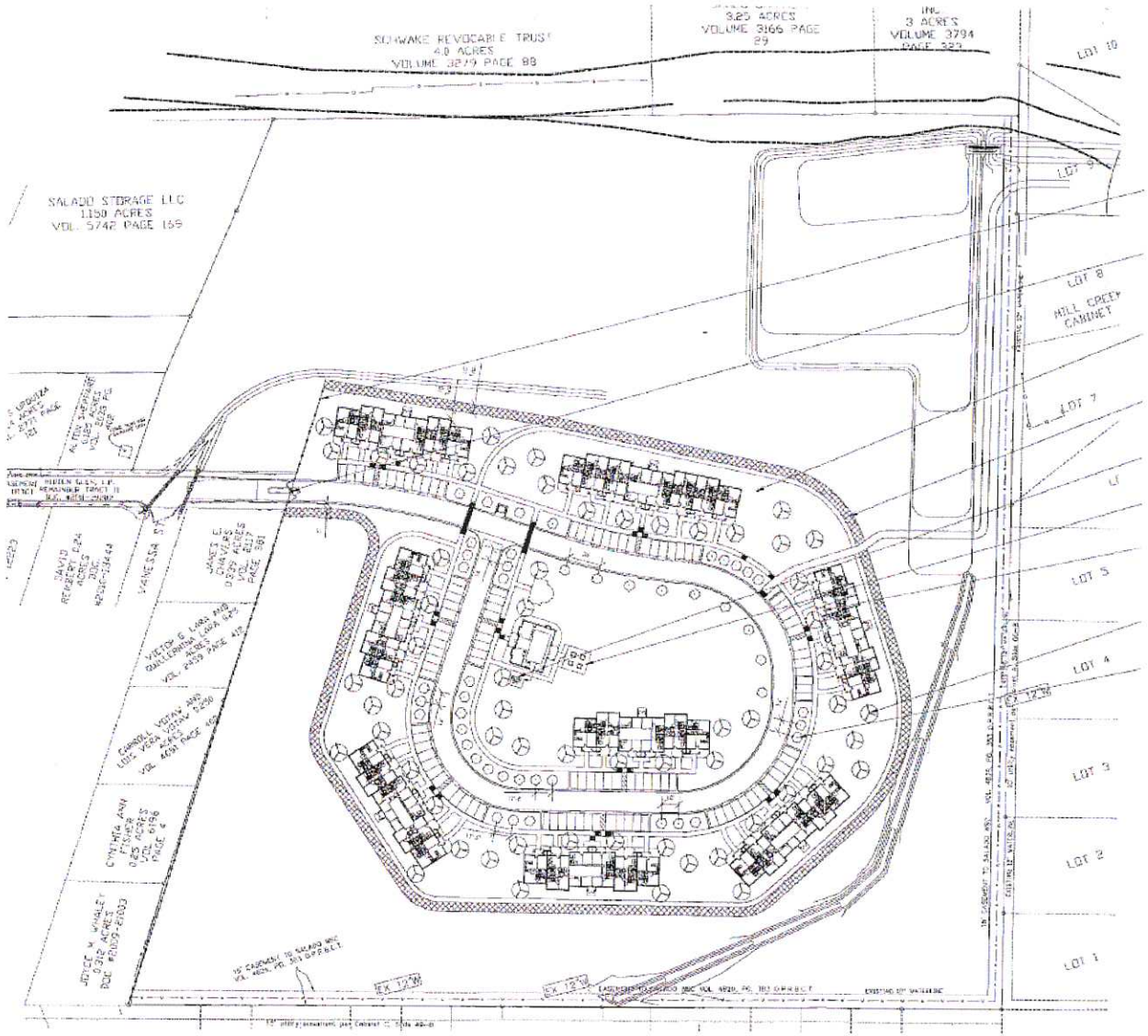
FISCAL IMPACT: Cost of notices and future expenditures to accomplish the Municipal Services Plan.

ATTACHMENTS:

- Map of Proposed Annexation Area
- Proposed Municipal Services Plan
- Location maps


18.71 acre tract part of a 20.017 acre tract situated in the Young Williams Survey, Abstract No. 861, Bell County
Proposed Annexation Area
103956
54948
42050
101703
Property requested to be annexed
Area already within the Village limits
Area outside the Village limits

18.71 acre tract part of a 20.017 acre tract situated in the Young Williams Survey, Abstract No. 861, Bell County



VILLAGE OF SALADO

ANNEXATION SERVICE PLAN - VOLUNTARY ANNEXATION

HIDDEN GLEN DEVELOPMENT

For 18.71 +-acres of land out of 20.017 acres located at 251 Mary Lane, generally bounded by Paradise Lane (to the north), Vanessa Street to the west, Chisholm Trail to the east, and Mill Creek Drive to the south, abutting the city limits boundary, situated within the Young Williams Survey, Abstract No. 861, Tract 1, Bell County, Texas and being more particularly described as Exhibit "A" (Field Notes) and depicted as Exhibit "B" (Map) of the Annexation Ordinance (2016.02).

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

MAINTENANCE

1. POLICE PROTECTION
   The Village will provide protection to the newly-annexed tracts at the same or similar service now being provided in other areas of the Village, with the same or similar topography, land use and population density.

2. FIRE PROTECTION
   The Village will provide fire protection through a services contract with the Salado Volunteer Fire Department to the newly –annexed area at the same or similar level of service now being provided to other areas of the Village, with the same or similar topography, land use and population density. The Village will provide First Responder services through the same contract with the Salado Volunteer Fire Department.

3. AMBULANCE SERVICE
   The Village will provide First Responder services through a contract with the Salado Volunteer Fire Department and emergency medical services (EMS) through a contract with Scott & White Hospital System.

4. SOLID WASTE COLLECTION
   Solid Waste collection will be provided to the newly-annexed tracts by private contractors legally operating in the Village Limits.

5. MAINTENANCE OF WATER FACILITIES
   Any and all water facilities owned or maintained by the Salado Water Supply Corporation at the time of the proposed annexation shall continue to be maintained by the Salado Water Supply Corporation. Any and all water facilities installed subsequent to annexation will be owned and maintained in accordance with Salado Water Supply Corporation's policies.

6. MAINTENANCE OF WASTEWATER FACILITIES

No public wastewater system facilities are currently available in the area. The development will initially be served with on-site sewage (septic system), as approved by the Bell County Health Department. Any and all wastewater facilities, excluding septic systems, acquired by the Village or installed subsequent to the annexation of the proposed area shall be dedicated to and maintained by the Village, to the extent of its ownership. Any and all wastewater facilities outside the extent of the ownership of the Village, which are owned by private owners and or developer, shall continue to be maintained by private owners and or developer in the newly-annexed tract.

7. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the Village, or which are owned by the Village, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all private roads, streets or alleyways, including but not limited to Mary Lane, shall be maintained by the property owner. Any and all lighting of private roads, streets and alleyways which may be positioned in a roadway or utility company easement shall be privately owned and maintained by the property owner. There is no anticipated lighting to be installed or maintained in the public right-of-way, streets or alleys.

8. MAINTENANCE OF PUBLIC PARKS, FACILITIES, RECREATIONAL AREAS, GREENBELTS, & PLAYGROUNDS

The Village is not aware of the existence of any parks, facilities or playgrounds now located in the area proposed for annexation. There are no public parks, playgrounds, facilities or trails anticipated to be dedicated to the Village. Any private parks, facilities and trails will be maintained by the property owner.

9. MAINTENANCE OF MUNICIPALLY-OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The Village is not aware of the existence of any public-owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly-owned facility, building or municipal services does exist and are public facilities, the Village will maintain such areas to the same extend and degree that it maintains publicly-owned facilities, buildings or municipal services of the Village now incorporated in the Village.

10. INSPECTIONS

The Village will provide building inspection services upon approved building permits from the Village to the newly-annexed tract at the same or similar level of service now being provided to other areas of the Village with the same or similar topography, land use, and population density.

11. CODE ENFORCEMENT

The Village will provide code enforcement services to the newly-annexed area at the same or similar level of service now being provided to other areas of the Village with the same or similar topography, land use and population density.

12. MOWING

The Village will provide right-of-way mowing services adjacent to the newly-annexed tract at the same or similar level of service now being provided to other areas of the Village with the same or similar topography, land use and population density.

13. DRAINAGE

The property owner will provide maintenance of drainage facilities since there are no publicly dedicated drainage facilities on this tract.

CAPITAL IMPROVEMENTS:

1. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The Village finds and determines it to be unnecessary to acquire or construct any capital improvements for the purposes of providing police protection, fire protection, or emergency medical services. The Village finds and determines that is has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the Village with the same or similar topography, land use and population density.

2. ROADS AND STREETS

The Village will undertake to provide the same degree of road and street lighting as is provided in areas of the same or similar topography, land use and population density within the present corporate limits of the Village. Developers will be required, pursuant to the ordinances of the Village to provide internal and peripheral streets and to construct those streets in accordance with Village specifications. Internal streets and Mary Lane are platted as private streets and will be installed by the owner.

3. WATER FACILITIES

The Village does not have water facilities within the boundaries of the voluntary annexation. These areas are in Salado Water Supply Corporation's Certificate of Convenience and Necessity area. The Village has a service availability letter on file for the Salado WSC. Any extension of services will be provided pursuant to SWSC policies.

4. WASTEWATER FACILITIES

Currently, there are no wastewater treatment providers or facilities within the boundaries of the voluntary annexation and property owners rely on on-site sewage facilities (septic systems). Other areas of the Village with similar topography, land use, and population density as those found in the boundaries of the voluntary annexation also rely on on-site sewage facilities for wastewater infrastructure. For this reason and in accordance with Local Government Code Section 43.056(g), the Village proposes no extension of wastewater facilities within the boundaries of the voluntary annexation at this time.

