



**SPECIAL CALLED MEETING OF THE  
SALADO PLANNING & ZONING COMMISSION**

**CALLED MEETING AGENDA**

**1:30 P.M., TUESDAY, JUNE 7, 2016  
MUNICIPAL BUILDING  
301 NORTH STAGECOACH, SALADO, TX  
BOARD OF ALDERMEN CHAMBERS**

**I. CALL TO ORDER**

1. Consider and take action on appointment of a Chairman and Vice Chairman
2. Consider approval of the minutes from previous meetings:
  - a. April 12, 2016
  - b. May 19, 2016

**II. REGULAR AGENDA**

3. Consider and take action on an alteration to a building in the Historic District, including awning and sign design, located at 1 Royal Street (Sugar Shack) as per Section 3.15K2, Permitting Process.
4. Consider and take action on a proposed fence and gate design in the Historic District located at 18 N. Main St. (Mud Pies Pottery) as per Section 3.15K2, Permitting Process.
5. Consider and take action on waivers to Sections 3.1C5, Offsite Improvements; Section 3.5, Sidewalks; Section 5.5D, Ramps; and Section 5.9, Perimeter Street Improvements of the Village of Salado Subdivision Ordinance 2009.03 for a construction plat of Mill Creek Springs, Phase VIII, a subdivision in the ETJ.
6. PUBLIC HEARING -- Hold a public hearing and consider a recommendation on rezoning of 12.98+/- acres to PD-MU (Planned Development Mixed Use, PDD #1), generally located at the intersection of Royal Street and Tablerock Road and commonly known as Tablerock.
7. PUBLIC HEARING -- Hold a public hearing and consider a recommendation on a re-plat of Terra Bella Phase III, a 24.33 +/- acre subdivision in the ETJ located ½ mile north of the corner of Armstrong Road & Sulpher Wells Road.
8. PUBLIC HEARING – Presentation, public hearing, and recommendation on an Ordinance of the Village of Salado, Texas, amending the Subdivision Ordinance, revising Section 3.1, Streets, Cul-de-Sac Length; revising Section 4.2, Protection of Drainage and Creek Areas; revising Section 3.5, Sidewalks; revising Section 2.9, Amending Plats; delegating certain approval authority to the Planning

and Zoning Commission; delegating certain approval authority to the Mayor/Village Administrator; revising Section 1.13, Definitions; revising Section 2.2, Submission Materials and Completeness of Application; revising Section 3.1, General Adequacy of Streets Policy; and revising Section 2.9, Amending Plats.

### III. WORKSHOP

9. Discussion regarding update of the Future Land Use Plan

### IV. ADJOURN

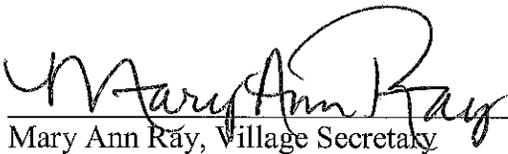
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All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.

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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, June 3, 2016**.

  
\_\_\_\_\_  
Mary Ann Ray, Village Secretary

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# PLANNING & ZONING COMMISSION

## AGENDA ITEM MEMORANDUM

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6/7/16  
Item #1  
Page 1 of 1

**DEPT/DIVISION REVIEW:** Mary Ann Ray, Village Secretary

**ITEM DESCRIPTION:** Consider and take action on appointment of a Chairman and Vice Chairman.

**ITEM SUMMARY AND ANALYSIS:** Pursuant to the Village of Salado Zoning Ordinance, Section 2.2B7, Created; Membership; Officers; Rules & Bylaws:

The Chairperson and a Vice-Chairperson shall be appointed by the Commission membership, and each officer shall hold office for one (1) year or until replaced by a simple majority vote of the full Commission or full Board of Aldermen.

**FISCAL IMPACT:** N/A

**ATTACHMENTS:** None

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

**Members Present:** Larry Wolfe, acting chairman; Ron Coleman; Josh Bratton

**Members Absent:** Merle Stalcup, K.D. Hill, Alternate Curt Doucet.

**Others Present:** Chrissy Lee, Planning and Development; Mary Ann Ray, Village Secretary; James Billeck representing developer Joe Ritchie.

**I. Call to Order.**

Chairman Wolfe called the meeting to order at 1:30 p.m.

**II. Regular Agenda.**

1. Approve minutes from the January 12, 2016, and February 16, 2016, meetings.

*Commissioner Bratton made a motion to approve the minutes as presented. Commissioner Coleman seconded. The motion carried unanimously.*

2. Consider and take action on a waiver to Section 3.9 Water and Wastewater Facility Design (fire protection) of the Village of Salado Subdivision Ordinance 2009.03 for a replat of Terry Bella Phase III, a subdivision in the ETJ.

Chrissy Lee, Planning and Development, recapped the request for a replat that will enlarge two existing lots and create an additional lot on a cul-de-sac. The original plat was approved by Bell County only; the original plat was not a part of the Village's ETJ.

She explained the options for mitigation offered to the developer:

- a. Install residential fire alarm systems on new construction and install a hydrant to a 6" line at Armstrong Road or at some point within the subdivision such that it is no further than 1,800'.
- b. Install residential fire alarm systems on new construction and install fire hydrants in the subdivision connected to 4" lines (if allowed by Armstrong Water Supply Corporation), and get certification from a fire engineer that the system will operate sufficiently.
- c. Replace existing 4" line with a 6" line and install fire hydrants within the subdivision.

- d. Install a ground storage tank that can be filled by the 4" waterline and is accessible to a pumper truck. Size and location to be determined by the design engineer.

Ms. Lee said that all mitigation options were rejected by the developer.

Chief Shane Berrier of the Salado Volunteer Fire Department said he supports a one-time waiver but strongly recommends the developer install a dry hydrant connected to an existing pond. Ms. Lee said the Village is in accord with the waiver but also recommends the condition of installation of the dry hydrant.

*Commissioner Coleman made a motion to recommend to the Board of Aldermen to approve the waiver with the condition that the developer install a dry hydrant connected to an existing pond. Commissioner Bratton seconded. The motion carried unanimously.*

### **III. Announcements.**

The Ordinance Committee is working on a review and revisions to the Subdivision Ordinance.

### **IV. Adjourn.**

*Commissioner Bratton made a motion to adjourn. Commissioner Coleman seconded. The meeting was adjourned at 1:42 p.m. by Acting Chairman Wolfe.*

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Larry Wolfe, Acting Chairman

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Mary Ann Ray, Village Secretary

Village of Salado, Texas  
**Planning & Zoning Commission**  
**Minutes**  
**Special Called Meeting**  
5:00 p.m. Thursday, May 19, 2016  
Municipal Building, 301 N. Stagecoach Road  
Board of Aldermen Chambers

**Members Present:** Ron Coleman, Merle Stalcup, Larry Wolfe, Jim Reed.

**Members Absent:** K.D. Hill, Alternate Curt Doucet.

**Others Present:** Kim Foutz, Village Administrator; Mary Ann Ray, Village Secretary; John Simcik, Village Engineer.

**I. Call to Order.**

Acting Chairman Merle Stalcup called the meeting to order at 5:35 p.m.

**II. Regular Agenda.**

1. Presentation, discussion, and possible recommendation on requests for waivers to the Subdivision Ordinance and the Technical Construction Standards and Specifications Manual for the Construction/Final Plat of Phase I of the Salado Mills Subdivision, a 5.42 acre +/-, 9-lot residential subdivision out of a 64.66 +/- acre tract, generally located on Stinnett Mill Road in the extraterritorial jurisdiction of Salado, as follows:
  - a. Streets: Section 5.5a and 5.5b Street Improvements; Section 5.9a and 5.9b Improvement of Adjacent (Perimeter) Streets and Utilities; Section 3.1c1 Responsibility of Streets and Thoroughfares; Section 3.1c2 General Adequacy Policy for Streets; Section 3.1c3 Road Network; Section 3.1c5 Off Site Improvements; Section 3.1c7 Street Construction; and Section 3.1 Construct improvements or escrow for construction cost; and Section 3.5 sidewalks; Section 6.10 Deferral of Required Improvements; Section 2.f2 Timing of Improvements; and Section 3.1d Escrow Policies and Procedures.
  - b. Streets: Section 3.1a Sight distances for driveways and public safety; and Section 2.2e2 Letter from Bell County acknowledging and approving proposed driveway location points.
  - c. Wastewater: Section 2.2e2 Certificate from the Bell County Health Department for on-site sewage; Section 3.9c4 Proof of utility service and Section 3.9c8 Approval from utility providers; Section 3.9 Water and Wastewater Facility Design, and the Technical Construction Standards and Specifications Manual
  - d. Approval of a Concept Plan: Sections 2.2a Procedures; Section 2.2b Concept Plan, Section 2.2h Concept Plan, and Section 2.3 Approval of a Concept Plan prior to Construction/Preliminary Plat; and Section 3.1c9 Phased Development. This waiver

authorizes the Concept Plan to be reviewed and considered prior to Phase II instead of Phase I.

