



**VILLAGE OF SALADO
PLANNING AND ZONING COMMISSION**

REGULAR MEETING

1:30 P.M. TUESDAY, FEBRUARY 16, 2016

BOARD OF ALDERMEN CHAMBERS

MUNICIPAL BUILDING - 301 NORTH STAGECOACH ROAD

I. CALL TO ORDER

II. REGULAR AGENDA

1. Consider and take action on a proposed sign design in the Historic District located at 1 Royal Street (Sirril Art Gallery) as per Section 3.15K2, Permitting Process.
2. Consider and take action on a proposed sign design in the Historic District located at 1 Royal Street (Sugar Shack) as per Section 3.15K2, Permitting Process.
3. Consider and take action on a proposed sign design in the Historic District located at 1 Royal Street (The Feathered Nest) per Section 3.15K2, Permitting Process.

III. ADJOURN

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

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

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 5:00 p.m., on Friday, February 12, 2016.


Mary Ann Ray, Village Secretary

Removed from display _____

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
1:30 p.m. Tuesday, January 12, 2016
Municipal Building, 301 N. Stagecoach Road

Members Present: Chairman Gerry Reihsen, Merle Stalcup, Larry Wolfe.

Members Absent: Ron Coleman, Josh Bratton, Alternate Curt Doucet.

Others Present: Kim Foutz, Village Administrator; Chrissy Lee, Planning and Development; Mary Ann Ray, Village Secretary.

I. Call to Order.

Chairman Reihsen called the meeting to order at 1:33 p.m.

II. Regular Agenda.

1. Approve minutes from previous meetings:
 - a. June 9, 2015
 - b. July 21, 2015
 - c. August 18, 2015
 - d. November 10, 2015

Commissioner Wolfe made a motion to approve the minutes as presented. Commissioner Stalcup seconded. The motion carried unanimously.

2. Consider and take action on a proposed sign in the Historic District located at 600 N. Main St. as per section 3.15K2, Permitting Process.

Administrator Foutz said that because the request involves alteration to a structure in the Historic District, review by the P&Z Commission is required. She explained dimensions, materials, and color of the proposed sign.

Building owner Bill Kinnison said he has no objection to the sign.

Commissioner Wolfe made a motion to approve the sign application as presented. Commissioner Stalcup seconded. The motion carried unanimously.

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

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

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

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

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

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

Administrator Foutz explained the proposed uses for each tract and the concept plan for Sanctuary development. The Village mailed feedback forms to all property owners within 200 feet of the areas to be zoned or rezoned:

Area A: 68 letters mailed, 15 returned, 2 approval, 13 denial (2 from outside Village limits)

Area B: 71 letters mailed, 14 returned, 0 approval, 14 denials, (4 from outside Village limits)

Area C: 15 letters mailed, 1 returned, 0 approval, 1 denial

Area D: 10 letters mailed, 8 returned, 1 approval, 8 denial (requires super-majority vote of Board of Aldermen to approve zoning request)

She said the proposed zoning/rezoning requests meet the requirements of the Future Land Use Plan (FLUP), the Transportation Plan, and the Future Trails System Plan.

Chairman Reihsen opened the public hearing at 2 p.m.

Hans Fields, 818 Blaylock, in speaking for the Salado Historical Society, said he is opposed to the rezoning request for Area D.

Sandy Wicker, 404 O.W. Lowery, registered her opposition to the rezoning request for Area D and her concern for what type of business will open on the property if the rezoning request is approved.

Bonnie Smith, 717 Center Circle, asked the P&Z Commission to respect the cultural history of Salado with respect to the rezoning request for Area D.

Carolyn Britt, 1258 S. Church St. Georgetown, said Salado is known for its charm and quaintness, which should be presented in the Historical District.

Karen Kinnison, 507 San Jose Road, said that “sanctuary” means holy place and sacred, and that Salado already was those things before the proposed Sanctuary development.

Bill Kinnison, 1216 Salado Oaks Drive, explained some of the history of the Historical District and his concern about possible development in Area D if the rezoning is approved.

Vic Means, 305 N. Main St., discussed the history of College Hill and expressed his desire that the zoning not be changed.

Bev Turnbo, 349 College Hill Drive, spoke against the proposed Area D rezoning and said that approve the measure could ruin the character of Salado.

James Haney, 501 Santa Rosa, shared family history of Salado and expressed his desire to see the Village preserve its cultural identity.

S.T. Meler, 619 Baines, said he never thought he'd see a high-rise Building in Area A and expressed his desire not to do so.

Bruce Gordon, 1016 Salado Oaks Drive, expressed his opposition to the Sanctuary development because the developers are asking for zoning without giving any idea of what they intend to build.