5. PUBLIC PARKS, FACILITIES, RECREATIONAL AREAS, GREENBELTS & PLAYGROUNDS
   There are no proposed public parks in the area. Private park amenities and trails will be installed by the developer as per the approved Site Plan.

6. CAPITAL IMPROVEMENTS
   Notwithstanding any other provision of this service plan, a landowner within the newly annexed area will not be required to fund capital improvements as necessary for municipal services in a manner inconsistent with Chapter 395 of the Local Government Code unless otherwise agreed to by the landowner or pursuant to the Master Development Agreement.

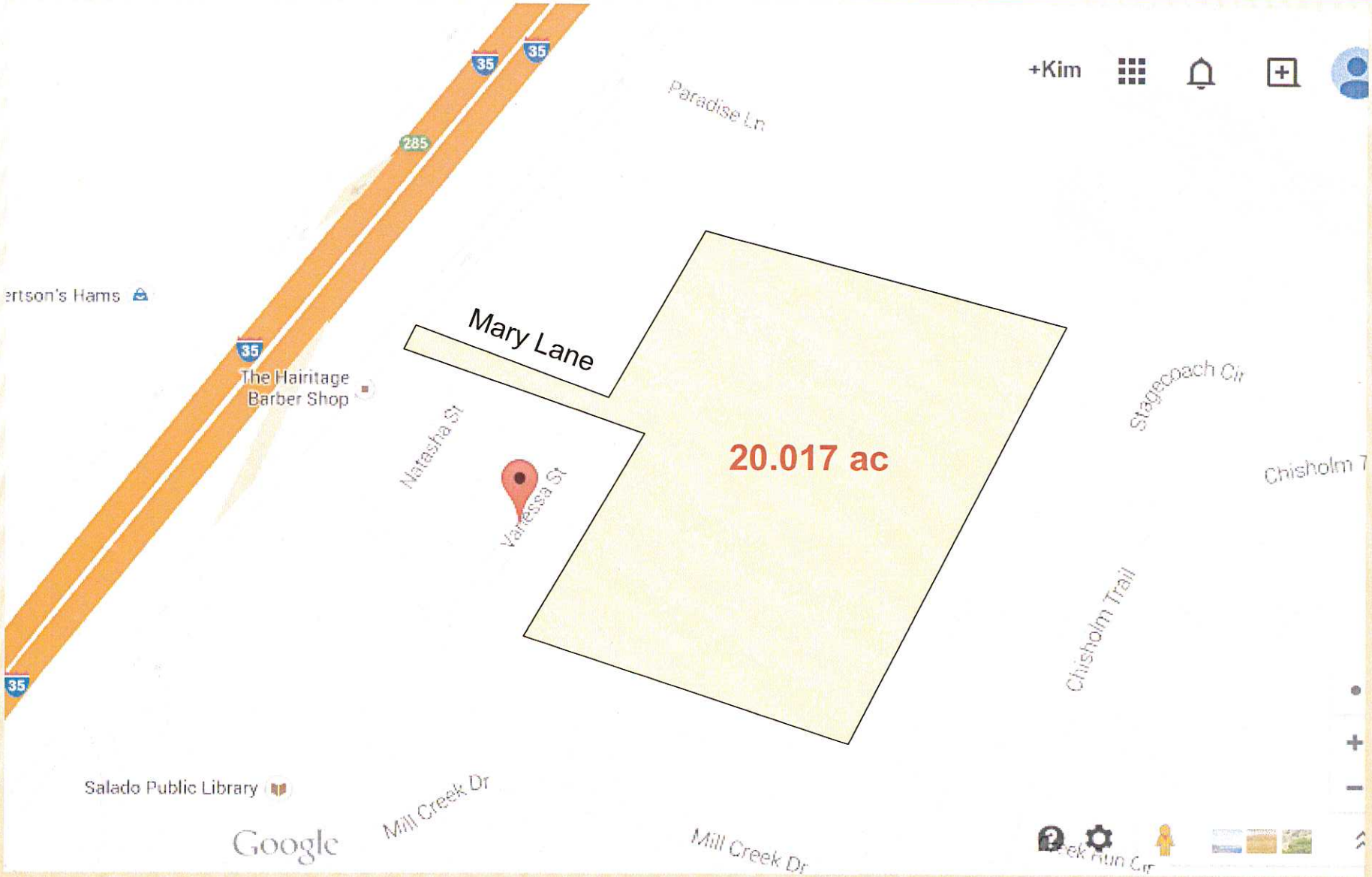
SPECIFIC FINDINGS

The Board of Aldermen finds and determines that this proposed Municipal Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

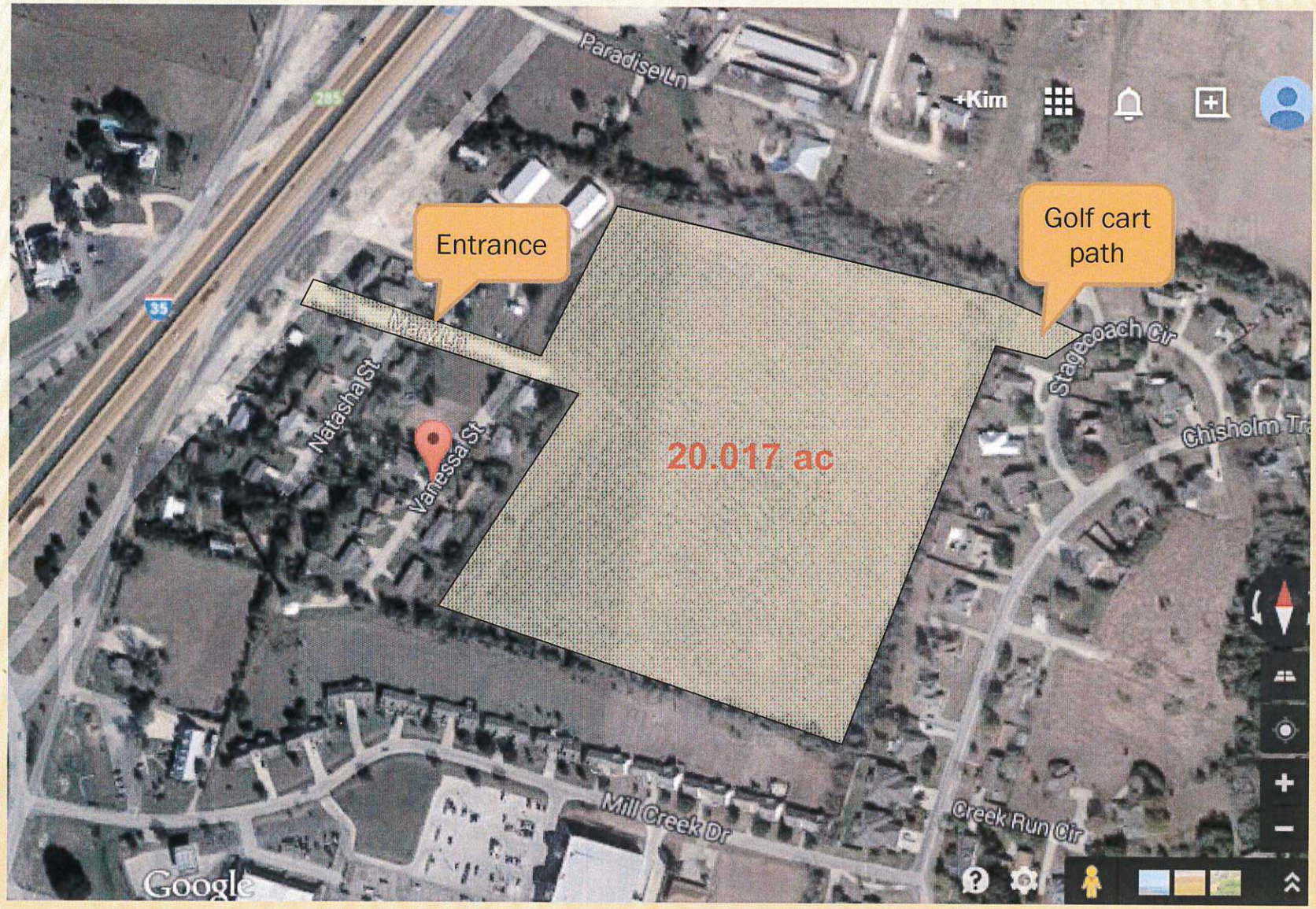
Because of the differing characteristics of topography, land utilization, and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from the services provided in other areas of the Village. These differences are specifically dictated because of differing characteristics of the property and the Village will undertake to perform consistent with this contract so as to provide the newly-annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the Village who reside in areas of the same or similar topography, land utilization and population density.

APPROVED ON THE ____ DAY OF _____, 2016.