- e. Fire Hydrants: Section 3.9 fire hydrants; Section 5.8e placement of fire hydrants; Section 3.9a3 Design and construction of a fire protection and suppression system; TCSS Manual; Fire Department requirements; and Fire Code Requirements.
- f. Access and Road network: Section 3.1c Reserve an access road entrance coming off of Stinnett Mill in Phase I; Section 3.1g2 Provide for future access such as by stubbing streets
- g. Water and Wastewater Facility design: Section 3.9 Water and wastewater design including fire protection and fire suppression
- h. Drainage: Section 3.10 Stormwater Collection and Conveyance Systems; and Technical Construction Standards and Specifications Manual.

NOTE: These waivers do not include waiver of written concurrence from the Bell County Engineers Office. Approval of Phase I is subject to Bell County Commissioners Court approval.

Administrator Foutz reviewed the requests for variances and explained that the requestor withdrew items e and h. There was discussion about looping the water supply, fire protection, septic systems, driveways adjacent to a 90-degree turn of the road, and other safety measures. In addition, there was discussion about future implementation of Phases II and III of the development.

She reviewed the necessary findings as required by Ordinance 2009.03, Subdivision Ordinance:

- 1) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;
- 2) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
- 3) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- 4) The waiver/suspension will not in any manner vary the provisions of the Zoning Ordinance or Comprehensive Plan or any other adopted plan(s) or ordinance(s) of the Village;
- 5) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein

*Commissioner Reed made a motion to make a recommendation to the Board of Aldermen to approve the requests for waivers to the Subdivision Ordinance and the Technical*

*Construction Standards and Specifications Manual for the Construction/Final Plat of Phase I of the Salado Mills Subdivision, a 5.42 acre +/-, 9-lot residential subdivision out of a 64.66 +/- acre tract, generally located on Stinnett Mill Road in the extraterritorial jurisdiction of Salado, items a, c, d, f, and g as presented and b with regard to a restriction that a traffic control device be installed and making the findings as required by the Subdivision Ordinance. Commissioner Wolfe seconded. The motion carried unanimously.*

2. Presentation, discussion, and possible recommendation on the Construction/Final Plat of Phase I of the Salado Mills Subdivision, a 5.42 acre +/-, 9-lot residential subdivision out of a 64.66 +/- acre tract, generally located on Stinnett Mill Road in the extraterritorial jurisdiction of Salado.

There was discussion about looping the water supply, fire protection, utility easements, and drainage.

Commissioner Reed made a motion to make a recommendation to the Board of Aldermen to approve the Construction/Final Plat of Phase I of the Salado Mills Subdivision, a 5.42 acre +/-, 9-lot residential subdivision out of a 64.66 +/- acre tract, generally located on Stinnett Mill Road in the extraterritorial jurisdiction of Salado, as presented, subject to the waivers previously approved by the Commission. Commissioner Wolfe seconded. The motion carried unanimously.

### **III. Adjourn.**

Acting chairman Stalcup adjourned the meeting at 5:52 p.m.

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Merle Stalcup, Acting Chairman

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Mary Ann Ray, Village Secretary

# SALADO PLANNING & ZONING COMMISSION

## AGENDA ITEM MEMORANDUM

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6/7/2016  
Item #3  
Page 1 of 1

**DEPT/DIVISION REVIEW:** Chrissy Lee, Planning and Development

**ITEM DESCRIPTION:** Consider and take action on an alteration to a building in the Historic District, including awning and sign design, located at 1 Royal Street. as per Section 3.15K, Permitting Process (Sugar Shack).

**STAFF RECOMMENDATION:** Staff recommends approval.

**ITEM SUMMARY AND ANALYSIS:** The applicant is proposing a new dome style awning over the front of the building facing Main Street. The awning will be 51' long by 3' drop by 3' projection. It will be built with an aluminum frame, pink sunbrella fabric, white acrylic lettering (see attached picture).

As per Section 3.15B of the Zoning ordinance, a sign and awning are defined as an Alteration, therefore it must be approved by the Planning and Zoning Commission. **Alteration:** Any change to the exterior of a Historic Landmark, building, object, structure or site within the designated district. For buildings, objects, sites or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation, painting previously unpainted surfaces, removing paint, or the changing of paint color.

**Purpose:** The HD, Historic District is intended to implement the goals and policies of the Village concerning the preservation of historically significant elements within the original Village area. The HD, Historic District is intended to preserve, enhance, and perpetuate those aspects of the Village having historical, cultural, architectural and archaeological merit.

### **EVALUATION CRITERIA**

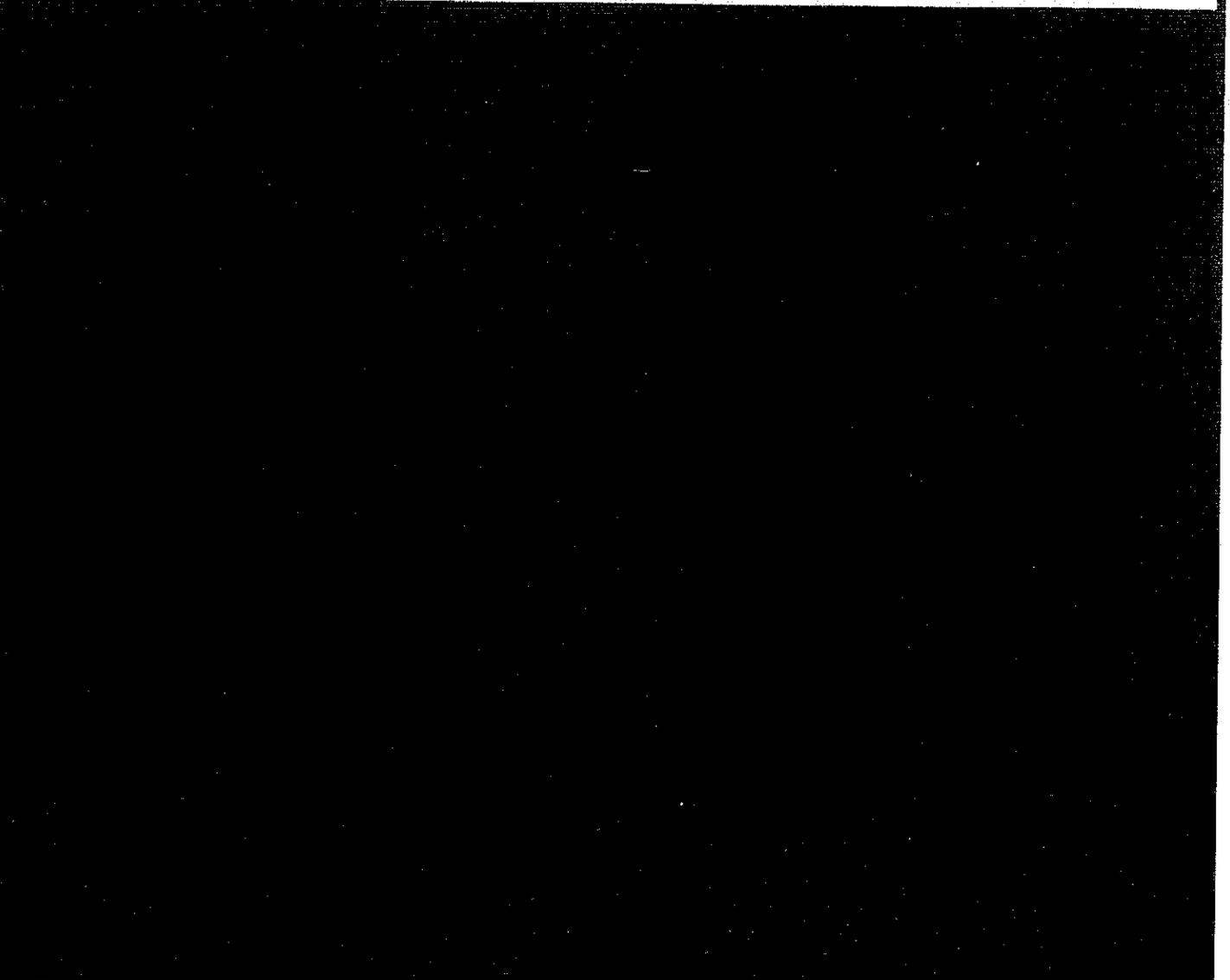
1. To preserve, protect, and enhance historically, culturally, architecturally, and archaeologically significant sites and structures which represent the unique character of Salado and serve as reminders of the village's historical, cultural, architectural, and archaeological heritage;
2. To provide a review process for the appropriate preservation and development of important historical, cultural, architectural, and archaeological resources;
3. To ensure the harmonious, orderly, and efficient growth and development of the Village;
4. To protect and enhance Salado's attractiveness to visitors and the support and stimulus to the economy thereby provided;
5. To maintain a generally harmonious appearance of both historic and modern structures through the use of complimentary scale, form, color, proportion, texture, and material;