Darlene Walsh, 1110 Mill Creek Drive, said she was disappointed that no plats have been forthcoming from the Sanctuary developers.

Maurice Striegler, 901 Salado Oaks Drive, said he was opposed to using Salado Oaks Drive as a feeder into the Sanctuary development and that he is opposed to the increased population density that the development will bring.

Mel Williams, 1207 Indian Trail, said he didn't know why this zoning and rezoning requests are being considered because nobody in the community wants it.

Linda Reynolds, 507 Santa Rosa, said she was concerned because Area A is residential area and is no place for commercial development, and that the deed for the six-acre donation and the wastewater permit are being held in escrow instead of being ceded to the Village.

Jill Shipman, 11 College Hill, asked what could not be built in the Historical District and what could the development wish to build that is not currently an approved use.

Sheryl Russell, 1710 Old Mill Road, No. 12, talked about the impact of a zoning change on the Historical District and the impact of the proposed Sanctuary development on the Village's current road system,

Rodney Russell, 1710 Old Mill road, No. 12, said the Village sold its soul to get a sewer.

Chairman Reihsen closed the public hearing at 2:50 p.m.

There was discussion by the Commission and Administrator Foutz about the four zoning requests.

Commissioner Stalcup made a motion to recommend denial of the zoning and rezoning request for Area A as presented. Commissioner Wolfe seconded. The motion carried unanimously.

Commissioner Wolfe made a motion to recommend denial of the zoning request for Area B as presented. Commissioner Stalcup seconded. The motion carried unanimously.

Commissioner Wolfe made a motion to recommend approval of the zoning request for Area C as presented. Commissioner Stalcup seconded. The motion carried unanimously.

Commissioner Stalcup made a motion to recommend denial of the rezoning request for Area D as presented. Commissioner Wolfe seconded. The motion carried unanimously.

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

Hidden Glen (senior housing):

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

Administrator Foutz said the developer started building on the property before it came into the Village. Mary Lane, a private road, provides access to the development and will be upgraded. The proposed zoning meets the FLUP and Transportation Plan; no trails are planned for the development. The developer paid a park fee in lieu of dedicating park land.

She said that 53 letters were sent to property owners within 200 feet of the development. Four were returned, including one approval and three denials.

There was discussion about flooding and water runoff from the development. Administrator Foutz explained that a detention pond has been installed.

No speakers emerged for the public hearing on the request.

Commissioner Stalcup made a motion to recommend approval of the zoning request as presented. Commissioner Wolfe second. The motion carried unanimously.

III. Adjourn.

There being no other business, Chairman Reihsen adjourned the meeting at 3:24 p.m.

Mary Ann Ray, Village Secretary

Gerry Reihsen, Chairman

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

2/16/16
Item #1
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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Consider and take action on a proposed sign design in the Historic District located at 1 Royal St. as per Section 3.15K, Permitting Process.

STAFF RECOMMENDATION: Staff recommends approval.

ITEM SUMMARY AND ANALYSIS: The proposed sign is aluminum polyethylene substrate (light weight sheet metal), 4 feet x 4 feet, and will be installed on the exterior wall of the Rosanky building on the side facing Royal St. The property owner has given written permission for the sign.

FISCAL IMPACT: None

ATTACHMENTS:

- Rendering of sign
- Photograph of business front w/ diagram of sign placement
- Permission from property owner

Quincy
Painted

ART GALLERY

ARTIST AT WORK

Welcome to
Salado
Salado Civic
& Square

Live!
ART GALLERY
Artist At Work

FS
Fine Jewelry
TEACHES & ACCESSORIES

Has Moved!!
Next Door
to
Rosauke

OPEN



Art Lessons
Call: 469-877-0374

1
2 Michael Krutchev
3 (Serial Art Gallery)
4
5
6 has our permission
7
8 to erect a sign on our
9
10 building
11

12 R Rosanky
13 M Rosanky
14 1/26/16
15
16

removed by



keep this slip for reference

DC5806UV/10-13

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

2/16/16
Item #2
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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Consider and take action on a proposed sign design in the Historic District located at 1 Royal St. as per Section 3.15K, Permitting Process.

STAFF RECOMMENDATION: Staff recommends approval.

ITEM SUMMARY AND ANALYSIS: There are two proposed signs consisting of sign board composite, the first 2 feet x 7 feet, the second 2 feet x 5 feet which will be installed on the exterior wall of the Rosanky building on the side facing Main St. The property owner has given written permission for the sign.

FISCAL IMPACT: None

ATTACHMENTS:

- Rendering of sign
- Photograph of business front w/ diagram of sign placement
- Permission from property owner (pending)



sugar
SHACK

sugar
SHACK

Rosamkys

sugar
SHACK

sugar
SHACK

sugar
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SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

2/16/16
Item #3
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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Consider and take action on a proposed sign design in the Historic District located at 1 Royal St. as per Section 3.15K, Permitting Process.