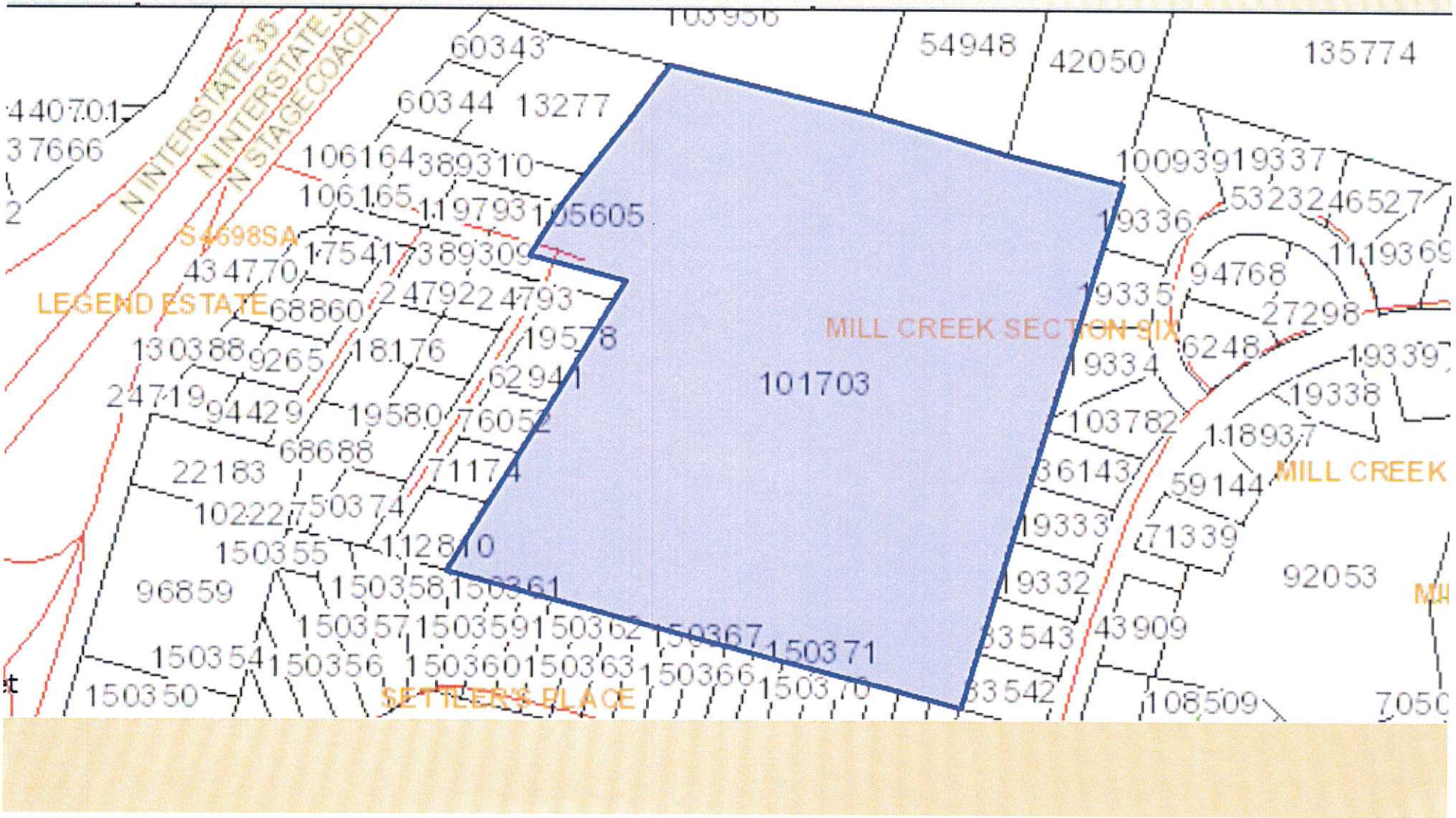
Hidden Glen – JES Dev. - Location Map



Hidden Glen – JES Dev. - Location Map



Boundary Map



BOARD OF ALDERMEN MEETING
AGENDA ITEM MEMORANDUM

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

ITEM DESCRIPTION: Hold a public hearing to consider a 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

Area A:
- P&Z recommended 3-0 to deny the request.
- Reason for denial is rezoning of the SF-7 zoned lots near/along Baines Street

Area B:
- P&Z recommended 3-0 to deny the request.
- Reason for denial is lack of detail in the master concept plan particularly roads and uses

Area C:
- P&Z recommended 3-0 to approve the request.

Area D:
- P&Z recommended 3-0 to deny the request.
- Reason for denial is the Commission received significant public input not to remove the Historical District zoning or uses.

NOTE: This is a public hearing and no action will be taken at this time. Action is scheduled for February 11, 2016.

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).
2. The proposed zoning/rezoning is compatible with surrounding zoning and uses;
3. The request substantially complies with the Thoroughfare Plan – missing Royal Street extension to the east which is a Major Collector (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 (multiple lots and tracts; the remainder is initial zoning)
Area B: PD-MU
Area C: PD-C
Area D: PD-C (rezoning from Historical District)

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

Direction	FLUP	Current Zoning	Current Land Use
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

Direction	FLUP	Current Zoning	Current Land Use
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

Direction	FLUP	Current Zoning	Current Land Use
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

Direction	FLUP	Current Zoning	Current Land Use
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:

Document	Policy, Goal, Objective, or Map	Compliance?
CP	Map 3-1, Future Land Use Plan (FLUP)	Yes - Substantial
CP	Map 4-1. Transportation Plan	Yes - Substantial
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. At the P&Z Commission meeting, concerns were expressed regarding rezoning of existing SF-7 lots and acreage.
- 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, and two major thoroughfares abut the property, which physically allow for more residential density. Multi-family (apartment) uses, as proposed, should be discussed at the meeting. At the P&Z Commissioner's meeting, citizen comments were directed toward wanting more detail on uses, detail on streets, and use location.
- 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 property is currently zoned Historic District. 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. Uses not currently allowed in HD that would be allowed in PD-C are highlighted in yellow on the attached "Allowed Uses by Zoning District and Area (A,B,C,D)

Transportation Plan:

- In Area A, there are existing local streets including Baines, Santa Maria, and San Jose. The property is primarily served by existing arterials including the I-35 frontage road and FM 2268. No future collectors are noted in the Transportation Plan.
- In Area B is served by FM 2268 and partially by an entrance at the bend of Royal Street. In Sanctuary's Master Conceptual Plan, multiple roads are depicted, including a north/south roadway which can serve as the Minor Collector shown on the Transportation Plan.
- Area C is to be served primarily two arterial roads which include I-35 and FM 2268. A north/south thoroughfare (collector) is planned just to the east of the property, but no collector or arterial roadways are planned in this area. Because of the requested dense commercial zoning, an east-west artery should be

- considered at the platting stage of Area C.
- Area D is served by a local street (College Hill) and Main Street. 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 contemplates multiple trails and greenbelts. There is a small section of trail that is planned across the street from Area A.

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 to-date associated area calculations for protests will be made available at the meeting, however final calculations will be presented at the February 11 meeting when the ordinance is considered. Due to the Planning and Zoning Commission recommendation, a supermajority affirmative vote will be required for Areas A, B, and D.

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
- Transportation Plan
- Future Trail System
- Letter of Service Availability from Salado Water Supply Corporation
- Exceptions and Minimum Specifications to the Ordinances
- Appeal Letter from Applicant

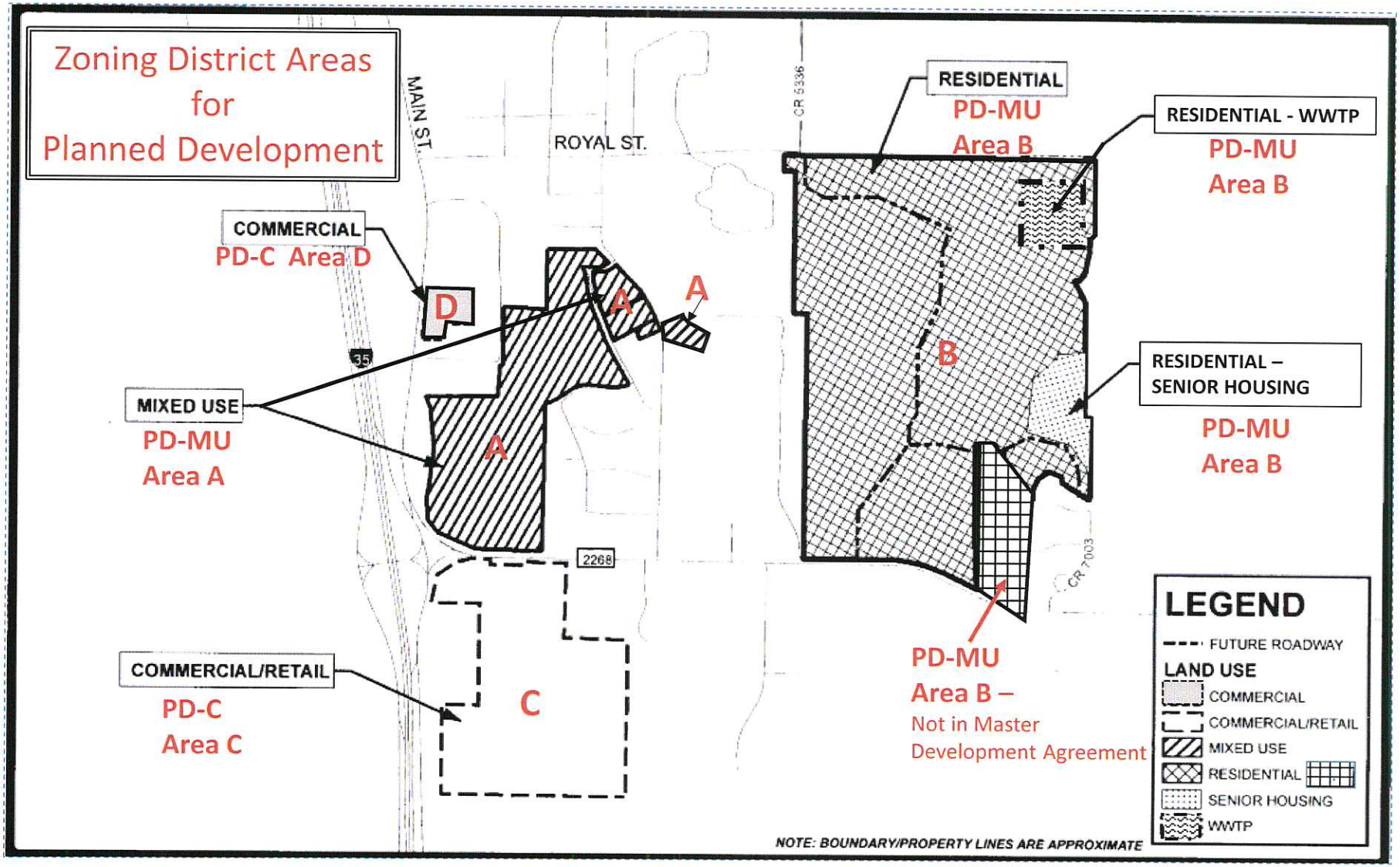

Zoning District Areas
for
Planned Development
MAIN ST.
ROYAL ST.
CR 5336
CR 7003
2268
35
COMMERCIAL
PD-C Area D
D
A
A
MIXED USE
PD-MU
Area A
A
B
RESIDENTIAL
PD-MU
Area B
RESIDENTIAL - WWTP
PD-MU
Area B
RESIDENTIAL –
SENIOR HOUSING
PD-MU
Area B
COMMERCIAL/RETAIL
PD-C
Area C
C
PD-MU
Area B –
Not in Master
Development Agreement
LEGEND
FUTURE ROADWAY
LAND USE
COMMERCIAL
COMMERCIAL/RETAIL
MIXED USE
RESIDENTIAL
SENIOR HOUSING
WWTP
NOTE: BOUNDARY/PROPERTY LINES ARE APPROXIMATE