### **ATTACHMENTS:**

- Photograph of business front w/ diagram of sign placement



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# SALADO PLANNING & ZONING COMMISSION

## AGENDA ITEM MEMORANDUM

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6/7/2016  
Item #4  
Page 1 of 1

**DEPT/DIVISION REVIEW:** Chrissy Lee, Planning and Development

**ITEM DESCRIPTION:** Consider and take action on a proposed fence and gate design in the Historic District located at 18 N. Main St. (Mud Pies Pottery) as per Section 3.15K2, Permitting Process.

**STAFF RECOMMENDATION:** Staff recommends approval

**ITEM SUMMARY AND ANALYSIS:** The applicant is proposing a new fence and gate to be located at the rear of the property and facing Church Street. The fence and gate will be twenty feet (20') long and eight feet (8') tall. It will be a sliding metal gate made of R-9 material. The applicant is proposing to mitigate the metal look of the gate with painted art work (1<sup>st</sup> choice) or attached wooded pickets.

As per Section 3.15B of the Zoning ordinance, a sign and awning are defined as an Alteration, therefore it must be approved by the Planning and Zoning Commission. **Alteration:** Any change to the exterior of a Historic Landmark, building, object, structure or site within the designated district. For buildings, objects, sites or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, **fences**, railings, porches, balconies, signs, or other ornamentation, painting previously unpainted surfaces, removing paint, or the changing of paint color.

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3. To ensure the harmonious, orderly, and efficient growth and development of the Village;
4. To protect and enhance Salado's attractiveness to visitors and the support and stimulus to the economy thereby provided;
5. To maintain a generally harmonious appearance of both historic and modern structures through the use of complimentary scale, form, color, proportion, texture, and material;

