



**REGULAR MEETING OF THE
SALADO PLANNING & ZONING COMMISSION**

MEETING AGENDA

**1:30 P.M., TUESDAY, SEPTEMBER 6, 2016
MUNICIPAL BUILDING
301 NORTH STAGECOACH, SALADO, TX
BOARD OF ALDERMEN CHAMBERS**

I. CALL TO ORDER

1. Consider approval of the minutes from previous meetings:
 - a. Minutes, July 26, 2016, meeting

II. REGULAR AGENDA

2. Consider and take action on a proposed sign design in the Historic District located at 600 North Main Street, Unit C, as per Section 3.15K, Permitting Process (Arts & Leisure Salado).
3. Presentation, discussion, and possible action on a Construction/Final Plat of Mill Creek Springs, Phase VIII, a subdivision in the ETJ generally located at the corner of Hester Way and Blackberry.
4. PUBLIC HEARING - Hold a public hearing and consider 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.
5. PUBLIC HEARING - Presentation, public hearing, discussion, and possible action on amendments to the Zoning Ordinance, (Ordinance 2013.08): Section 5.2, Landscape Requirements; Section 5.3, Residential Fencing, Walls, & Screening Requirements; and Section 2.2B(6), Planning & Zoning Commission, frequency of meetings.

III. WORKSHOP

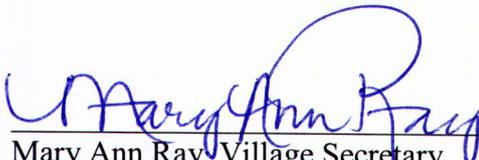
6. Discussion regarding update of the Future Land Use Plan.

IV. ADJOURN

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.

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, September 2, 2016**.



Mary Ann Ray, Village Secretary

Removed from display: _____

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Special Called Meeting
1:30 p.m. Tuesday, July 26, 2016
Municipal Building, 301 N. Stagecoach Road
Board of Aldermen Chambers

Members Present: Merle Stalcup, K.D. Hill, Ron Coleman.

Members Absent: Jim Reed, Larry Wolfe, Alternate Curt Doucet.

Others Present: Kim Foutz, Village Administrator; Chrissy Lee, Planning & Development.

I. Call to Order.

Chairman Merle Stalcup called the meeting to order at 1:35 p.m.

1. Consider approval of the minutes from the June 7, 2016, meeting.

Commissioner Coleman made a motion to approve the minutes of the June 7, 2016, meeting. Commissioner Hill seconded. The motion carried unanimously (3-0).

II. Regular Agenda.

2. 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).

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

The Historic Society's response to the request is that the addition of a pink awning with white letters is not in keeping with the historic qualities of the Rosanky building. The objection is not to the awning but to the color choice.

Commissioner Hill made a motion to approve an alternation to a building in the Historic District, including awning and sign design, located at 1 Royal Street, as presented. Commissioner Coleman seconded. The motion carried unanimously (3-0).

3. Consider and take action on an alteration to a building in the Historic District, including awning and sign design, located at 401 S. Main Street, Suite 102, as per Section 3.15K, Permitting Process (FSG Fine Jewelry).

The review by the Village staff notes the following:

- Awning is allowed citywide
- Attached and hanging signs are allowed citywide
- The maximum sign area allowed is 8 s.f. (1 s.f. per linear foot of building frontage) for the front sign. The maximum sign area allowed is 48 s.f. for the rear sign.
- The proposed s.f. of hanging sign (front) is 5.25 s.f.
- The proposed s.f. of attached sign (back) is 14 s.f.
- Proposed materials for both are allowed citywide
- No illumination is proposed

The Historic Society has no objections to the proposal.

Commissioner Coleman made a motion to approve an alteration to a building in the Historic District, including awning and sign design, located at 401 S. Main Street, Suite 102, as presented. Commissioner Hill seconded. The motion carried unanimously (3-0).

4. Consider and take action on an alteration to a building in the Historic District located at 600 North Main Street, Suite B, as per Section 3.15K, Permitting Process (SophistiKatz Bead Emporium).

The review by the Village staff notes the following:

- Attached/wall signs are allowed citywide
- The maximum sign area allowed is 45 s.f. (1 s.f. per linear foot of building frontage)
- The proposed s.f. of attached sign is 32 s.f.
- Proposed material is allowed citywide
- No illumination is proposed
- Installation and location is allowed citywide

The Historic Society has no objections to a 4' x 8' sign.

Commissioner Hill made a motion to approve a proposed sign design, located at 600 N. Main Street, Suite B, as presented. Commissioner Hill seconded. The motion carried unanimously (3-0).

5. Consider and take action on an alteration to a building in the Historic District located at 201 North Main Street, as per Section 3.15K, Permitting Process (Susan Marie's).

A correction was made, as the actual address of the property in question is 171 N. Main Street.

The review by the Village staff notes the following:

- Attached/wall signs are allowed citywide
- Hanging signs are allowed citywide
- The maximum sign area allowed is 37 s.f. (1 s.f. per linear foot of building frontage)
- The proposed s.f. of attached sign is 2 s.f.
- The proposed s.f. of hanging sign is 6 s.f.
- Proposed materials for both are allowed citywide
- No illumination is proposed
- Installation and locations are allowed citywide

The Historic Society has no objections to the sign.

Commissioner Hill made a motion to approve a proposed sign design, located at 171 N. Main Street, as presented. Commissioner Hill seconded. The motion carried unanimously (3-0).

III. Adjourn.

Chairman Stalcup adjourned the meeting at 2:04 p.m.

Merle Stalcup, Acting Chairman

Mary Ann Ray, Village Secretary

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

9/6/2016
Item #2
Page 1 of 1

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 600 North Main Street, Unit C, as per Section 3.15K, Permitting Process (Arts & Leisure Salado).

HISTORIC SOCIETY RECOMMENDATION: Historic Society has no objections to the signs. (Verbal w/Hans Fields on 9/1/2016)

ITEM SUMMARY AND ANALYSIS: The applicant is proposing a 36" W x 42" H rectangular attached sign. The sign will be light tan with black lettering (see attached depiction). The applicant has the permission of the building owner.

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 attached sign and attached sign placement

ARTS & LEISURE



Salado

An Artisan Co-Operative
ArtsandLeisureSalado.com

Sponsored by: Knically Krack'd Pottery &  Dream Vacations



36" x 42"

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

9/6/2016
Item #3
Page 1 of 1

DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Presentation, discussion, and possible action on a Construction/Final Plat of Mill Creek Springs, Phase VIII, a subdivision in the ETJ generally located at the corner of Hester Way and Blackberry.