Exhibit "A" – PLANNED DEVELOPMENT MAP

ALLOWED USES BY ZONING DISTRICT AND AREA (A,B,C AND D)

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 *{See Zoning Ordinance – Defined under Two-Family Dwelling}*	P
Living Quarters On-Site With A Business	P
Residential Loft	P
Rooming / Boarding House *{See Zoning Ordinance – Defined Under Boarding or Rooming House}*	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 (*Refer to Ordinance # 2008.09)*	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

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) *{See zoning ordinance-Defined under Studio, Health, Reducing}*	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

INSTITUTIONAL / GOVERNMENTAL	
Antenna (Non-Commercial) *{See Zoning Ordinance - Defined within Section 4.1.H}*	P
Antenna (Commercial) *{ See Zoning Ordinance - Defined within Section 4.1.H}*	See Section 4.1H
Assisted Living Facility	C
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower *{ See Zoning Ordinance - Defined within Section 4.1.H}*	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 *{ See Zoning Ordinance - Defined under Medical Facilities}*	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 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 *{See Zoning Ordinance - Defined under Two-Family Dwelling}*	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 *{See Zoning Ord -Defined Under Boarding or Rooming House}*	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 (*Refer to Ordinance # 2008.09)*	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) *{See Zoning Ordinance - Defined under Studio, Health, Reducing or Fitness}*	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) *{See Zoning Ordinance - Defined within Section 4.1.H}*	P
Antenna (Commercial) *{See Zoning Ordinance - Defined within Section 4.1.H}*	See Section 4.1H
Assisted Living Facility	C
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower *{See Zoning Ordinance - Defined within Section 4.1.H}*	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 *{See Zoning Ordinance - Defined under Medical Facilities}*	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 *{See Zoning Ordinance -Defined within Section 4.1.H}*	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 *{See Zoning Ordinance - Defined under Two-Family Dwelling}*	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 *(See Zoning Ord-Defined Under Boarding or Rooming House)*	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) *{See Zoning Ordinance - Defined within Section 4.1.H}*	P
Antenna (Commercial) *{See Zoning Ordinance - Defined within Section 4.1.H}*	See Section 4.1H
Assisted Living Facility	P
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower *{See Zoning Ordinance - Defined within Section 4.1.H}*	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 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 **Note: uses highlighted in yellow are not allowed in the Historic District**

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 **Note: uses highlighted in yellow are not allowed in the Historic District**

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 (*Refer to Ordinance # 2008.09)*	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 **Note: uses highlighted in yellow are not allowed in the Historic District**

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 **Note: uses highlighted in yellow are not allowed in the Historic District**

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) *{See zoning ordinance-Defined under Studio, Health, Reducing} or*	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

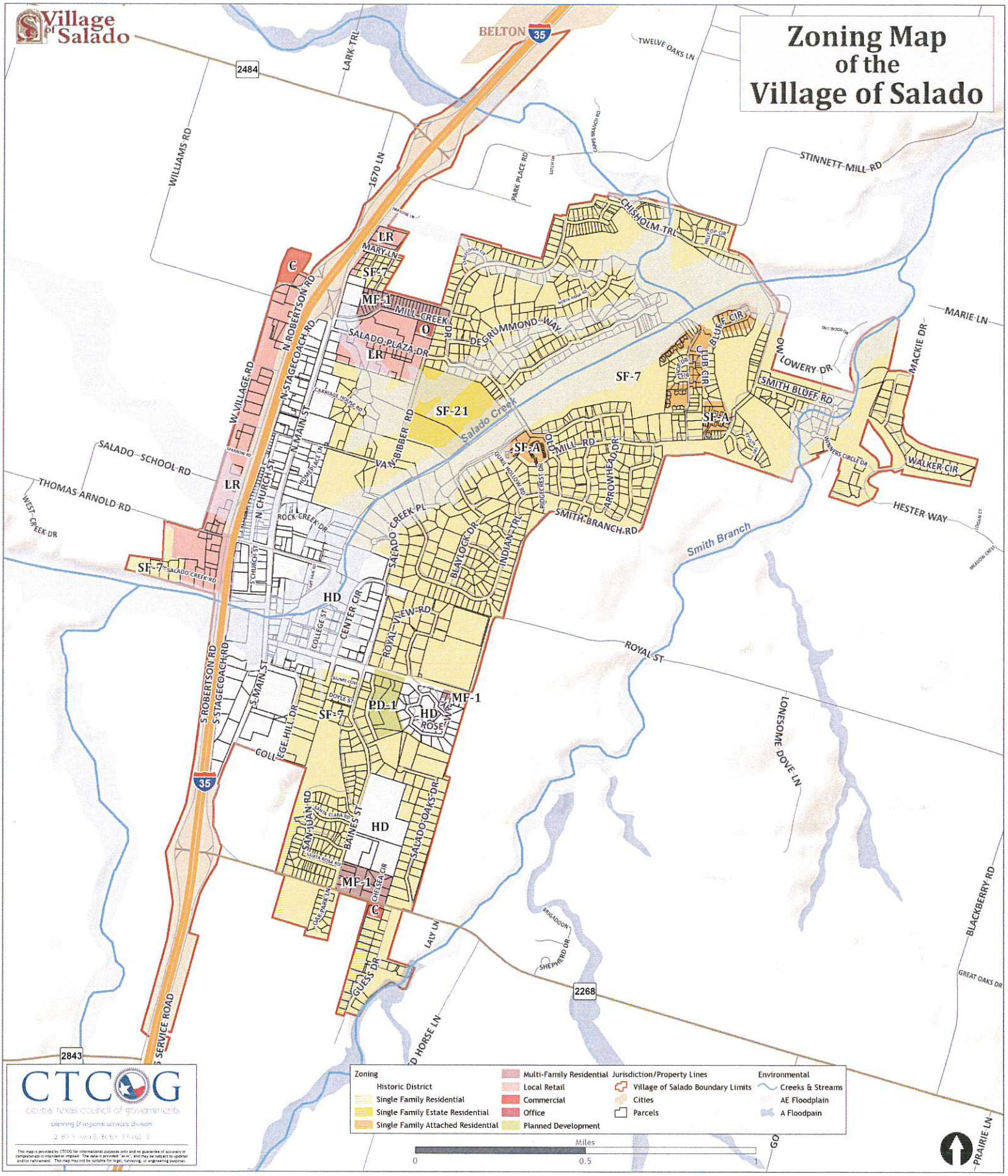
P=Permitted, C=Conditional **Note: uses highlighted in yellow are not allowed in the Historic District**

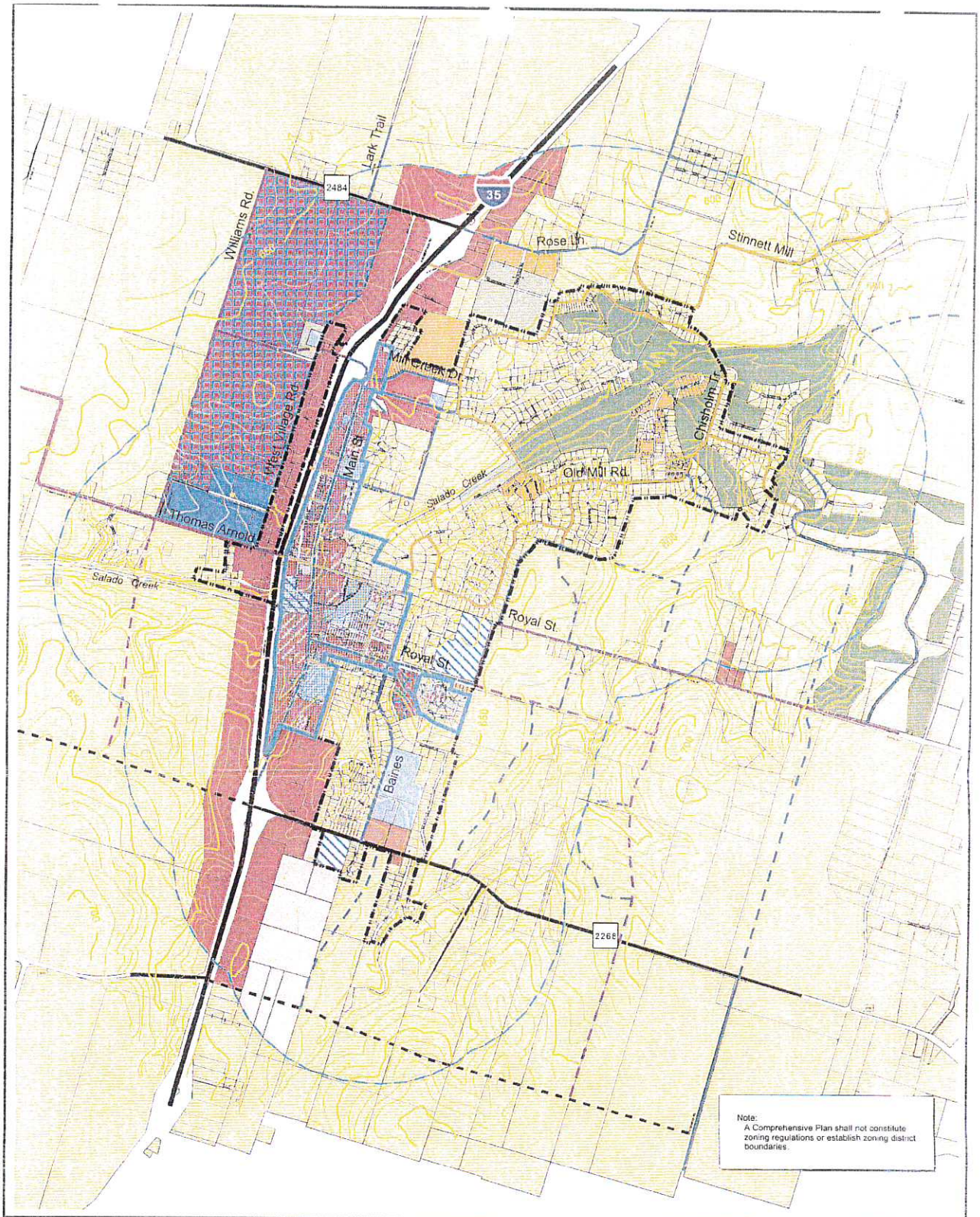
INSTITUTIONAL / GOVERNMENTAL	
Antenna (Non-Commercial) *{See Zoning Ordinance - Defined within Section 4.1.H}*	P
Antenna (Commercial) *{ See Zoning Ordinance - Defined within Section 4.1.H}*	See Section 4.1H
Assisted Living Facility	C
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower *{ See Zoning Ordinance - Defined within Section 4.1.H}*	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 *{ See Zoning Ordinance - Defined under Medical Facilities}*	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 **Note: uses highlighted in yellow are not allowed in the Historic District**