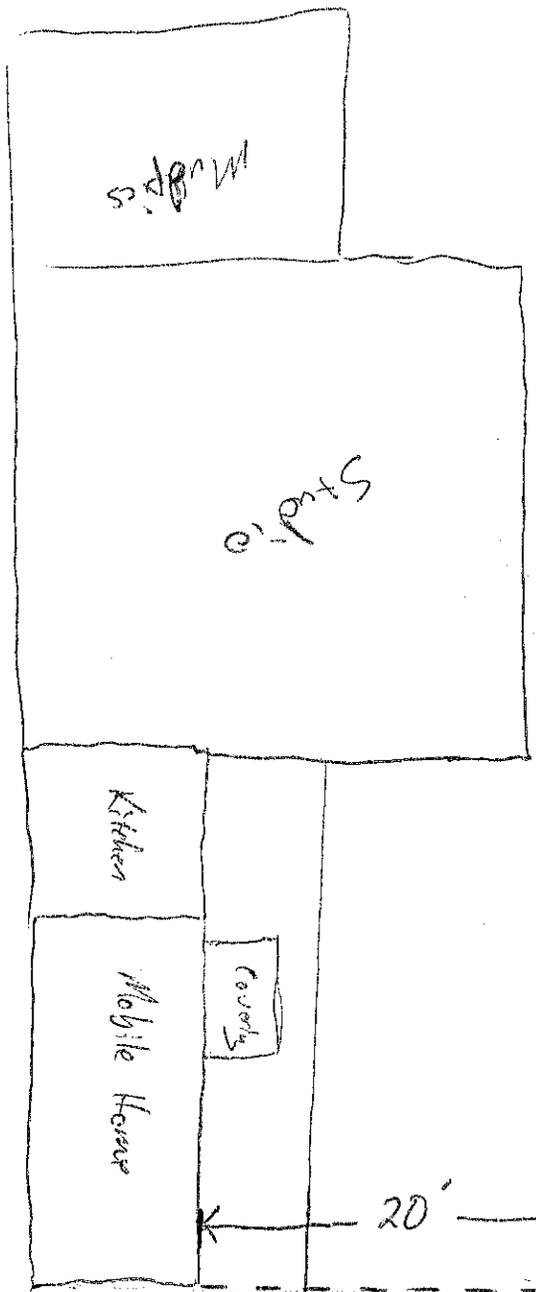
### **ATTACHMENTS:**

- Hand-drawn site plan
- Depiction of gate and materials

Main St

SVC  
Brock Holland  
254-317-7371

Skopson  
Main

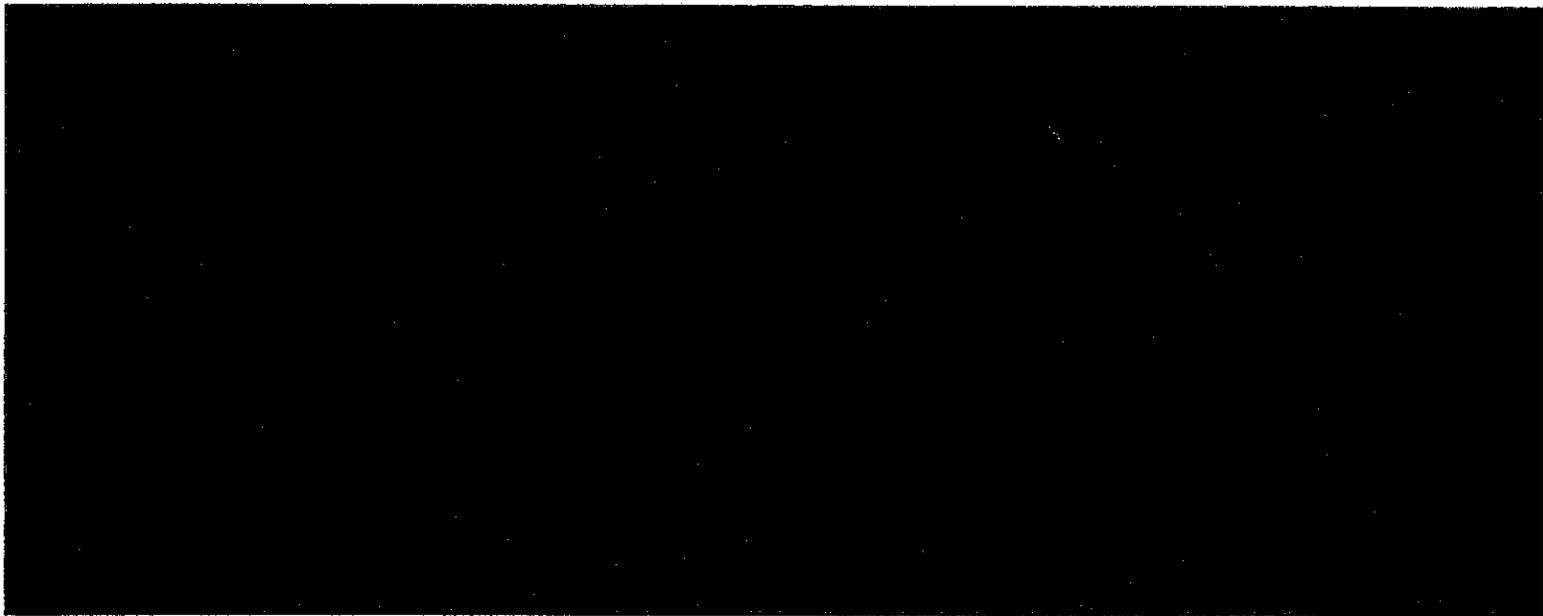
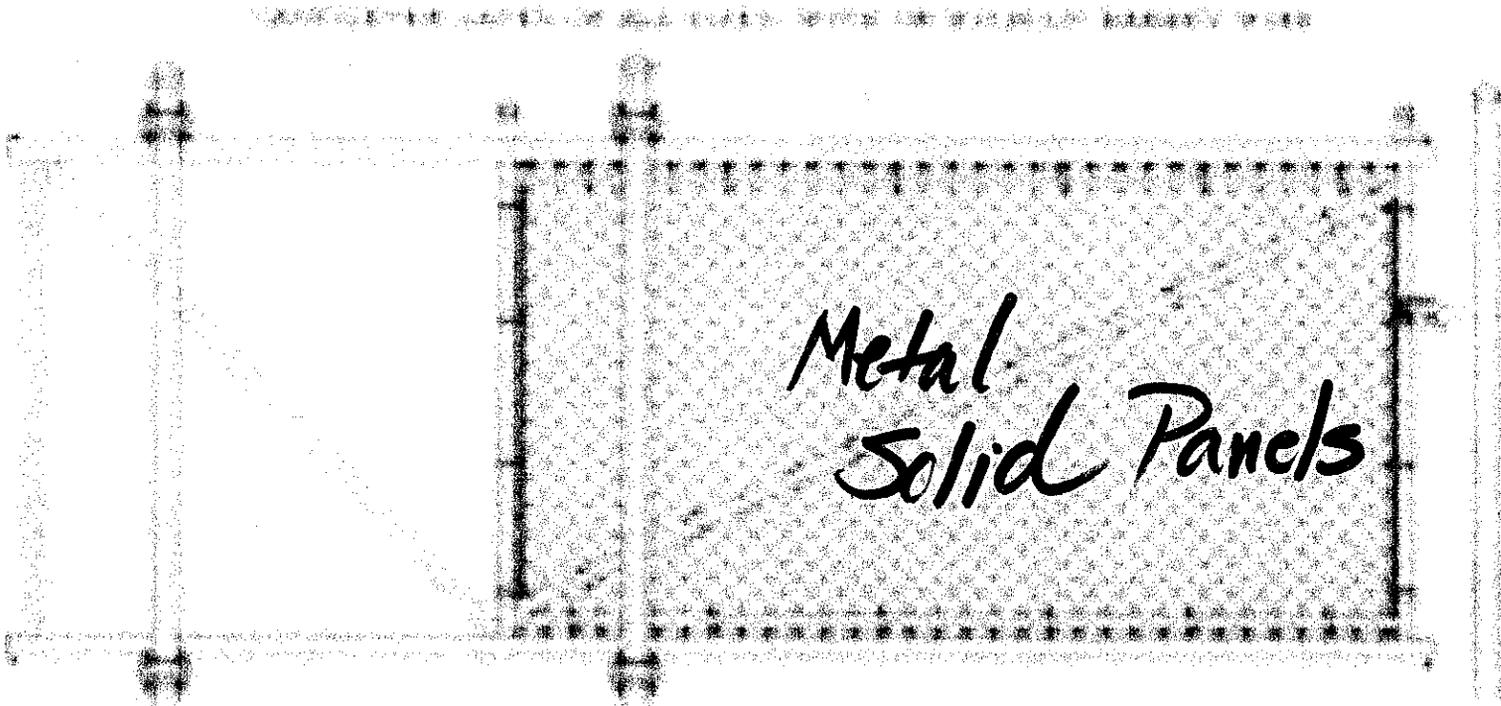