STAFF RECOMMENDATION: Staff recommends approval. NOTE: A motion to approve must include language authorizing deferral of infrastructure installation and that the final plat may not be filed until improvements have been accepted.

ITEM SUMMARY AND ANALYSIS: The Construction/ Final Plat of Mill Creek Springs, Phase VIII involves 26 single family residential lots out of a 20.664 acre subdivision located in the Extraterritorial Jurisdiction of Salado. This phase conforms to the Concept Plan on file.

Water services will be provided by Salado Water Supply Corporation through a 6-inch water line within a 20' wide utility easement.

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 Plat 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:

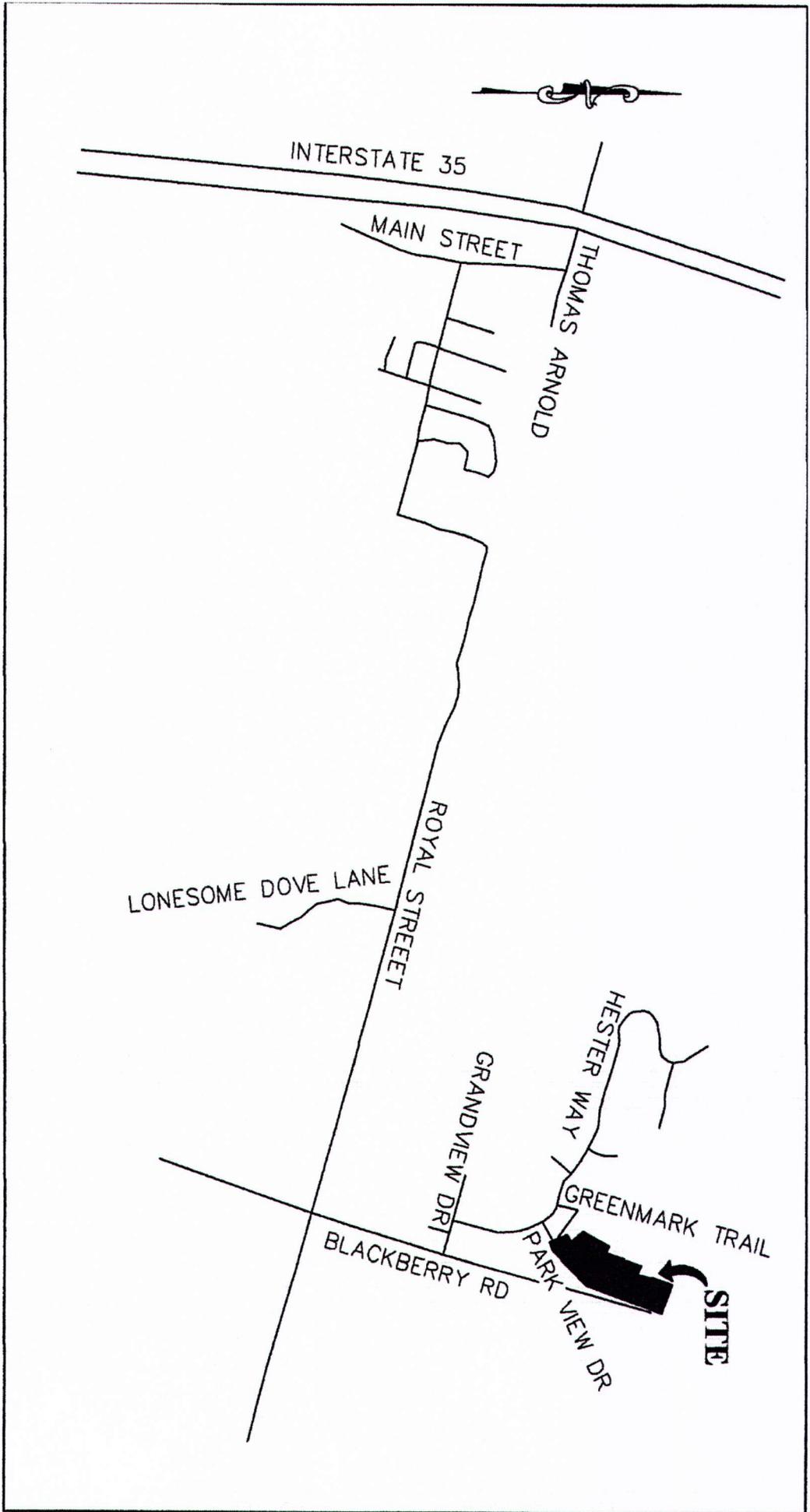
- Construction of public improvements, including water improvements, must be completed.
- The Applicant's design engineer will need to provide a letter bearing a sealed certification that all public improvements are constructed in compliance with all Village construction standards and other applicable Village design requirements.
- Correspondence from the County Engineer regarding inspection and Letter of Acceptance of the infrastructure.
- The Applicant's design engineer will provide 2 sets of as-builts and an electronic copy of the plat
Note: staff has not required a construction bond since this development is in the County and the County requires bonding.

Note: This plat received waivers to Section 3.5 Sidewalks, Section 5.5D Ramps, Section 3.1C5 Offsite Improvements, and Section 5.9 Perimeter Street Improvements at the 06/16/016 BOA meeting.

FISCAL IMPACT: None

ATTACHMENTS:

- Location Map
- Final Plat



SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

9/6/2016
Item #4
Page 1 of 1

DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Hold a public hearing and consider 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.

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. This item was originally placed on the June 7th P&Z agenda: however, was pulled for lack of concurrence from the water supplier. As a special circumstance, staff placed it back on the agenda for this meeting with the understanding of the developer that concurrence from the water supplier was needed as a condition of approval.

Water services will be provided by Armstrong Water Supply Corporation through a 4-inch water line within a 20' wide utility easement.

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 subject to the waivers outlined below. 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.
- Correspondence from the County Engineer regarding inspection and Letter of Acceptance of the infrastructure.
- The Applicant's design engineer will provide 2 sets of as-builts.