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 **Note: uses highlighted in yellow are not allowed in the Historic District**


Zoning Map
of the
Village of Salado
Village of Salado
BELTON
35
2484
2268
2843
TWELVE OAKS LN
LARK TRL
WILLIAMS RD
1670 LN
PARK PLACE RD
STINNETT MILL RD
CHISHOLM TRL
MARY LN
SF-7
MF-1
MILL CREEK DR
SALADO PLAZA DR
DEGRUMMOND WAY
N ROBERTSON RD
N STAGECOACH RD
W VILLAGE RD
N MAIN ST
SF-21
Salado Creek
VAN BIBBER RD
SF-A
OLD MILL RD
ARROWHEAD DR
SMITH BLUFF RD
LOWERY DR
MARIE LN
MACKIE DR
WALKER CIR
HESTER WAY
SALADO SCHOOL RD
THOMAS ARNOLD RD
WEST CREEK DR
N CHURCH ST
ROCK CREEK DR
SALADO CREEK PL
BLAYLOCK DR
INDIAN TRL
SMITH BRANCH RD
Smith Branch
HD
CENTER CIR
ROYAL VIEW RD
ROYAL ST
S ROBERTSON RD
S STAGECOACH RD
S MAIN ST
COLLEGE HILL DR
PD-1
ROSE
LONESOME DOVE LN
SAN JUAN RD
BAINES ST
SALADO OAKS DR
CHELSEA CIR
LALY LN
GUESS DR
SHEPHERD DR
BLACKBERRY RD
GREAT OAKS DR
PRAIRIE LN
SERVICE ROAD
Zoning
Historic District
Single Family Residential
Single Family Estate Residential
Single Family Attached Residential
Multi-Family Residential
Local Retail
Commercial
Office
Planned Development
Jurisdiction/Property Lines
Village of Salado Boundary Limits
Cities
Parcels
Environmental
Creeks & Streams
AE Floodplain
A Floodpain
Miles
0
0.5
1
CTCOG
central texas council of governments
planning & regional services division



Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public (Municipal)
- Public (Schools)
- Public (Churches)
- Parks
- Private Recreation
- Office
- Retail
- Regional Retail
- Commercial
- Bed & Breakfast
- Hotel/Inn
- Business Park
- Mixed Use
- Historic District

Thoroughfares Legend

- Interstate 35
- Type 1 - Minor Arterial
- Type 1 - Proposed
- Type 2 - Major Collector
- Type 2 - Proposed
- Type 3 - Minor Collector
- Type 3 - Proposed
- Type 4 &5 - Local Street
- Type 4 &5 - Proposed