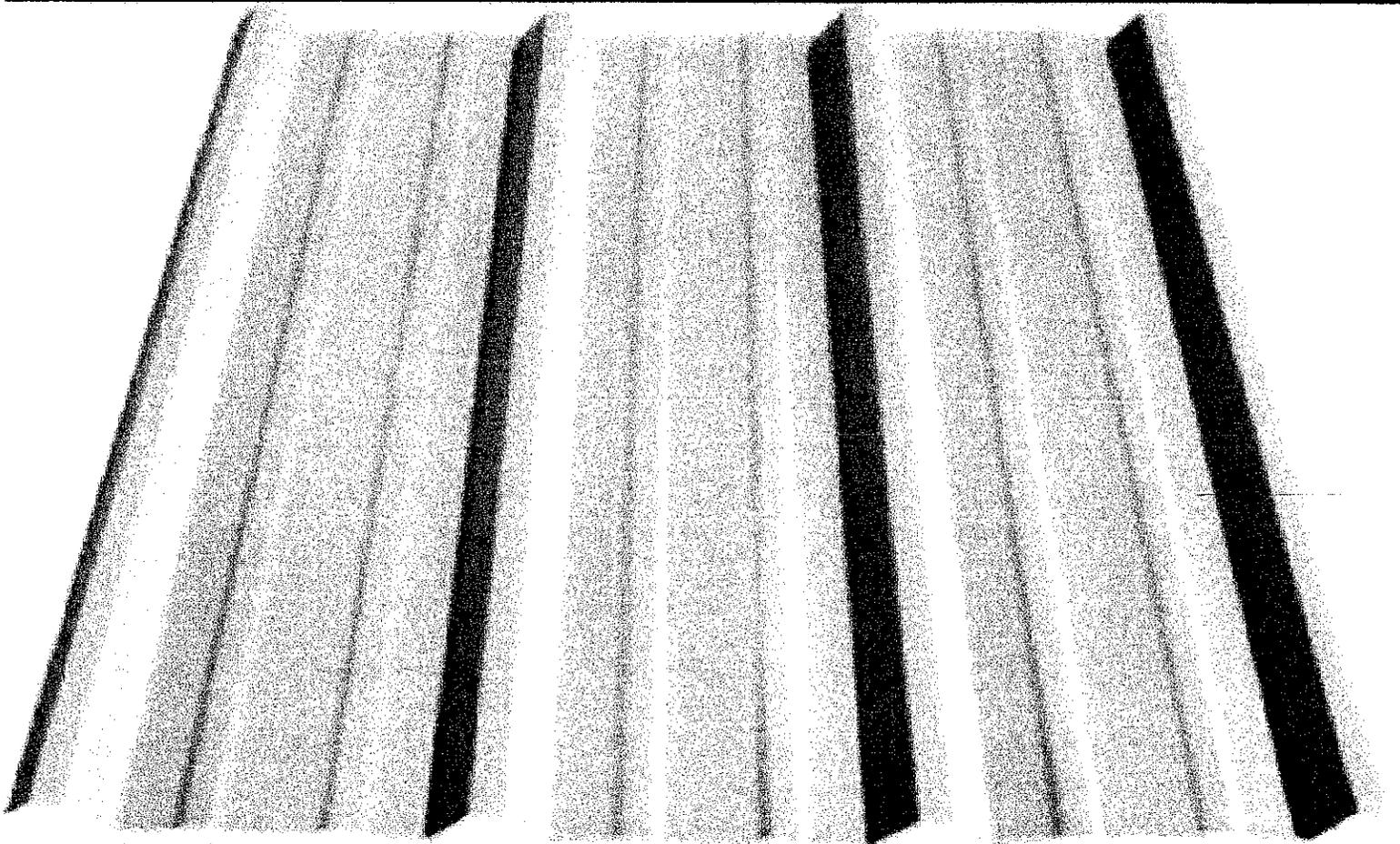
Barnard's Property

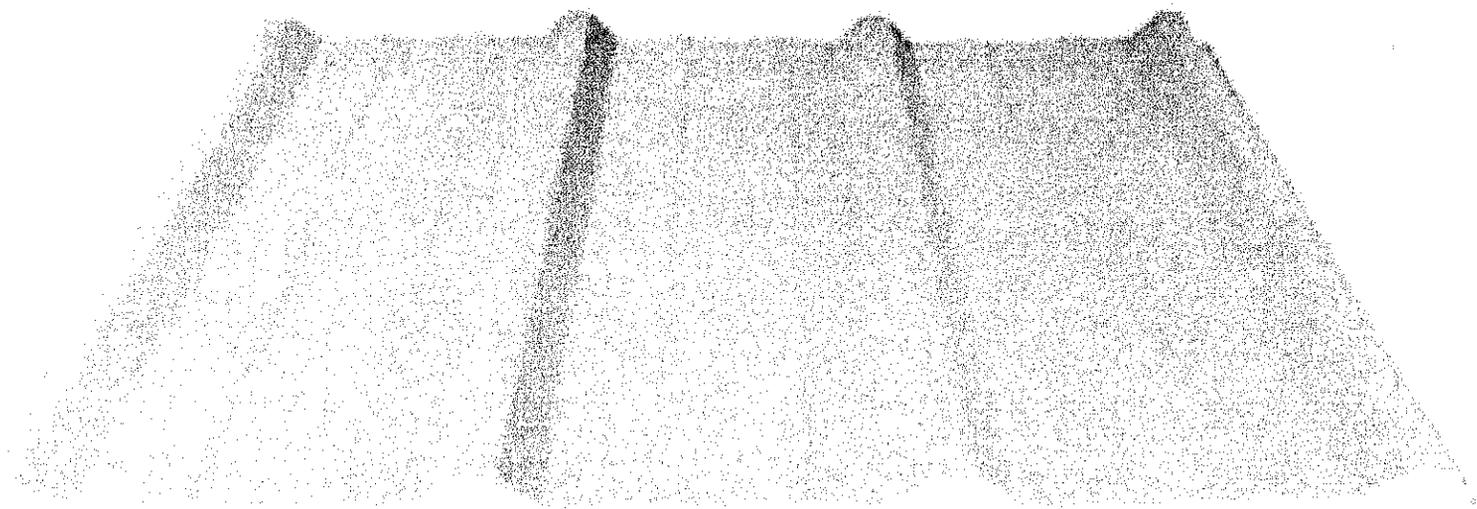
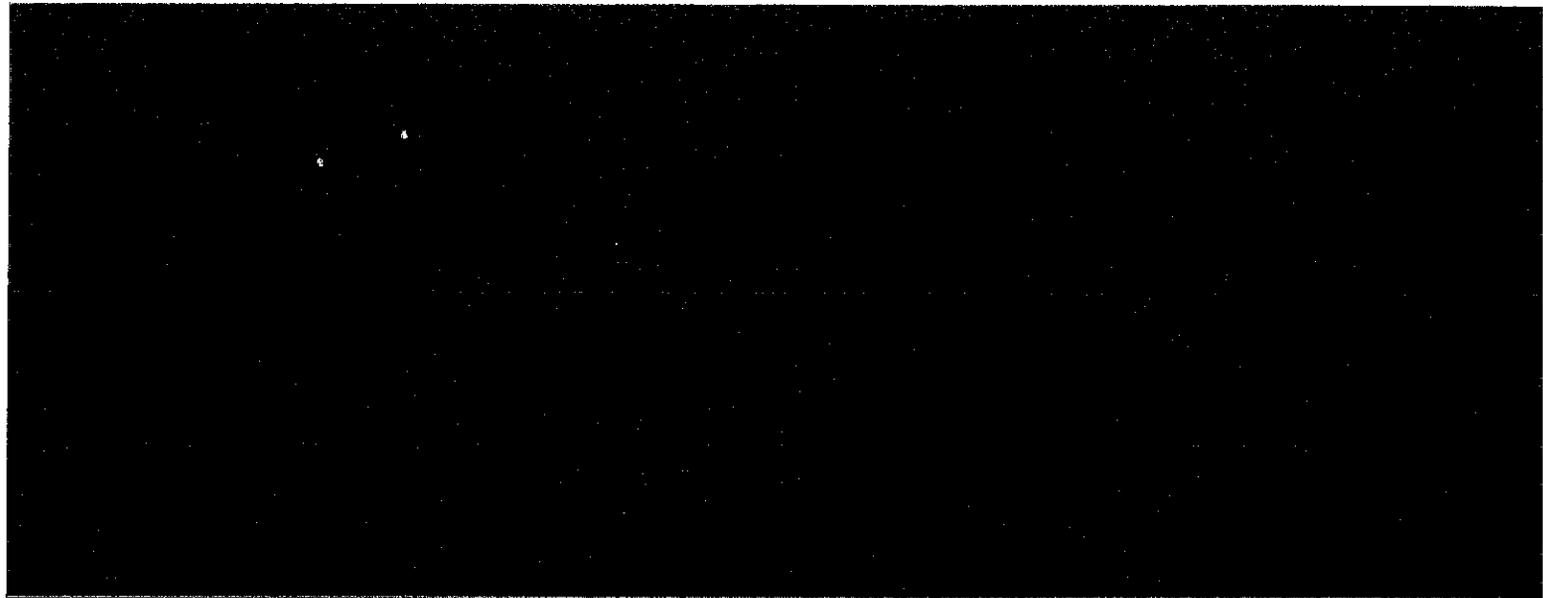
Existing wood Fence

Actual Gate  
12 foot  
x  
8 foot tall

Church Street







36"



1 1/4"

12"



# SALADO PLANNING & ZONING COMMISSION

## AGENDA ITEM MEMORANDUM

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6/7/2016  
Item #6  
Page 1 of 4

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

**ITEM DESCRIPTION:** Hold a public hearing and consider a recommendation on rezoning of 12.98+/- acres to PD-MU (Planned Development Mixed Use, PDD #1), generally located at the intersection of Royal Street and Tablerock Road and commonly known as Tablerock.

The Legal descriptions for these properties are: ; EA Pitts 2-6, EA Pitts 2, Salado Hills Phase 1, block 003, Lot 1,2; Salado Hills Phase 1, Block 004, Lot 0001

**STAFF RECOMMENDATION:** Based on the following, staff recommends approval of the re-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 (Mixed Use);
2. The proposed zoning is compatible with surrounding zoning and uses (MF-1, SF-7, HD, PD-MU);
3. The request complies with the Thoroughfare Plan;
4. The request complies with the Future Trails Plan
5. Public and on-site private facilities are available to serve the subject property.

**ITEM SUMMARY AND ANALYSIS:** The Applicant for this case originally met with Village Staff to expand and rezone the original TableRock area. Staff researched the original PDD and although the official zoning map shows this property as PDD #1, after careful review, staff cannot find documentation that demonstrates the original property was formally rezoned in 2003. There are no meeting minutes or adopted ordinances for the original rezoning. However, the Applicant was able to provide staff a copy of a draft ordinance. The contents of this ordinance has been used to develop the now proposed ordinance.

The proposed zoning for the original and expanded site is PDD #1 – Mixed Use. This will allow the following specific uses:

### Primary Uses

1. Theater or Playhouse (Indoor-Non-Motion Picture)
  2. Theater or Playhouse (Outdoor – Non-Motion Picture)
  3. Amphitheater (Non-Motion Picture)
  4. Dinner Theater (Non-Motion Picture)
  5. Museum
  6. Civic/Conference Center
- All of the above uses also include associated ticket offices and concessions

Accessory Uses

1. Agriculture
  - a. Greenhouse (Non-Retail/Hobby)
  - b. Livestock – Limited to a maximum of five horses
  - c. Stables (private, accessory use)
2. Residential
  - a. Accessory Building
  - b. Accessory Dwelling
  - c. HUD-Code manufactured Home – Limited to the one existing manufactured home currently on the site
3. Personal and Business Services
  - a. Artist Studio
  - b. Bed and Breakfast Inn
  - c. Dance/Drama/Music Schools (Performing Arts)
4. Retail
  - a. General Retail Store / Gift Shop / Handicraft Sales
5. Amusement & Recreation Services
  - a. Camp, Organized Recreation – Structures intended to provide for overnight stay shall be established and maintained only for temporary living quarters, for a period not to exceed one (1) month. On-site structures may also be used to provide meeting, recreational, or social facilities for people engaged in organized camping. On-site activities related to organized camping may including sports, arts and crafts, entertainment, recreation, educational activities, instructional horseback riding, and incidental food service
  - b. Earth Satellite Dish (Private, less than 3' in diameter)
  - c. Fairground, including concessions and ticket sales
  - d. Motion Picture - Outdoor
  - e. Park and/or Playground
  - f. Travel Trailers/R.V.'s (Short Term Stays) – Limited to a maximum of twenty travel trailers/R.V's remaining overnight, not to exceed two consecutive nights during special events only.
6. Institutional/Governmental
  - a. Church/Place of Worship (Worship Services)
  - b. Civic/Conference (including Wedding Services)
  - c. Community Center
  - d. Library Services
  - e. Non-Profit Activities
7. Commercial and Wholesale Trade
  - a. Welding (On-Site,; Not for Commercial Purposes)
8. Light Manufacturing
  - a. Open Storage/Outside Storage
  - b. Sand/Gravel (Storage)
  - c. Sign-Manufacturing – Limited to signs to be used on-site for storage of such signs

