

Village of Salado, Texas
Board of Aldermen
Minutes
Special Called Meeting and Workshop
6:30 p.m. Thursday, February 11, 2016
Municipal Building, 301 N. Stagecoach Road

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

Members Absent: Alderman Frank Coachman.

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

I. Call to Order.

Mayor Skip Blancett called the meeting to order at 6:35 p.m. James Haney of Salado Church of Christ led the invocation.

II. Regular Session.

1. Presentation, discussion, and possible action on an ordinance authorizing the annexation of the tracts of land 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.

Administrator Foutz recapped the annexation application, including proper notice to property owners, utilities, and other jurisdictions; public hearings and required publications; Municipal Services Plan; and annexation ordinance, Ordinance 2016.01.

Alderman McDougal made a motion to approve Ordinance 2016.01 authorizing the annexation of the tracts of land as presented. Mayor Pro Tempore Brown seconded. The motion carried unanimously (4-0).

2. Presentation, discussion and possible action on an ordinance authorizing the annexation of the tract of land 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.

Administrator Foutz Administrator Foutz recapped the annexation application, including proper notice to property owners, utilities, and other jurisdictions; public hearings and required publications; Municipal Services Plan; and annexation ordinance, Ordinance 2016.02.

There were questions about a private road to the development that does not meet Village standards and drainage issues erroneously attributed to the development.

Mayor Pro Tempore Brown made a motion to approve Ordinance 2016.02 authorizing the annexation of the tract of land as presented. Alderman Williams seconded. The motion carried unanimously.

3. Presentation, discussion, and possible action an ordinance authorizing 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).
- b. 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).
- 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).

Administrator Foutz outlined the original proposal for zoning and noted that the rezoning request for Area D has been withdrawn. In addition, the acreage involving two cemeteries in Area A were withdrawn. The following buffers must be established: a buffer of single family-detached with a minimum width of 110 feet must run the full length of the western border of Area B; buffers of 60-foot width must be established between existing single-family residences and any commercial development in Area A. She showed a concept plan that includes the buffers. She discussed the Transportation Plan and Trails Plans and how the development fits into those plans. She explained the Planning and Zoning Commission recommended approval of the zoning request for Area C; therefore, a simple majority vote

of the BOA is required to approve the request. However, the P&Z Commission voted to recommend denial for Areas A and B, so the BOA must have a super-majority vote to approve. Issues and options surrounding the use of Salado Oaks Drive as an access thoroughfare into Area B were discussed.

The Mayor called on a citizen who desired to speak on this issue.

Hans Fields, 818 Blaylock Circle, expressed his objection to the rezoning of Areas A and B and said the right for Sanctuary to use of Salado Oaks Drive is in the agreement signed by both parties.

The Mayor asked for a motion on this item. After three requests, the item died for lack of a motion.

4. Presentation, discussion, and possible action on an ordinance authorizing zoning of the tract generally described below:

Hidden Glen -- Senior Living

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.

Administrator Foutz outlined the zoning request and noted that the P&Z Commission recommended approval.

Mayor Pro Tempore Brown made a motion to approve Ordinance 2016.03 authorizing the zoning of the tract of land as presented. Alderman McDougal seconded. The motion carried unanimously.

Mayor Blancett closed the Regular Session at 7:26 p.m. and announced a 10-minute break.

III. Workshop Session.

The Mayor opened the Workshop Session at 7:37 p.m.

5. Discussion on appointments to Committees and Advisory Boards to include;
 - a. Appointment of Board of Aldermen members
 - b. Citizen members
 - c. Chairmen and Vice Chairmen.

Alderman Dankert suggested the Deer Advisory Board be merged with the Environmental Committee, as the deer situation is an environmental issue. There was consensus that this was a good suggestion.

There was discussion about the various Committees/Boards and applicants. It was discussed that the Village still needs applicants to fill all the boards. Tentative lists were formulated and will be discussed further at the next BOA meeting on February 25.

6. Discussion on an appointment to the Planning & Zoning Commission to fill an expired term.

There was discussion about nominating a young, up-and-coming business owner to inject some new vision into the P&Z Commission.

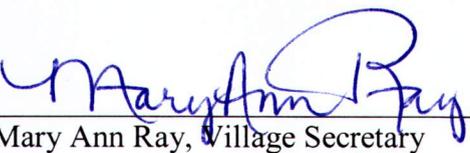
7. Discussion on a land lease for a park or plaza on Main Street.

Administrator Foutz explained that this was brought forth by citizen Merle Stalcup, who has been in contact with the owner of the property located at 221 N. Main St. about converting a portion of the property to a small, pocket park. There was discussion about asking Keep Salado Beautiful to take on the project. This item will be placed on the BOA's next workshop February 25.

IV. Adjourn.

Alderman Williams made a motion to adjourn. Mayor Pro Tempore Brown seconded. The Mayor adjourned the meeting at 8:54 p.m.


Skip Blaneett, Mayor


Mary Ann Ray, Village Secretary



FEBRUARY 18, 2016

REZONING

PUBLIC COMMENT SUBMITTED FOR THE RECORD

Mr. Mayor and Aldermen:

My name is King Copeland and my address is PO Box 192165 Dallas, TX 75219.

I wish to remind you that my comments from 1/21/2016 regarding errors and omissions on open meeting violations have gone unaddressed....so I am furnishing you a copy of the Attorney General's Open Meetings handbook because you obviously don't have one and certainly don't mind breaking the rules.