- Village Limits
- ETJ

Future Land Use Plan

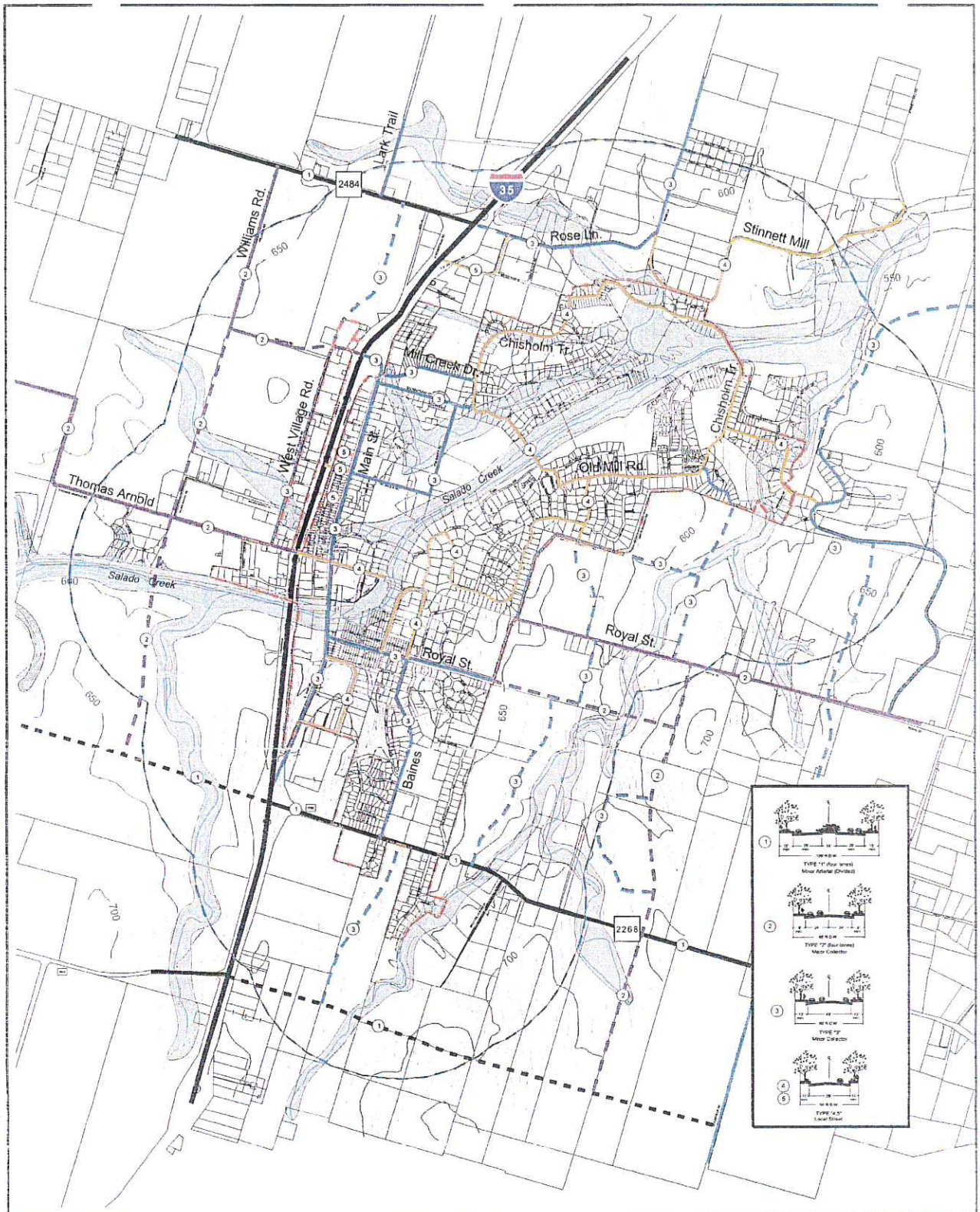
VILLAGE OF SALADO

Plate 3-1

2000 0 2000 4000 6000 Feet

N

Dunkin, Sefko & 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

Transportation Plan

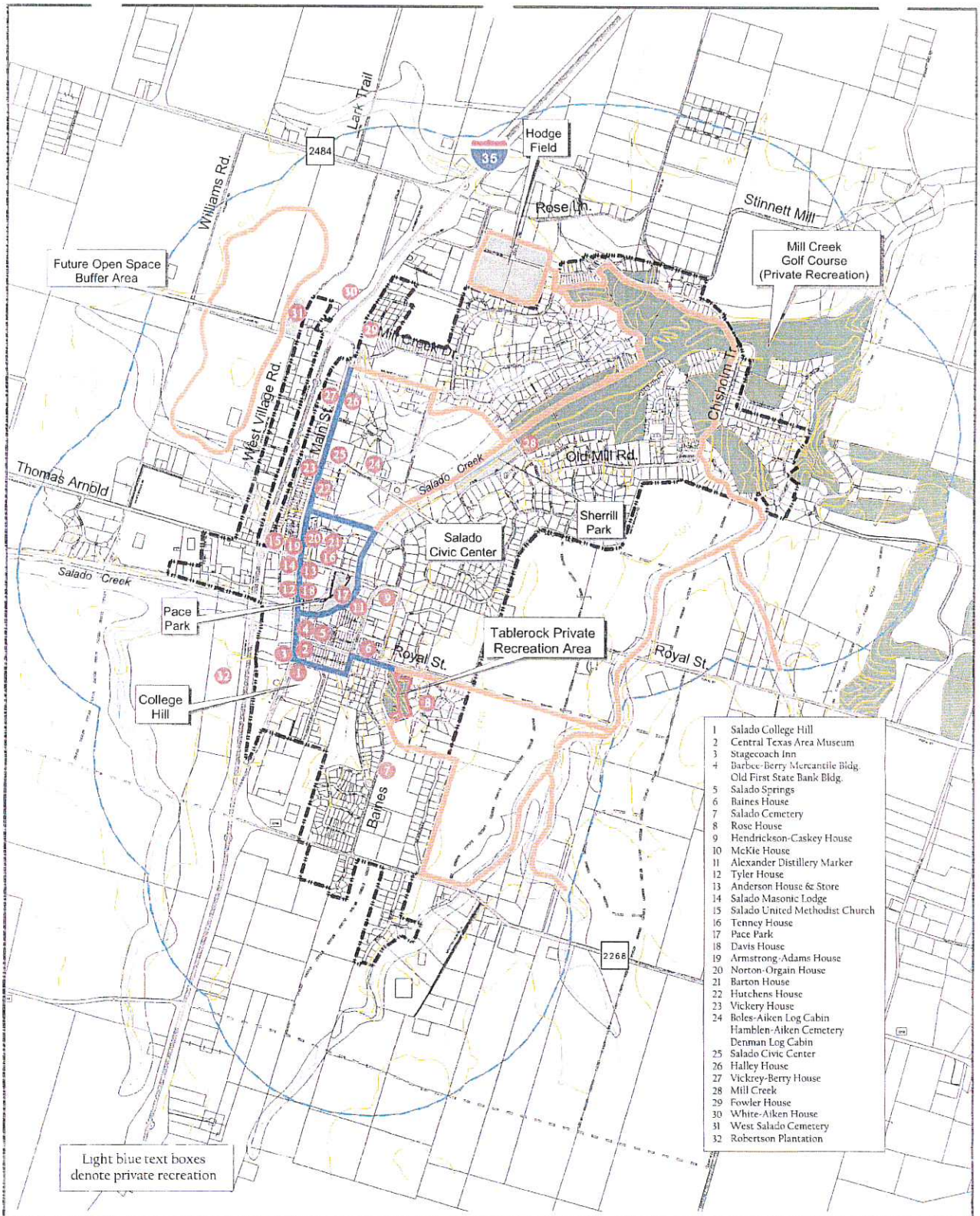
VILLAGE OF SALADO

Plate 4-1

2000 0 2000 4000 6000 Feet

N

Dunkin, Sefko & Associates, Inc.
February 2004



Legend

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

Future Trail System

VILLAGE OF SALADO

Plate 5-2

2000 0 2000 4000 6000 Feet

N

Dunkin, Sefko & Associates, Inc.
February 2004

SALADO
Water Supply
Corporation

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,

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

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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®).

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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

Exhibit C Exceptions and Minimum Specifications to the Ordinances

Master Development Agreement between the Village of Salado and Sanctuary

11/24/2015 10:24

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.

SANCTUARY

Sanctuary Development Company, LLC
515 FM 2268, Salado, TX 512.596.2950
Corporate Mailing Address - P. O. Box 1346, Montreat, NC 28757

January 13, 2016

Via Electronic Mail

Mary Ann Ray
Village Secretary
Village of Salado
301 North Stagecoach Road, P.O. Box 219
Salado, Texas 76571

Re: Appeal of PD Zoning Request for Areas A, B and D

Dear Mary Ann:

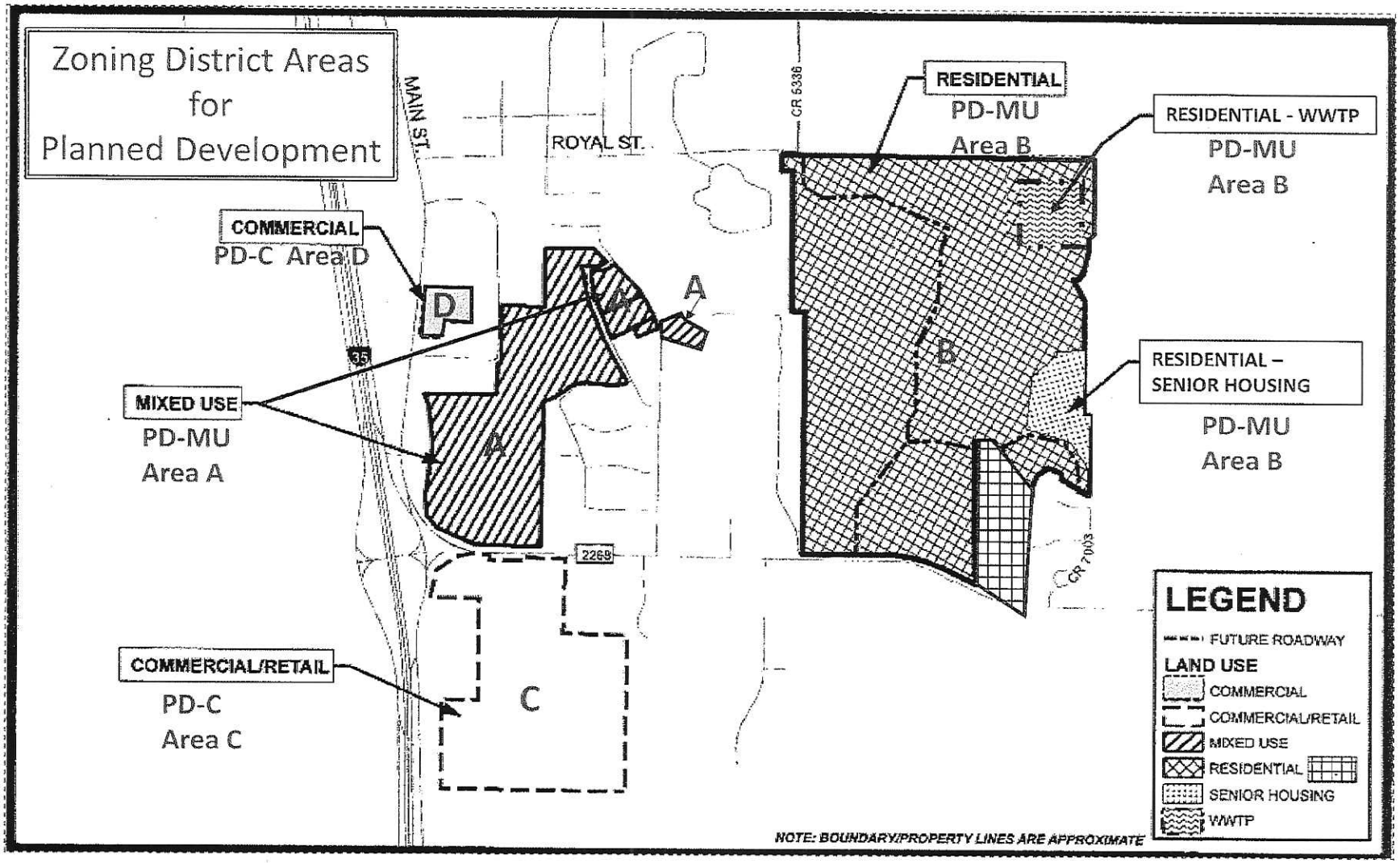
As the authorized representative and applicant for Areas A, B and D shown on the attached Zoning District Areas for Planned Development map, I have been advised on January 12, 2016, that the Planning & Zoning Commission has recommended denial of the request to rezone these areas to Planned Development.

I am requesting that the Board of Aldermen consider and approve the Planned Development zoning request at their earliest possible date. Please let me know if you would like any additional information from our team.

With appreciation,

Billie Hanks, Jr.

Attachment: Zoning District Map


Zoning District Areas for Planned Development
MAIN ST.
ROYAL ST.
CR 5336
RESIDENTIAL
PD-MU
Area B
RESIDENTIAL - WWTP
PD-MU
Area B
COMMERCIAL
PD-C Area D
P
A
B
C
35
MIXED USE
PD-MU
Area A
RESIDENTIAL – SENIOR HOUSING
PD-MU
Area B
2269
CR 7003
COMMERCIAL/RETAIL
PD-C
Area C
LEGEND
FUTURE ROADWAY
LAND USE
COMMERCIAL
COMMERCIAL/RETAIL
MIXED USE
RESIDENTIAL
SENIOR HOUSING
WWTP
NOTE: BOUNDARY/PROPERTY LINES ARE APPROXIMATE

SALADO BOARD OF ALDERMEN
AGENDA ITEM MEMORANDUM

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

ITEM DESCRIPTION: Hold a public hearing 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.

NOTE: This is a public hearing and no action will be taken at this time. Action is scheduled for February 11, 2016.

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. No other uses are proposed.

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.

Direction	FLUP	Current Zoning	Current Land Use
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:

Document	Policy, Goal, Objective, or Map	Compliance?
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. Internal streets on the site plan are private. *Please see the attached map.*

Future Trails Plan (Map 5-2): There are no public trails planned on this site. Internal, private recreational paths will be constructed on the site with access to Stagecoach Circle. Public trails are planned to the northeast of the property at existing recreational fields. 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 in 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 protest calculations to date will be made available at the meeting. Final calculations will be presented at the February 11, 2015 meeting.