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

<u>Direction</u>	<u>FLUP</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Site	Mixed Use and Low Density Residential	SF-7 (PD-1 issue)	Theater, camp, resid
North	Low Density Residential	SF-7	Low density residential
South	Low-Density Residential	SF-7	Low density residential
East	Historic District	HD	Low density residential
West	Low-Density Residential, PD-mixed use	SF-7, PDD Sanctuary	Residential, vacant

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

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

**Future Land Use Plan (FLUP – Map 3-1):** The FLUP notes the subject property is planned for mixed use and low density residential development. The proposed zoning of PDD #1-MU meets the FLUP plan. 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. *Please see the attached Site Plan.*

**Transportation Plan (Map 4-1):** Royal Street is classified as a Minor Collector and is adjacent to the subject property to the north. There is sufficient right-of-way to ultimately build-out this roadway and it will be sufficient to handle the traffic entering and leaving the site. There is a secondary accesspoint that connects to Baines which is currently not utilized. Internal roads are private and will continue to be private. *Please see the attached map.*

**Future Trails Plan (Map 5-2):** There is an existing trail system on this site which noted on the Trails Master Plan. A Secondary Trail is planned to be located on Royal Street. *Please see the attached map.*

**Adequacy of Utilities:** This property is served by on-site septic system(s). The property is served by Salado Water Supply Corporation. The Village has plans to run a sewer line in front of the property along Royal Street.

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

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

The Salado Village Voice printed notice of the public hearing on May 19, 2016, in compliance with state law and Village ordinance.

**FISCAL IMPACT:** n/a

**ATTACHMENTS: Please see the attached PowerPoint that includes the following information:**

- Map of Area to be Zoned
- Site Plan
- 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)

Planning and Zoning Commission meeting  
June 7, 2016

TableRock Planned Development Case

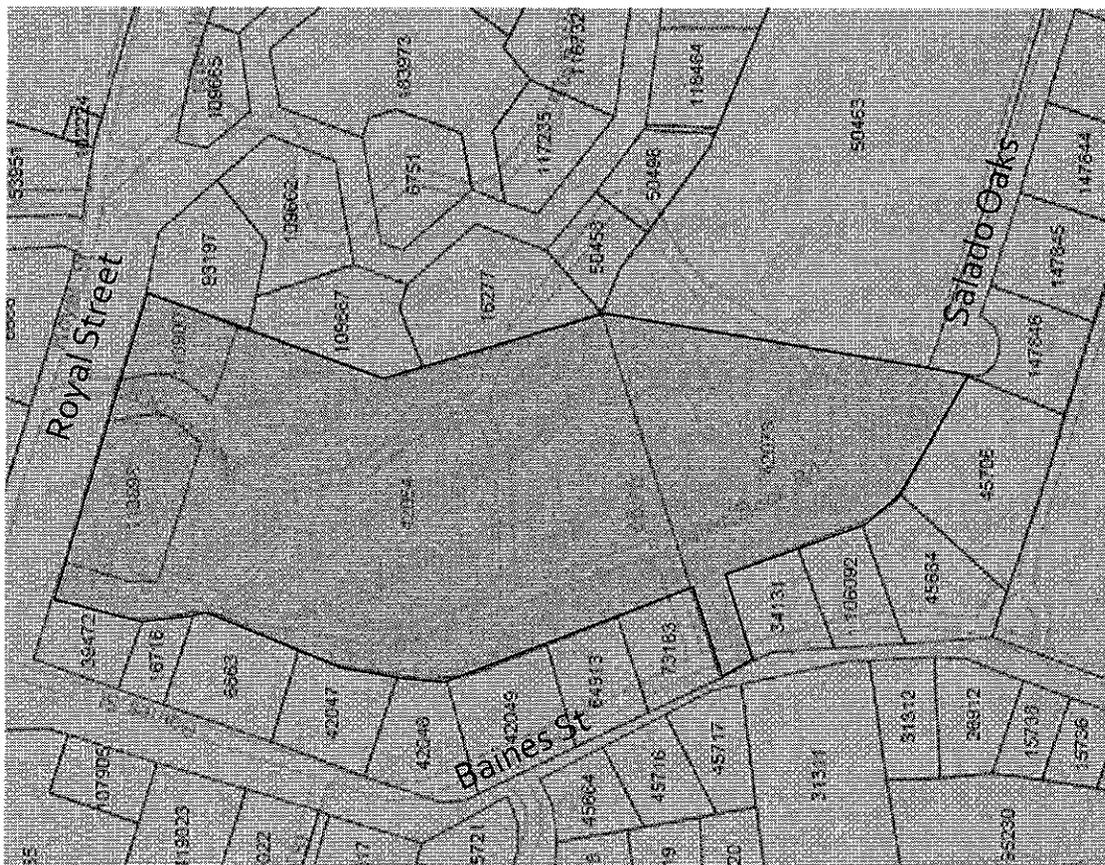
# Requested Rezoning

- 12.98 acres of land out of: EA Pitts 2-6, EA Pitts 2, Salado Hills Phase 1, Block 003, Lots 1 and 2; Salado Hills Phase 1, Block 004, Lot 0001 Bell County

## Planned Development District – Mixed Use

- PDD #1-MU
- Allows many recreational, theatrical, camping and associated accessory uses
- Site plan is part of the rezoning