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

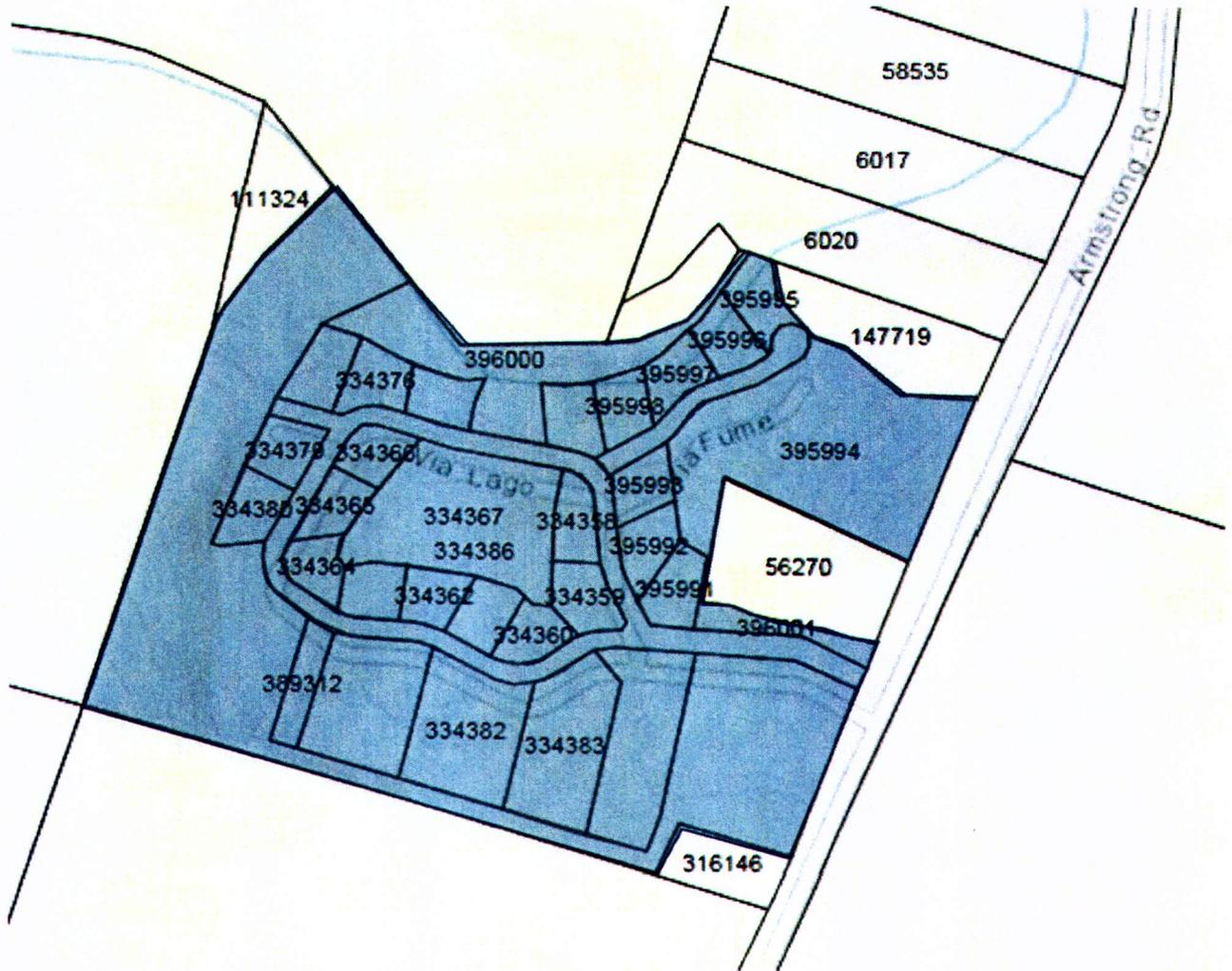
Note: This replat received a waiver to Section 3.9 Water and Wastewater Facility Design (fire protection) of the Subdivision Ordinance 2009.03 on April 21. Section 3.9 subject to installation of a dry hydrant connecting to the existing pond. Subdivision provision waived: *Water and Wastewater Facility 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



PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

9/6/16
Item #5
Regular Agenda
Page 1 of 1

DEPT/DIVISION REVIEW: Kim Foutz, Village Administrator

ITEM DESCRIPTION: Presentation, public hearing, discussion, and possible action on amendments to the Zoning Ordinance, (Ordinance 2013.08): Section 5.2, Landscape Requirements; Section 5.3, Residential Fencing, Walls, & Screening Requirements; and Section 2.2B(6), Planning & Zoning Commission, frequency of meetings.

ITEM SUMMARY: The Board of Aldermen workshopped Section 5.2 Landscape Requirements on June 18 and July 2, 2015, and then on August 20, 2015, voted to postpone action indefinitely. The Planning and Zoning Commission workshopped and recommended for approval the Landscape section last year as well and the current draft reflects those changes. The Landscape Section has since been reviewed and amended by the Ordinance Committee, and it is this version that is being considered at this time.

Section 5.3 Residential Fence requirements came before the Board of Aldermen for workshop on December 10, 2015 and August 11, 2016. It was then sent to the Ordinance Committee for review and amendment.

Due to increased plat activity and time sensitive deadlines prescribed by law, the Board of Aldermen would like to change the zoning ordinance, Section 2.2B6, so that the Commission meets twice per month as opposed to only once a month. Two regularly scheduled meetings a month would allow the legal requirements to be met, and if there is no business for a particular meeting, the meeting will be cancelled and the members of the Commission notified.

COMMITTEE / STAFF RECOMMENDATION: The Ordinance Committee and Staff recommend approval.

FISCAL IMPACT: N/A

ATTACHMENTS:

- Section 5.2 of the Zoning Ordinance - Landscape
- Section 5.3 of the Zoning Ordinance – Residential Fencing, Walls, and Screening
- Section 2.2B6 of the Zoning Ordinance – Planning & Zoning Commission frequency of meetings

Section 5.2.1 Landscaping: Non-Residential

A. PURPOSE AND INTENT

Landscaping is intended to add value to property and is in the interest of the general welfare of the Village. Landscaping also serves to increase the amount of property that is pervious surface area. This in turn helps to reduce the amount of damage or erosion created by storm water runoff, and any consequent non-point pollution in waterways. Landscaping minimizes adverse effects on surrounding property owners and the general public, ensuring high quality development is maintained throughout the Village achieving a more sustainable, attractive place in which to live, visit, and conduct business.

B. DEFINITIONS

Refer to Section 5.8.