SECONDLY, I fail to comprehend:

- HOW AFTER.... 31 of 66 adjacent property owners to Area A were opposed to the proposed rezoning with just 3 in favor....
- HOW AFTER... 14 of 71, property owners were opposed to area B with no one in favor.
- HOW AFTER..... a 3-0 unanimous denial of these requests from our own P&Z, citing a lack of detail in the master plan.
- HOW AFTER....scores of people provided public comments against the rezoning at P&Z and aldermen meetings,
- HOW AFTER ...at one time or another, most of you have said publicly or privately that Sanctuary is not something the people of Salado want...

HOW AFTER ALL THIS.....TONIGHT you will defy the will of the people, the P&Z recommendations and vote for it anyway.

WHY? What do you get out of it? I'm leaving each of you these Texas state ethics forms for completion so we might understand tonight's irrational decision and hold each of you professionally and personally accountable.

You have signed a deal admittedly dependent on a high price of oil without a single financial statement or construction deliverable from the Sanctuary. There has not been a shred of data that has shown how this is good for taxpayers. What we do know is that a sewer bond was issued six months ago and has accrued \$120,000 in interest without the first shovel of dirt being dug for the sewer and continues to accrue \$670/day.

In addition, ALL of these deals were signed under the mayor's nickname, Skip, rather than his official name, Elmer Floyd – bringing into question the very validity and enforceability of these agreements.

Finally, it is of grave concern that you are deliberately expiring terms of committee members who are objective with an opinion of their own, while you stack the deck with yes men and women. This isn't North Korea – This is the United States of America.

PLEASE ENTER MY COMMENTS INTO THE OFFICIAL RECORD OF THIS MEETING.

Thank you. King Copeland

Residential Land Uses

51.0 percent of the acreage within the Village

66.0 percent of the acreage within the Village's ETJ

Residential land use is the predominate use within the Village currently, and it is recommended within the *Future Land Use Plan* that this continue. It should be noted that single-family residential land uses can be buffered from nonresidential uses through the development of medium residential land uses. High density residential land uses can also be used for this purpose, although this type of land use has not been recommended within Salado. Illustration 3-1 shows the compatibility levels of residential uses with various types of nonresidential uses. The types of residential land uses are described in the following paragraphs. Minimum lot size for residential lots is 1/2 acre.

LOW-DENSITY RESIDENTIAL (SINGLE-FAMILY)

43.6 percent of the acreage within the Village

65.1 percent of the acreage within the Village's ETJ

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue to account for the largest percentage. Also, much of the land area within the ETJ has been recommended for low density residential. Although all single-family areas have been considered low density, the Village should strive for a range of lot sizes in order to adequately provide for market choice. It should be noted that existing manufactured homes have been included within this category within the *Future Land Use Plan*; site-built homes should replace these manufactured homes whenever possible in the future.

MEDIUM DENSITY RESIDENTIAL (TOWNHOME/DUPLEX)

7.5 percent of the acreage within the Village

0.99 percent of the acreage within the Village's ETJ

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. As discussed within *The Foundation* section, there are currently medium density areas within Salado. It is anticipated that new areas for

Table 3-1
FUTURE LAND USE
Village of Salado, Texas

Land Use Category	Acres ⁽¹⁾	Percent of Land
Low Density	564.0	43.58%
Medium Density	96.5	7.46%
Residential Sub-Total	660.5	51.03%
Parks/Open Space ⁽²⁾	16.6	1.28%
Golf Course	152.9	11.81%
Public/Semi-Public	79.8	6.17%
Public Sub-Total	249.3	19.26%
Office	16.0	1.24%
Retail	154.4	11.93%
Regional Retail	3.6	0.28%
Mixed Use	8.4	0.65%
Commercial	2.4	0.19%
B&Bs and Inns	30.2	2.33%
Non-Residential Sub-Total	215.0	16.61%
Rights-of-Way	169.5	13.10%
TOTAL WITHIN THE VILLAGE LIMITS	1,294.30	100.00%

⁽¹⁾ Rights-of-way are included in each land use category.

⁽²⁾ The amount of acreage used for parks and open spaces will likely be increased later in the comprehensive planning process.

Source: Dunkin, Sefko & Associates, Inc.

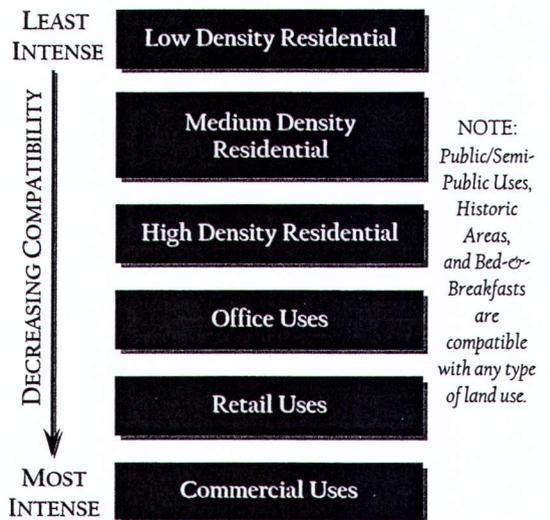


Illustration 3-1
Compatibility Comparison of Various Types of Land Use



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

Legend

-  Low Density Residential
-  Medium Density Residential
-  Thoroughfares Legend
-  Interstate 35

Future Land Use Plan

Pla