STAFF RECOMMENDATION: Staff recommends approval.

ITEM SUMMARY AND ANALYSIS: The proposed sign will consists of sheet metal or wood (TBD by owner), 3 feet x 5 feet, and will be installed on the exterior wall of the Rosanky building on the side facing Main St. The property owner has given written permission for the sign.

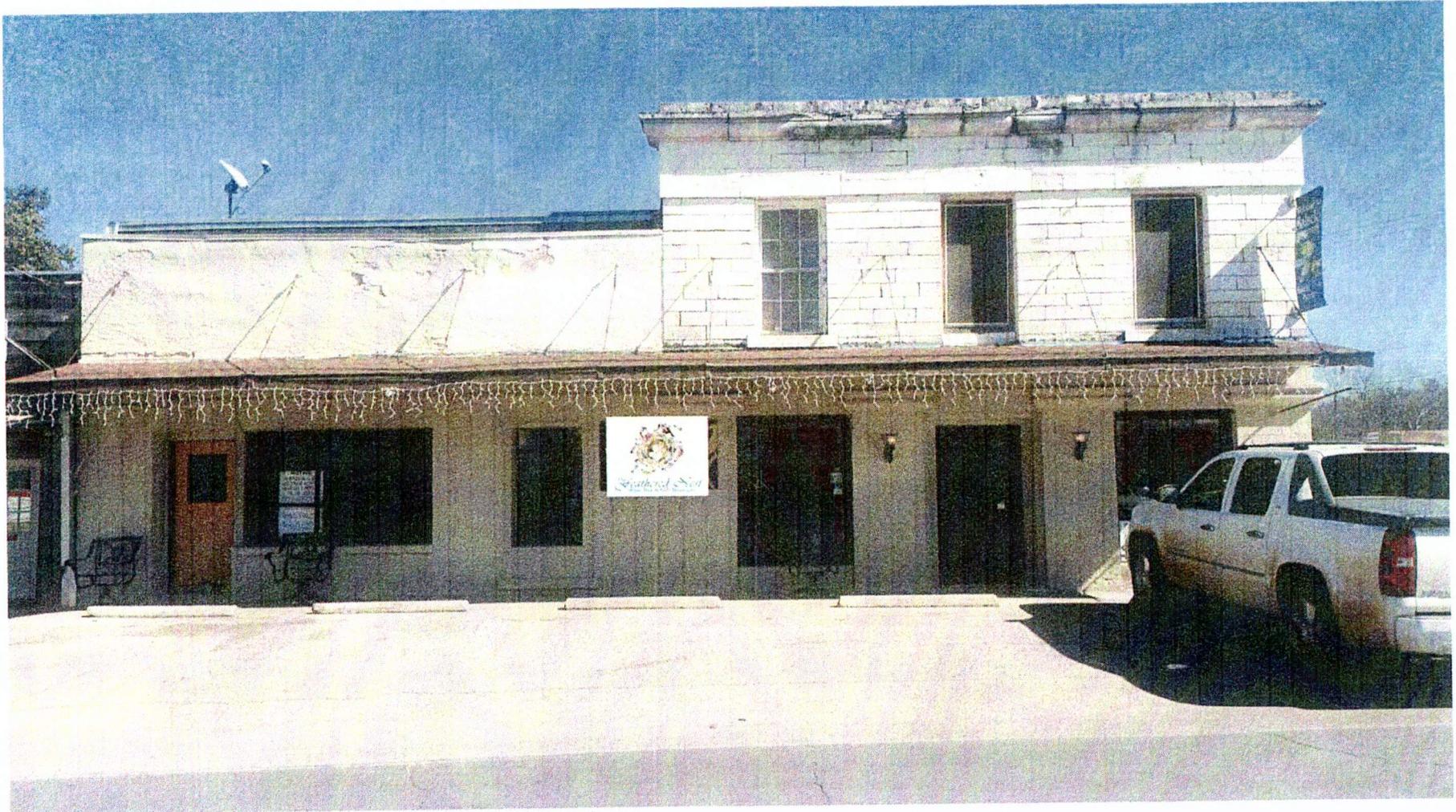
FISCAL IMPACT: None

ATTACHMENTS:

- Rendering of sign
- Photograph of business front w/ diagram of sign placement
- Permission from property owner



The *feathered Nest*
Wine Bar & Gift Boutique



Jennifer Turner has my permission to erect
this sign on the Main Street Building. R. Asa



The *Feathered Nest*
Wine Bar & Gift Boutique