C. APPLICATION

The standards and criteria contained within this Section are deemed to be minimum in nature and shall apply as outlined in Appendix E, *Non-Residential Standards Applicability Table*.

1. Any use requiring a Conditional Use Permit or a Planned Development zoning designation must comply with these landscape standards unless special landscaping standards are otherwise provided for in the ordinance establishing the CUP or PD district.
2. These non-residential standards apply to all non-residential zoning districts including multi-family/apartments. The requirements herein do not apply to duplex or townhouses, except as provided by in Section 5.2.2.
3. Each phase of a multi-phase project must comply with this Section.
4. All landscaping requirements under this Section shall run with the land once development has begun and shall apply against any owner or subsequent owner.
5. Where in conflict with other sections of this or any other ordinance the stricter requirements shall apply.

D. LANDSCAPE PLAN

A landscape plan must accompany all site and/or construction plans submitted to the Village for all Multi-Family Dwelling and Non-Residential Use projects. Each plan must detail how the conditions of this Section are to be met.

1. Landscaping plans must include the following information.
 - a. Minimum scale of one inch (1") equals fifty feet (50') shown in both written and graphic form;
 - b. The date, title of project, name of owner, and North arrow/symbol;

- c. Location of existing boundary lines and dimensions of the tract, and a small map showing where the property is located;
 - d. Approximate centerline of existing water courses; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, refuse disposal areas, and fences; the location of existing and proposed easements on or adjacent to the lot including overhead utilities; existing and proposed parking spaces, or other vehicular areas, access aisles, drives, and existing and proposed sidewalks adjacent to the street; and an indication of adjacent land use.
 - e. Location, size, spread, species, and type (tree, shrub, groundcover, or turf) of proposed plants, together with a plant listing that includes the common and botanical name, quantity, size (container size, planted height), and spacing of all proposed landscaping at time of planting;
 - f. Location of all landscaping and screening materials to be used, including pavers, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), rock, topography of site, or other landscape features.
 - g. Planting and installation details in accordance with sound horticultural practices;
 - h. Layout and description of irrigation, sprinkler, or water systems including location of water sources;
 - i. A tabulation clearly displaying the relevant statistical information necessary for the Village to evaluate compliance with the provisions of this Section. This includes gross acreage, square foot area of preservation areas, landscaping, number of trees and shrubs to be planted or preserved, square footage of paved areas, and similar other information to ensure conformance with all required standards;
 - j. Existing and proposed grades adequate to identify and properly specify planning for areas needing slope protection;
 - k. Limit of construction line encompassing all areas of natural vegetation of the site which are to be left undisturbed;
 - l. A survey of all trees eight (8) inches in caliper and larger measured 4.5 feet above ground level, referred to herein as Protected Trees. Protected Trees are to be represented by circles; unbroken circles indicate trees which are to remain and dashed circles indicate trees to be removed. Include type and general condition of all surveyed trees within the site; and
 - m. Identification of temporary measures during construction to protect existing trees that will be remaining on the property.
2. The administrator, or his/her designee, will review all plans in accordance with this Section. If the submitted plans do not meet the minimum requirements, they will not be approved and notification will be sent to the applicant outlining

the deficiencies and corrections to be made. Once all items noted are resolved, the landscape plan must be resubmitted for review. This process will continue until all requirements have been met.

E. PERMITS

1. **Issuance:** No permits shall be issued for building, paving, grading, or construction of any Multi-Family Dwelling or Non-Residential Use development until the landscape plan is approved by the Administrator, or his/her designee.
2. **Certificate of Occupancy:** All landscaping requirements of this Section, including the requirements contained in an approved landscape plan or agreement must be met prior to the issuance of a Certificate of Occupancy for any project to which these regulations apply.
3. **Temporary Certificate of Occupancy:** If construction of a project occurs during a season of the year in which the Administrator, or his/her designee, determines it would be impractical to establish landscaping, a conditional temporary Certificate of Occupancy may be issued. The request for a conditional temporary Certificate of Occupancy must be submitted in writing along with the landscaping plans. If granted, the applicant must enter into an agreement with the Village acknowledging all compliance with the landscaping requirements will be met within 90 days from issuance. Should compliance not take place as agreed, the temporary Certificate of Occupancy will be revoked.

F. DEVIATIONS AND APPEALS

Where improvements are sought to Multi-Family Dwelling or Non-Residential Use properties in existence prior to the effective date of this Section which do not currently meet the landscaping requirements outlined herein, the Planning and Zoning Commission may approve a landscape plan with deviations from these requirements.

1. Deviations must be requested in writing outlining which portion(s) of this Section should not apply and why.
 - a. Such deviations will only be granted if the requirements of this Section cannot be reasonably complied with because of the existing developed conditions. In all other instances the property must be brought to the current minimum standards.
 - b. Any deviance granted will be specific and list which portions of this section do not apply. No deviance granted will exempt the property from regular maintenance.
2. An applicant may appeal to the Zoning Board of Adjustments for final determination any:
 - a. Decision of the Administrator that a landscape plan does not meet the requirements set forth in this Section; or

- b. Refusal of the Administrator to approve a requested deviation from this Section.

G. GENERAL PLANTING REQUIREMENTS AND DESIGN STANDARDS

The planting specifications and standards included herein are applicable unless otherwise stated. Any landscaping element installed to satisfy the requirements of this chapter must meet the following requirements.

1. All required trees, shrubs, vines, groundcovers, and turf must be of a species permitted in the ***Landscape Standards Design Manual***.
2. No more than fifty percent (50%) of the required trees and shrubs shall be of the same species without the approval of the Administrator, or his/her designee.
 - a. Such approval may only be granted in order to achieve specific design intent of the landscape architect.
3. Improved soils and mulch must meet criteria specified in the ***Landscape Standards Design Manual***.
4. All landscaping shall be separated from vehicular use areas by barriers of raised concrete curbing. All landscape beds shall be separated from sod areas by some form of barrier such as steel edging, masonry materials, or another equivalent durable material as approved by the Administrator. No plastic materials shall be allowed.
5. Nothing shall be erected, placed, allowed to grow, or planted so that it impedes vision in the Sight Visibility Triangle.
6. No artificial plant material may be used in any form to satisfy the requirements of this Section.
7. Any landscaping placed in utility easements or the public right-of-way shall not be counted towards the minimum landscaping requirements.
8. Trees:
 - a. Must be a minimum of seven feet (7') in overall height and a minimum of three inches (3") in caliper at the time of planting.
 - b. Must be planted in a pervious area no less than four feet (4') wide in any direction measured from the center of the tree.
 - c. Sixty percent (60%) of required trees must be evergreen with year round foliage.
 - d. No trees will be planted in the R.O.W. Mature tree canopy should not encroach on, and shall be sixteen (16') above the roadway.
9. Shrubs
 - a. Must be a minimum size of 3 gallons.
 - b. Must be planted in a pervious area no less than three feet (3') wide in any direction measured from the center of the tree.
 - c. 80% of shrubs must be evergreen.
10. Vines
 - a. Must be a minimum of 30 inches (30") in height at the time of planting

- b. May be used in conjunction with fences to meet screening and buffering requirements.