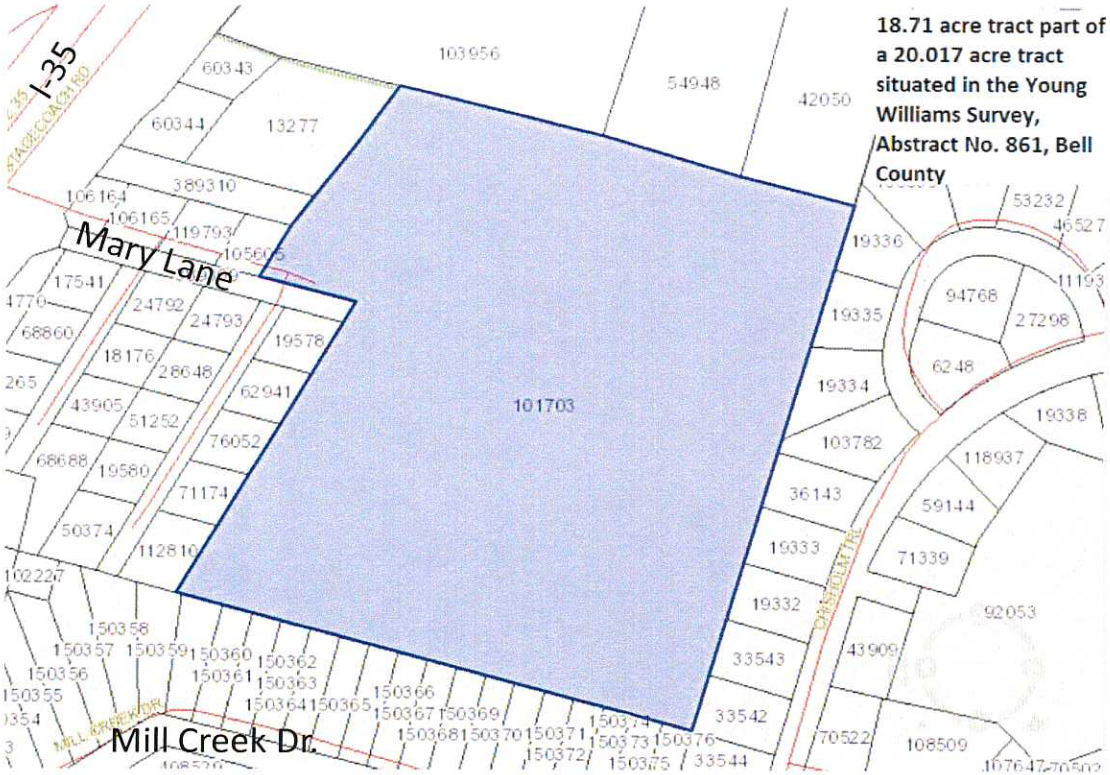
The Salado Village Voice printed notice of the public hearing on December 24, 2015, in compliance with state law and Village ordinance.

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

ATTACHMENTS:

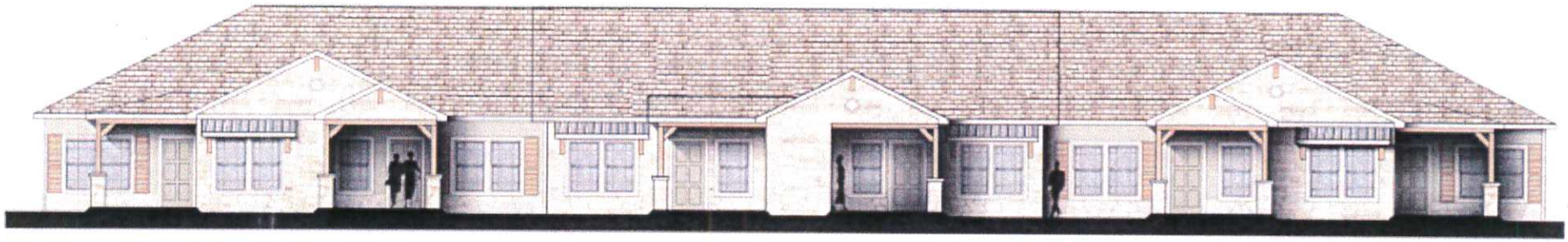
- Maps of Area to be Zoned, 251 Mary Lane
- Site Plan and elevations
- Zoning Map (applicable area noted as Subject Property)
- Future Land Use Map (applicable area noted as Subject Property)
- Transportation Plan (applicable area noted as Subject Property)
- Future Trail System (applicable area noted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