# Map of Area to be Rezoned



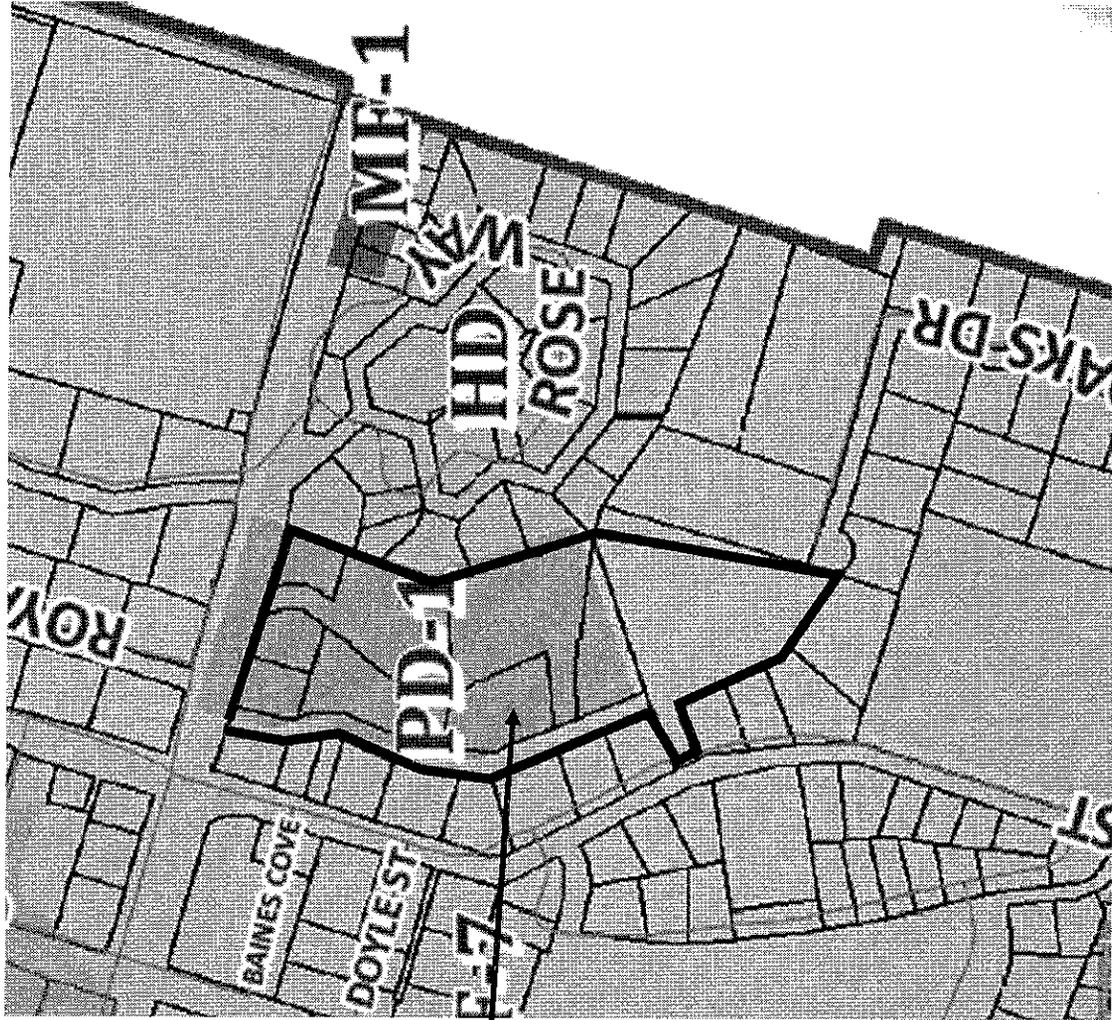
# Surrounding Property and Uses

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

<u>Direction</u>	<u>FLUP</u>	<u>Current Zoning</u>	<u>Current Land Use</u>
Site	Mixed Use and Low Density Residential	SF-7 (PD-1 issue)	Theater, camp, resid
North	Low Density Residential	SF-7	Low density residential
South	Low-Density Residential	SF-7	Low density residential
East	Historic District	HD	Low density residential
West	Low-Density Residential, PD-mixed use	SF-7, PDD Sanctuary	Residential, vacant

# ZONING MAP

Subject  
Property



# TRANSPORTATION PLAN

- Royal Street is a Minor Collector and is the primary entrance to the property
- There are internal, private roads within the Property
- There is an access point to Baines Streets which is currently not utilized



Subject  
Property

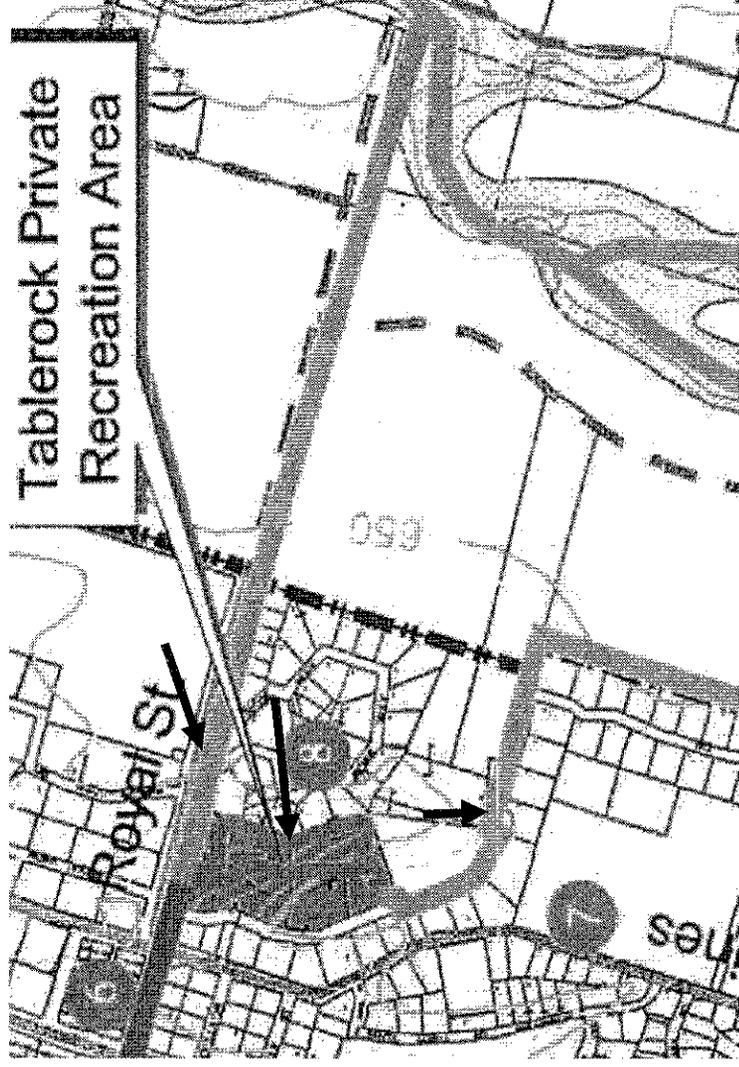
## FUTURE LAND USE PLAN

- Planned for Mixed Use and Low Density Residential
- Site Plan reflects sufficient buffering to the east and west where there are residential uses

Subject  
Property



# FUTURE TRAILS MAP



- There are multiple trails on the Future Trails Map for this area
- One is an existing internal trail
- Another runs along Royal Street and would likely be a wide sidewalk
- Third is trail connection to Salado Oaks

## UTILITIES - PUBLIC AND PRIVATE

- Currently served by Salado Water Supply Corporation
- Current on-site septic; Future public wastewater along Royal St.

# Compliance with the Comprehensive Plan

- The proposed zoning relates to the following goals, objectives, or maps of the Comprehensive Plan:

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

# Public Notice

- Notice of public hearings and request for feedback were sent to all property owners within 200 feet of the subject property
- Feedback forms
- Published in the Salado Village Voice for a public hearing on May 19, 2016
- Responses updated at the meeting

# Feedback Forms Summary

- 29 notices mailed
- ??? denial responses to date
- ??? approval response to date

# Staff Recommendation

Approval for the following reasons:

1. The proposed zoning of PDD #1-MU and its associated uses are in compliance with the Future Land Use Plan (Mixed Use);
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. On-site public and private utility facilities are available to serve the subject property.

Questions??

# SALADO PLANNING & ZONING COMMISSION

## AGENDA ITEM MEMORANDUM

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6/7/2016  
Item #7  
Page 1 of 1

**DEPT/DIVISION REVIEW:** Chrissy Lee, Planning and Development

**ITEM DESCRIPTION:** Hold a public hearing and consider a recommendation on a Construction/Final Replat of Terra Bella Phase III, a subdivision in the ETJ located ½ mile north of the corner of Armstrong Road & Sulpher Wells Road.

**STAFF RECOMMENDATION:** Staff recommends approval.

**ITEM SUMMARY AND ANALYSIS:** The Construction/ Final Replat of Terra Bella Phase III involves 10 single family residential lots out of a 24.33 acre subdivision located in the Extraterritorial Jurisdiction of Salado.

Water services are anticipated to be provided by Armstrong Water Supply Corporation through a 4-inch water line within a 20' wide utility easement. However, recent information has been received which reveals that water supply has not been resolved with Armstrong. This item may be delayed due to this new information.

The applicant is proposing on-site sewage facilities for all lots in the subdivision. Common areas/lots will be owned and maintained by the subdivision's Home Owners' Association.

The Village's engineer has reviewed the Final Replat and has determined that it is in conformance with the Village's requirements. There are several outstanding items that will be addressed by staff after consideration but before filing at the Bell County Courthouse:

- Construction of public improvements, including water improvements, must be completed.
- The Applicant's design engineer will need to provide a letter bearing a sealed certification that all public improvements are constructed in compliance with all Village construction standards and other applicable Village design requirements.
- The Village's engineer will provide a Letter of Acceptance for the public infrastructure.
- The Applicant's design engineer will provide 3 sets of as-builts.

Note: staff has not required a construction bond since the public infrastructure is nominal.