11. Turf

- a. Must be spaced to create 100% coverage within six months of planting.
- b. Solid sod must be used to provide coverage and soil stabilization in swales, sloped, or other areas subject to erosion.
- c. In areas where other than solid sod is allowed, annual rye grass seed must be sown for immediate effect and protection until coverage is achieved

12. Groundcovers

- a. Weed barriers shall not be used in conjunction with groundcovers, provided however newspaper or other natural materials may be utilized at initial planting to facilitate weed control
- b. Must not have greater than a 6" spacing

H. TREE PRESERVATION

The Landscape Plan must provide for the planting of two (2) large replacement trees to be planted for each protected tree to be removed. A list of protected trees and acceptable replacements can be found in the **Landscape Standards Design Manual**. Tree replacement requirements do not apply to Bois D'Arc, Ashe Junipers, Hackberry, Willow, Cottonwood, Cedar, and Mesquite trees unless they are 12' caliper or greater when removed.

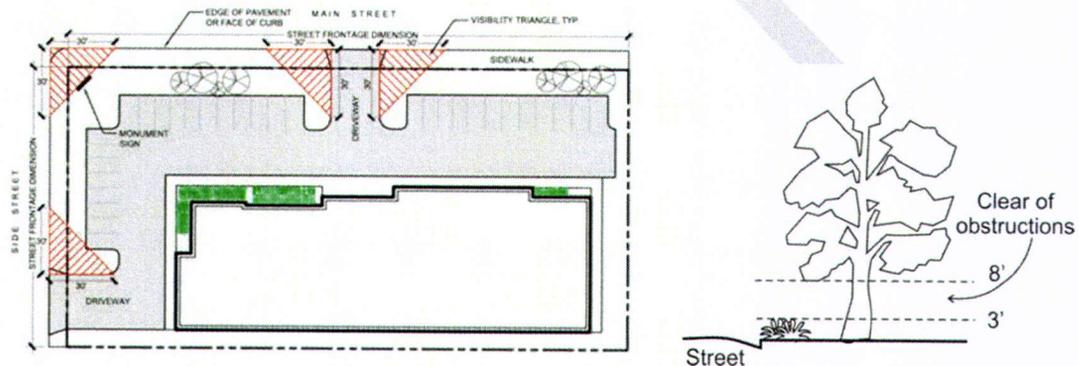
The replacement trees are in addition to any other trees required to be planted under this Section and shall meet a minimum height of seven feet (7') and three inches (3") in caliper at the time of planting.

1. During any construction or land development, the developer shall clearly mark all trees to be preserved/retained on-site, and may be required to erect and maintain protective barriers around all such trees or groups of trees.
 - a. The developer shall not allow the movement of equipment or the storage of equipment, materials, debris to be placed within the drip line of any trees that are designated for preservation.
 - b. The developer shall not allow fill or topsoil to be placed within the drip line of any trees that are designated for preservation.
2. During the construction phase of development, the developer shall not allow cleaning of equipment or material under the canopy of any tree or group of trees that are being preserved.
 - a. Neither shall the developer allow the disposal of any waste/toxic material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any tree or groups of trees to remain.

I. SIGHT, DISTANCE, AND VISIBILITY

Rigid compliance with these landscaping requirements shall not be such as to cause visibility obstructions and/or blind corners at intersections, this area is commonly referred to as a sight visibility triangle.

1. **Sight Visibility Triangle:** An area (15 feet by 15 feet) located near a street, alley, or driveway intersection in which no structure or landscaping may be installed which will obstruct views (at a level between 3 feet above grade and 8 feet above grade) and create a traffic or pedestrian hazard.
 - a. Trees may be permitted in this area provided they are trimmed three to eight feet (3' - 8') in such a manner that no limbs or foliage extend into the cross visibility area.



2. **Proximity to Access ways and Driveways:** Landscaping, except required grass and low ground cover, shall not be located closer than three feet (3') from the edge of any access way pavement or driveway.
3. **Reduction to Remove Visibility Obstruction:** In the even that other visibility obstructions are apparent in the proposed landscape plan, as determined by the Administrator, or his/her designee, the requirements set forth in this Section 5.2 may be reduced to the extent to remove the conflict.

J. MAINTENANCE

The owner, tenant, and/or their agent shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times.

1. **Replacement of Living Materials:** Plant materials that are required according to this Section which become diseased, deteriorated, or die shall be replaced with plant materials of similar variety and size within ninety (90) days.
 - a. A time extension for replacement of plant materials that have died may be granted by the Administrator or his/her designee, if substantial

evidence is presented to indicate abnormal circumstances beyond the control of the owner or his/her agent.

2. All landscaped areas must be irrigated on a regular basis and in accordance with any water management restrictions
3. Nonconformance and Failure to Maintain: If at any time after the issuance of a Certificate of Occupancy the approved landscaping is found to be not in conformance with the standards and criteria of this Section, the Administrator, or his/her designee, shall issue notice to the owner citing the violation and describing what action is required to comply.
 - b. The owner, tenant, or agent shall have thirty (30) days from date of notice to establish/restore the landscaping as required.
 - c. If landscaping is not established or restored within the allotted time, then such a person is in violation of this Ordinance. Failure to maintain any landscape area in compliance with this Section is considered a violation of this Section and may be subject to penalties set forth in Section VI of this Ordinance.

K. NON-RESIDENTIAL LANDSCAPE REQUIREMENTS

Each site must provide a minimum of the following landscape elements.