Maps of Area to be Zoned
251 Mary Lane



Site Plan

Façade

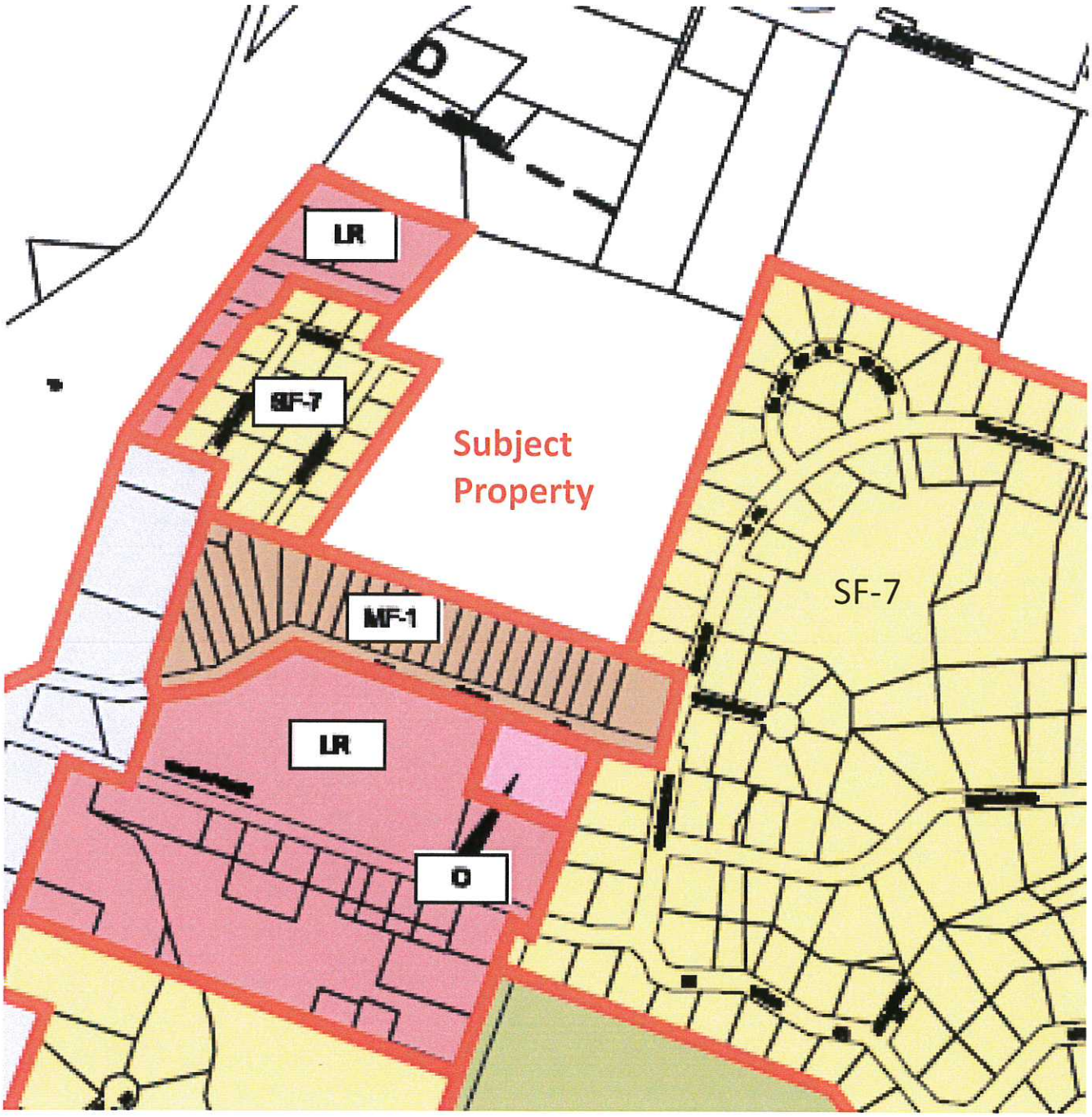


SALADO, TX

JANUARY 28 2014

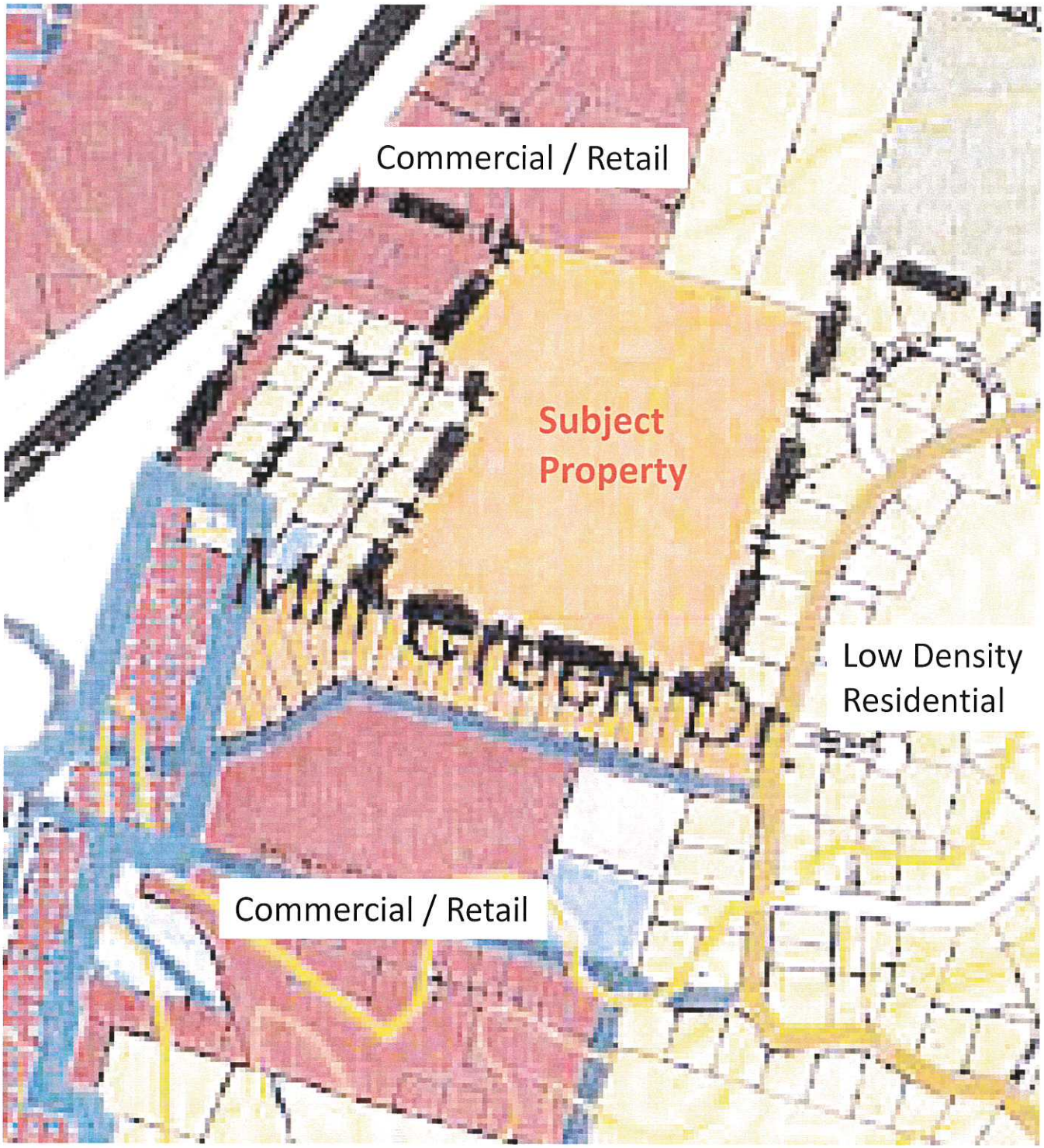
FRONT ELEVATION

ZONING MAP



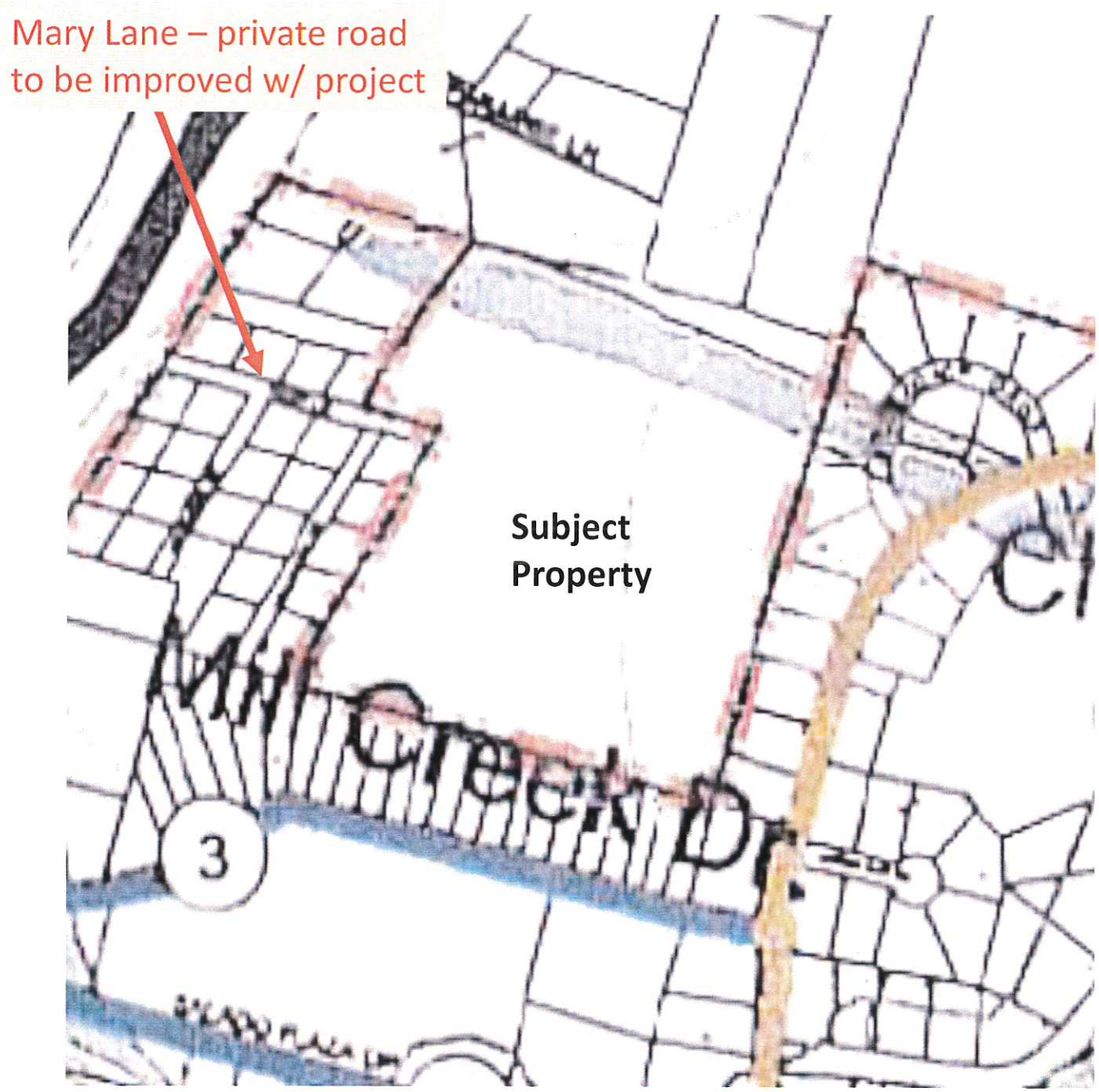
251 MARY LANE

Planned for High Density Residential

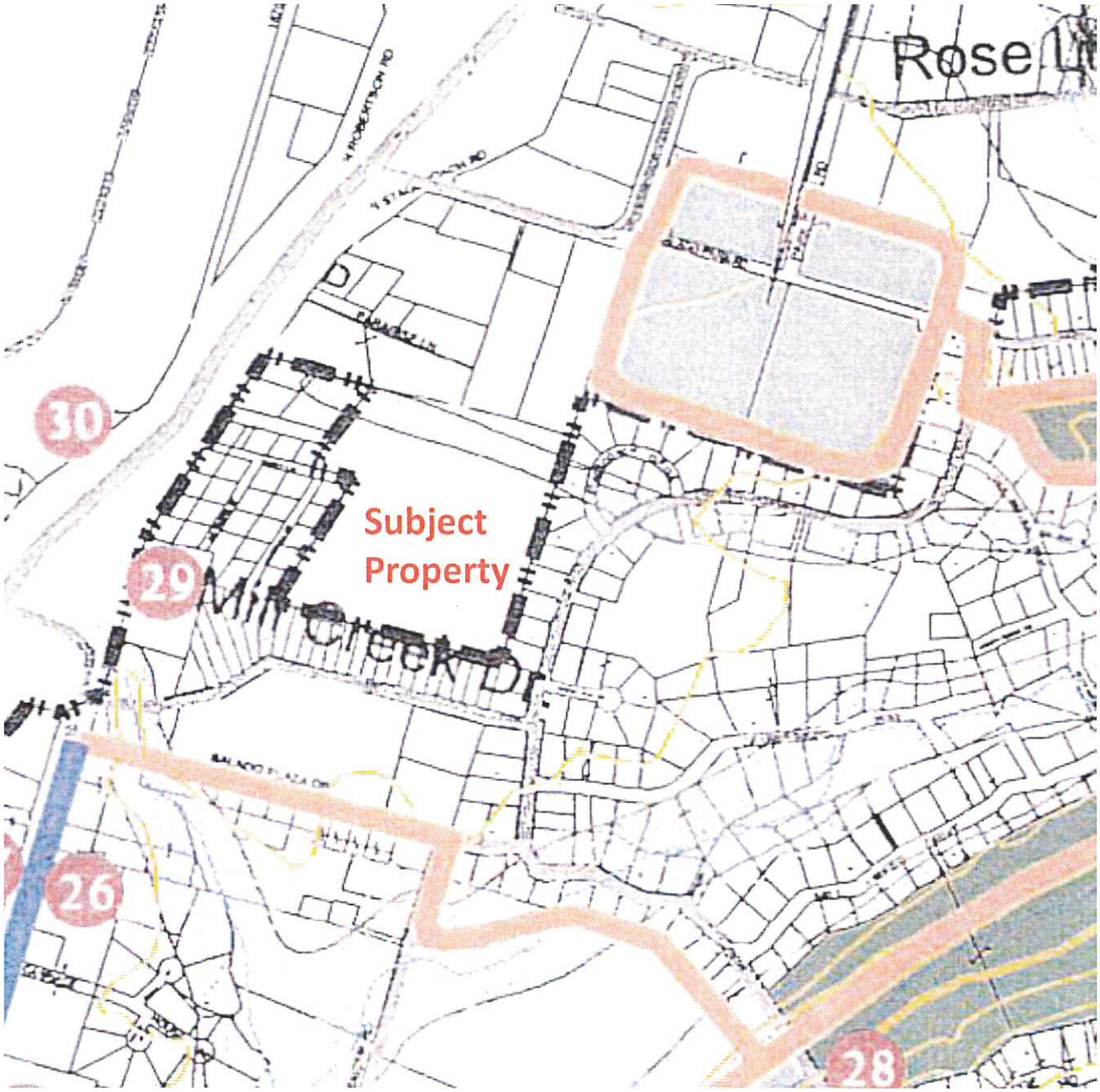


No local, collector, or arterial roads planned through or adjacent to this site.

Private, internal streets



No public trails planned on site;
Private paths are planned



Future public trails planned