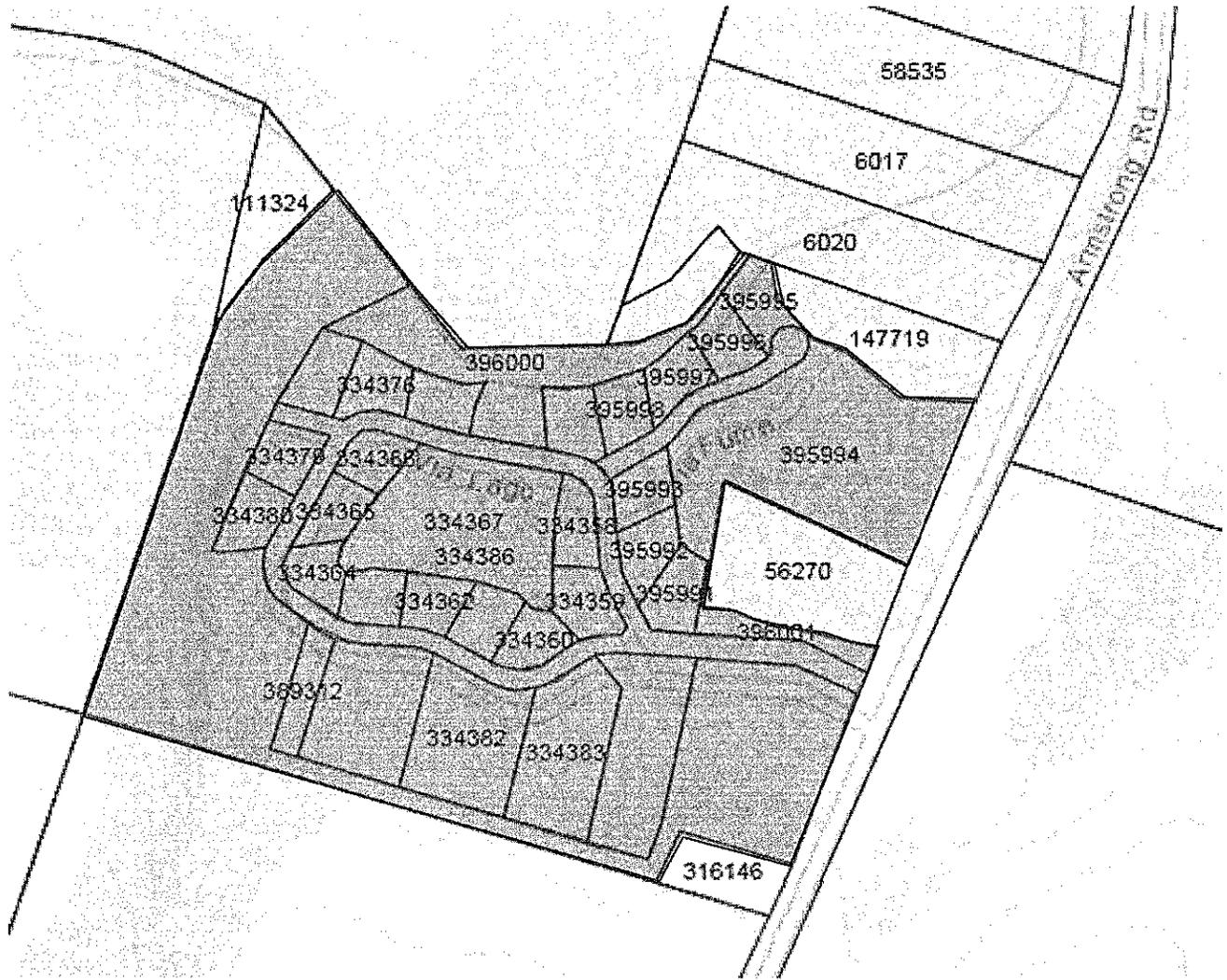
Note: This replat received a waiver to Section 3.9 Water and Wastewater Facility Design (fire protection) of the Subdivision Ordinance 2009.03 on April 21. Section 3.9 subject to installation of a dry hydrant connecting to the existing pond. Subdivision provision waived: *Water and Wastewater Facility Design: a) Water supply for all new subdivisions shall be connected with the appropriate publicly certified water supply corporation, and shall be capable of providing water for health and emergency purposes, including fire protection.*

**FISCAL IMPACT:** None

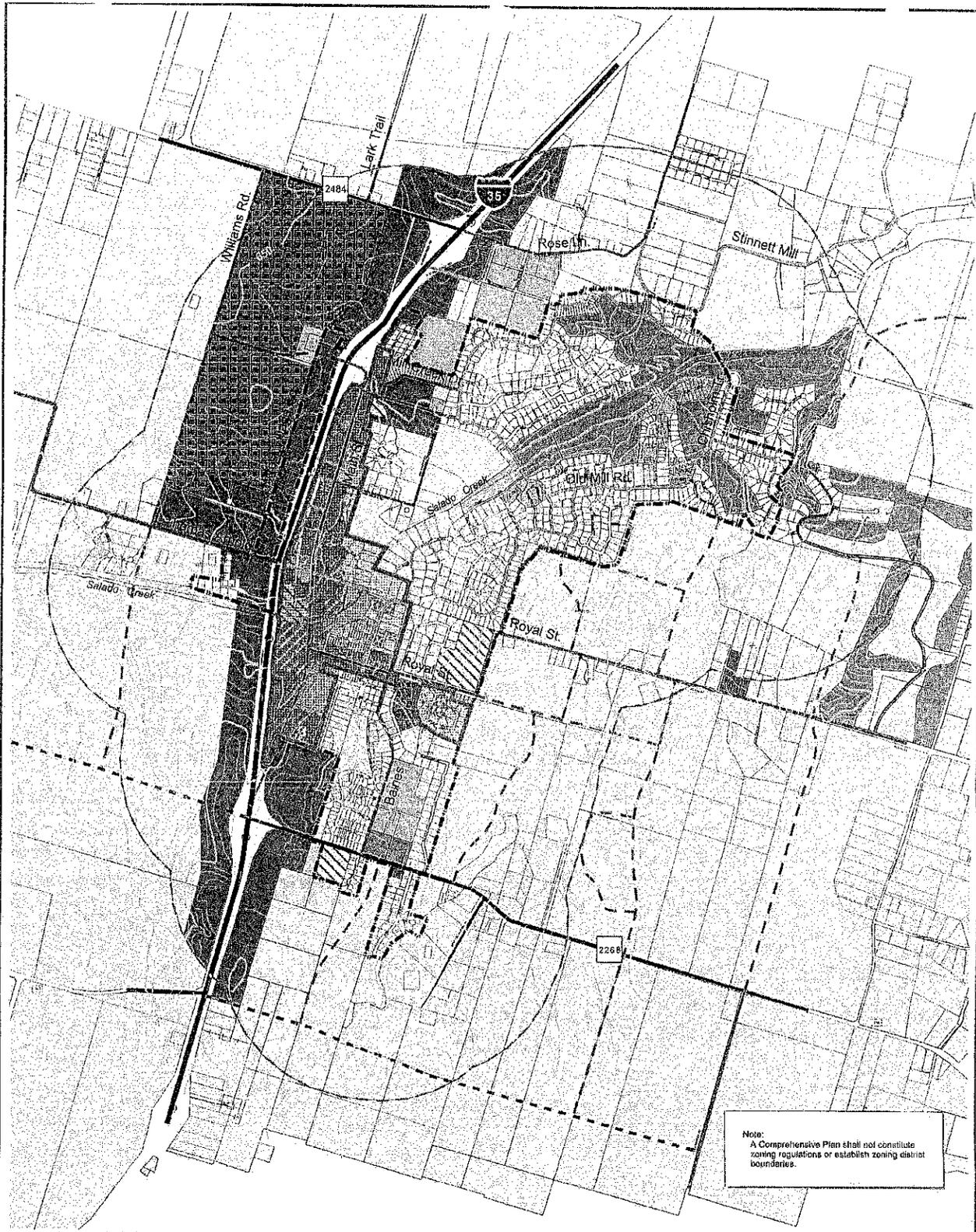
**ATTACHMENTS:**

- Location Map
- Final Replat

# Re-Plat of Terra Bella Phase III







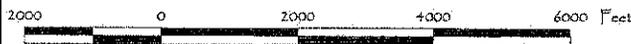
Legend

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li> Low Density Residential</li> <li> Medium Density Residential</li> <li> High Density Residential</li> <li> Public (Municipal)</li> <li> Public (Schools)</li> <li> Public (Churches)</li> <li> Parks</li> <li> Private Recreation</li> <li> Office</li> <li> Retail</li> <li> Regional Retail</li> <li> Commercial</li> <li> Bed &amp; Breakfast</li> <li> Hotel/Inn</li> <li> Business Park</li> <li> Mixed Use</li> <li> Historic Districts</li> </ul> | <p><b>Thoroughfares Legend</b></p> <ul style="list-style-type: none"> <li> Interstate 35</li> <li> Type 1 - Minor Arterial</li> <li> Type 1 - Proposed</li> <li> Type 2 - Major Collector</li> <li> Type 2 - Proposed</li> <li> Type 3 - Minor Collector</li> <li> Type 3 - Proposed</li> <li> Type 4 &amp; 5 - Local Street</li> <li> Type 4 &amp; 5 - Proposed</li> </ul> <p> Village Limits<br/>ETJ</p> |
|---|--|

# Future Land Use Plan

## VILLAGE OF SALADO

Plate 3-1



Dunkin, Sefko & Associates, Inc.  
February 2004