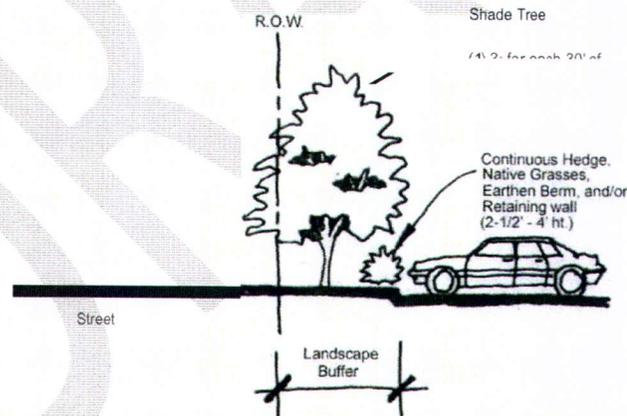
1. Landscape Area: A minimum of fifteen percent (15%) of the total site area must be landscaped with living trees, shrubs, turf, and/or groundcover and must be irrigated.
 - a. Areas located in the public right-of-way do not count toward the total minimum landscape area requirement.
 - b. All areas of the site not covered by building, pavement, or similar permanent improvements must be landscaped with trees, shrubs, turf, and/or groundcover.
 - c. A maximum of the fifteen (15%) of the required Landscape Area may be tree mulch, river rock or granite mix as per the Landscape Standards Design Manual and Contractor Specifications Guide, Edition 2013.
2. Landscape areas must consist of plants from the Approved Plant List, covering eight-five percent (85%) of the required landscaped area.
 - a. At least seventy five percent (75%) of the landscape area must be located in the front and side yard.
 - b. All plants used to satisfy the requirements of this Section must be located in landscaped areas that are at least three feet (3') in width.
 - c. Each required tree must be planted in a landscaped area of at least sixteen (16) square feet.
3. Drainage facilities are not allowed within the landscape area except those that are necessary to convey drainage in the shortest possible route to or from the public street right-of-way.

- a. Drainage facilities include detention ponds, water quality ponds, outlet structures, drainage berms, or other improvements associated with the drainage improvements.
 - b. Any drainage facility must have a natural look, using natural stone and landscaping with minimum slopes.
4. Vegetation must be used to soften the appearance of walls, including those used for screening.
- a. This may include vines trained up the wall or minimum five (5) gallon shrubs planted a minimum of thirty inches on center reaching three feet (3') in height within one year.
5. Foundation plantings are required on all facades facing a public street, and within a planting area a minimum of four (4) feet in depth along fifty percent (50%) of the length of any front and side façade visible to the public. Foundation planting may count toward the required minimum landscape area required in paragraph K(1) above.
6. A landscaped street buffer is required adjacent to any public street right-of-way.
- a. A minimum front street buffer width is 15'. A minimum side street buffer width is 10'. Buffers may include the sidewalk
 - b. The following uses require front and side street buffers as specified in the table below. Each buffer must contain a continuous evergreen hedge, large trees with a minimum three inch (3") caliper and seven foot (7') height, and must be planted for each twenty feet (20') of frontage along public street right-of-ways, as measured along the lot line.

Use/District	Front and Side Yard Buffer Width
Auto sales	25'
Uses with outdoor / open storage of any kind	25'
Helistops	25'
Amusement facilities	25'
Building material sales	25'
Transfer stations	25'
Convenience stores with less than or equal to 8 pump stations	25'
Convenience stores or travel centers with greater than 8 fuel pump stations	50'

- c. One large tree with a minimum three inch (3") caliper and seven foot (7') height must be planted for each thirty feet (30') of frontage along public street right-of-ways, as measured along the lot line.

- d. May be planted in a regular interval or in clusters. Exception: In the Historic District canopy trees must be planted in regular, linear intervals and cannot be clustered.
 - e. Four (4) ornamental trees or two (2) medium canopy trees may be substituted for each large tree under power lines.
 - f. In all districts except the Historic District, berms not less than twenty-four inches (24") nor more than forty-eight inches (48") in height at no more than a four to one slope are required.
 - g. One minimum two inch (2") caliper ornamental tree must be planted for each thirty feet (30') of frontage along public street rights-of-way as measured along the lot lines.
 - h. Meandering concrete sidewalks are required within the street buffer the entire length of any street frontage in accordance with the Transportation Plan Street Profiles, Technical Construction Standards and Specifications, and the Subdivision Ordinance.
7. Any of the following must be screened by a continuous hedge or shrubs, earthen berms, or retaining walls that are two and one-half to four feet in height. If walls are used to provide screening, one shrub or vine must be planted on the street side of the berm for each ten feet (10') of street frontage.
- a. Parking lot or vehicle use area;
 - b. Fuel pumps visible from the direction of traffic flow;
 - c. Vehicle drive-through windows facing the street or traffic flow.



8. Landscaped parking islands are required as follows in all parking lots. Parking islands may count toward the required minimum landscape area.
- a. **Interior islands:** A curbed landscape island must be provided for every ten (10) parking spaces. Each island must be a minimum of 170 square feet in area and ten feet (10') in width back-of-curb to back-of-curb, and be dispersed throughout the parking lot. A minimum three inch (3") caliper tree is required in each island. The remaining area must be landscaped with plants not exceeding three feet (3') tall.

- b. **Terminal (End) islands:** All parking rows must terminate in a curbed landscape island. Each terminal island must be a minimum of 360 square feet in area and contain two minimum three inch (3") caliper trees.
- c. **Median islands:** A curbed median island a minimum of ten feet (10') in width back-of-curb to back-of-curb must be located after every third parking bay and along primary internal access drives. Each median island must contain one minimum three inch (3") caliper tree a minimum of every thirty feet (30') on center.



L. Buffering and Screening

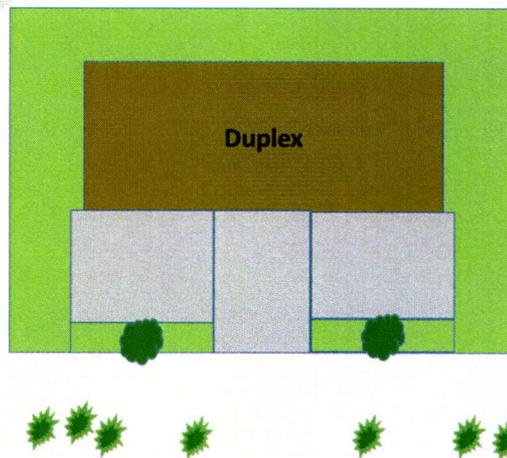
1. Any premise used or zoned for a Non-residential use that abuts another premise zoned or used for Single or Two-Family Dwellings must have an opaque screening fence.
 - a. Fence must be a minimum of six feet (6') in height.
 - b. Must be located along the abutting lot line, from the front building line to the rear lot line.
 - c. Fence is not required if a comparable fence is already existing on the abutting residential property.
2. All side yards that are not street side yards must contain a six foot (6') wide landscaped area extending from the front lot line to the rear lot line.
 - a. Must contain one (1) tree for each thirty linear feet of landscaping or screening, or portion thereof.
3. Any premise used or zoned for a Non-Residential use that contains a parking lot or vehicle use area in a side or rear yard that abuts a premise used or zoned for Non-Residential use, must have a screen of hedges, berms, or fencing.
 - a. Must be a minimum of three and one half feet (3 1/2') and a maximum of eight feet (8') in height.

- b. Must be located between the parking lot and/or vehicle use area and the side or rear lot line so as to provide screening for twenty-five percent (25%) of the parking lot and vehicle use area.
 - c. May be grouped and dispensed randomly and need not be spaced evenly.
 - d. Must contain one (1) tree for each fifty linear feet of screened area, or portion thereof, unless the premise to which this section applies and the abutting property are both located in an M-1 or M-2 district, then the area to be screened must contain one (1) tree for each seventy-five linear feet of screened area.
4. See also Section 5.3B Fencing, Walls, and Screening Requirements

Section 5.2.2 Landscaping: Residential

A. The requirements of this Subsection are limited to new development of duplex and townhome properties.

- 1. Minimum of two (2) large trees of at least two inches (2") in caliper or one (1) tree of at least four inches (4") in caliper, seven (7') feet high shall be planted in the front yard on each lot or;
 - a. Minimum of one (1) tree for each fifty feet (50') of lot width or portion thereof, measured along the Front Lot Line.
 - b. Trees may be clustered or spaced linearly and need not be placed evenly at fifty foot (50') intervals.
- 2 Where parking is provided in the front yard, an eight foot (8') landscaped setback shall be required between the property line and the nearest side of the parking pad.
 - a. This area must be landscaped and contain a three foot (3') high screen consisting of a continuous berm, hedge, or wall.
 - b. Maintenance, as outlined in Section 5.2.1 applies.



- B. The requirements of this subsection are limited to new development of residential single family housing
1. Earthwise, sustainable landscape that is drought-tolerant and deer resistant is recommended.
 2. Use the Landscape Standards Design Manual as a guide to selecting turf, foundation plants, and trees.
 - a. Minimum of one (1) tree for each fifty feet (50') of lot width or portion thereof, measured along the Front Lot Line.
 - b. Trees may be clustered or spaced linearly and need not be placed evenly at fifty foot (50') intervals.
 3. Maintenance, as outlined in Section 5.2.1J applies.
 4. At least fifty percent (50%) of the front yard shall be landscaped: turf, bordered mulch or gravel beds, shrubs, flowers, etc.

Appendix E

NON-RESIDENTIAL STANDARDS APPLICABILITY TABLE

All Nonresidential Districts and Multiple-family Development (Apartment) Type	Landscape Standards Applicability
New construction	✓
Increase in gross floor area of 50% or more	✓
Increase in gross floor area of 25% - 49%	✓
Increase in gross floor area of 10% - 24%	
Restoration or rehabilitation of existing structure with no increase in gross floor area	
Restoration of a building or structure which has been damaged, destroyed or demolished to an extent less than 50 percent of its fair market value (as determined by the most recent appraised value of the appraisal district in which the building or structure is located)	
Interior only restoration or rehabilitation of existing structure with no increase in gross floor area or alter the location of exterior walls	
The exterior or interior restoration of a building with a historic designation	
Any change or conversion of commercial land uses that result in the requirement for additional parking to be constructed. In this case, the landscape requirements shall apply only to the newly proposed parking area and other areas of the site being modified by development activities	
All new landscaping that is installed	✓

PROPOSED AMENDMENT TO THE ZONING ORDINANCE

Section 5.3C – Fences in Residential Areas

C. Fences in Residential Areas

1. Locational Criteria and Height:

- a. Any fence or wall shall not exceed eight feet (8') in height above the adjacent grade.
- b. No fence or wall shall be permitted within the required front yard of any single-family residential lot except:
 - (1) A fence, wall, screen or similar barrier erected in the front yard setback shall not exceed 48 inches in height above the grade of the centerline of the adjacent street.
 - (2) A fence, wall, screen or similar barrier shall not exceed 36 inches in height above the grade of the centerline of the adjacent street and may be made of a solid material as provided in Section 5.3C2.
 - (3) A barrier that is higher than 36 inches must have an open design, with a minimum of 50 percent opacity or visibility, so as not to impose a visual barrier
- c. No residential fence shall be closer than fifteen feet (15') to a street right-of-way.

2. Allowed Materials

Fences, walls, screens, enclosures and gates must be constructed of one or a combination of the following materials:

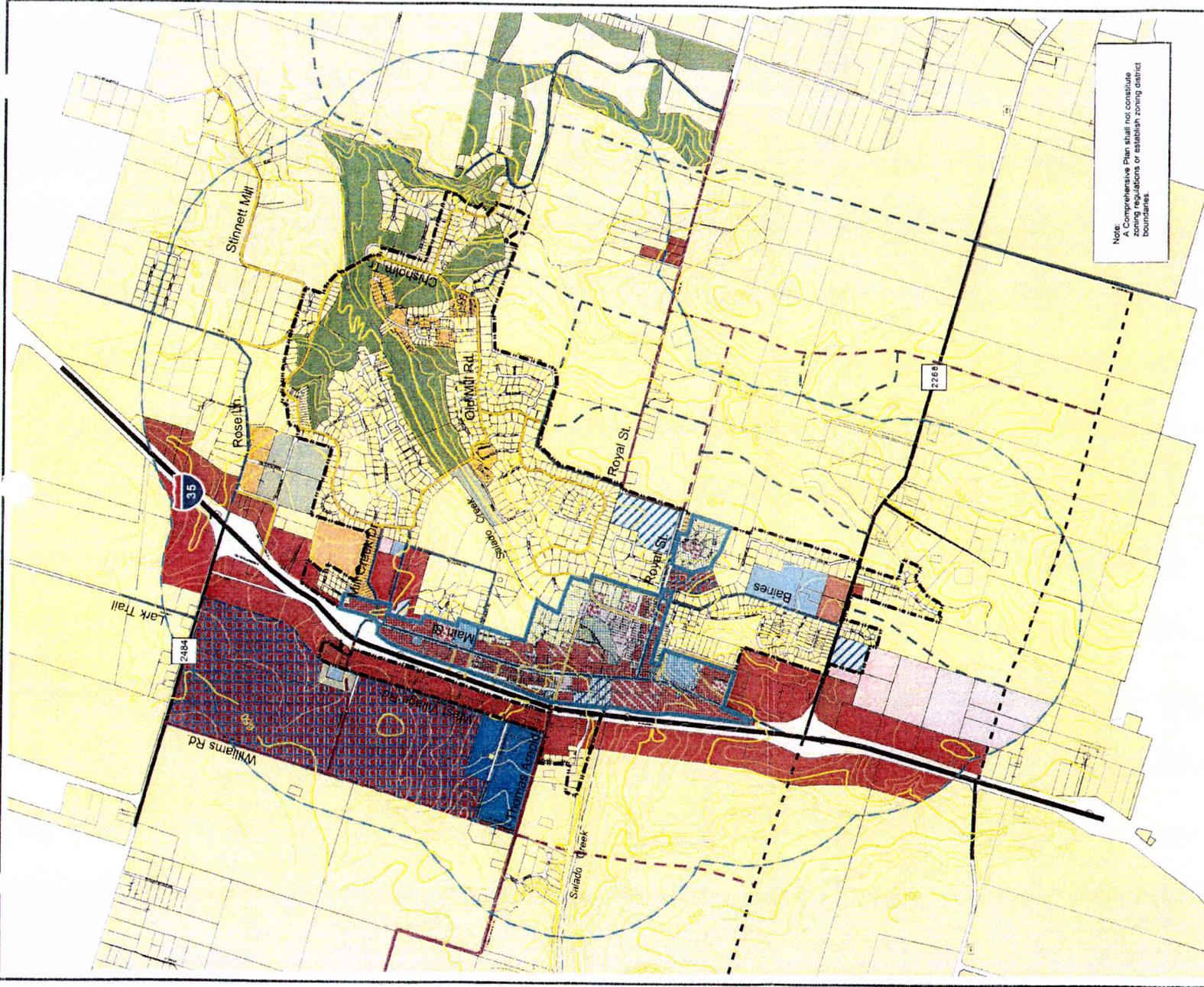
- a. Decorative aluminum, steel or wrought iron
- b. Exterior Insulation and finish systems with integrated color (EIFS);
- c. Composite (manufactured for fencing with appearance of wood or stone);
- d. Fired brick;
- e. Latticework that does not exceed 2 feet in height and is anchored as a design element at the top of a 6-foot tall fence;
- f. Natural stone;
- g. Pipe (not in combination with welded wire panels or rolled materials)
- h. Pre-cast concrete with integrated color
- i. Split faced concrete block;
- j. Split rail, post and rail;
- k. Stucco with integrated color;
- l. Welded wire panels each with decorative framing (not rolled material, minimum 4 gauge, with erosion/rust prevention treatment)
- m. Wood planks/pickets;
- n. Vinyl planks, pickets, or panels

Prohibited Materials

- a. Materials not listed as Allowed Materials are prohibited. Permits shall not be issued for materials not manufactured specifically for residential fencing, such as fibrous masonry products, landscape timbers, railroad ties, latticework panels, plywood, corrugated steel panels or fiberglass panels.
 - b. **Barbed Wire, Electrical, and Chain Link Fencing:** Barbed wire, electrical, or chain link fencing is prohibited as perimeter fencing except for containment of allowed farm animals on parcels of one (1) or more acres.
3. **Vehicular Access Gates:** Gates designed for vehicular access shall be set back from front the property line a minimum of twenty-five feet (25').
 4. **Swimming Pool Fences:** Fences around swimming pools shall comply with the Standard Swimming Pool Code/International Swimming Pool and Spa Code and the Village of Salado's codes or ordinances pertaining to same.
 5. **Sight Distance & Visibility:** Section 5.5.J provides the sight visibility requirements for fences and screening walls.
 6. **Other Types of Fencing:** Special purpose fencing, such as chain link fencing around tennis courts, or coated chain link (installed as manufacture, without affixing materials such as slats and tarps and only on lots of 2 acres in size or greater) may be permitted with Administrator approval.
 7. **Construction:** Fence framing and posts on fences visible from a public street must be placed to the interior of the lot so that they are not visible from the street. Unless a continuous masonry beam extends beneath a wooden privacy fence, rot board must be used and attached to the base of wooden privacy fence pickets to prevent warping of materials. In order to protect the deer population, no fence may have spikes or pointed tops of any kind; top edges must be rounded or flat.
 8. **Permit Required:** A permit is required for all fences and walls.
 9. **Drainage and Utility Conflicts:** All fencing that will cause a diversion of water runoff or otherwise prevent the natural flow of storm water shall require review by the Village Engineer prior to approval. Walls or other fencing proposed to be located near a public utility easement or buried or above-ground utility equipment that are made up of masonry or a similar product and containing a poured foundation shall require review by the City Administrator prior to approval. Approval shall require a release from the utility for proposed construction.

Section 2.2B6 – Planning and Zoning Commission, Created; Membership; Officers; Rules & Bylaws:

1. The members of the Commission shall regularly attend meetings and public hearings of the Commission, shall serve without compensation, and shall not hold any other office within, or serve as an employee of, the Village while serving on the Commission. The Commission shall meet a minimum of ~~one~~ twice per month at a time established by the Board of Aldermen. If there have been no applications filed for review by the Commission and there is no other business to discuss, the Village Administrator may direct the Village Secretary to notify the Chairman and the meeting will be considered cancelled. ~~no meeting will be required for that month.~~



Legend

- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Public (Municipal)
 - Public (Schools)
 - 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 2 - Major Collector
 - Type 3 - Proposed
 - Type 4 - Minor Collector
 - Type 5 - Proposed
 - Type 6 & 7 - Local Street
 - Type 8 & 9 - Proposed
-
- Village Limits
 - ETJ

Plate 3-1

Future Land Use Plan

VILLAGE OF SALADO

Dunkin, Sefko & Associates, Inc.
February 2004

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