



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

MEETING AGENDA

**1:30 P.M., TUESDAY, SEPTEMBER 27, 2016
MUNICIPAL BUILDING
301 NORTH STAGECOACH, SALADO, TX
BOARD OF ALDERMEN CHAMBERS**

I. CALL TO ORDER

1. Consider approval of the minutes from the September 6, 2016, meeting.

II. REGULAR AGENDA

2. Discussion and possible action on the designated time for meetings of the Planning & Zoning Commission.
3. Consider and take action on a proposed sign design in the Historic District located at 423 South Main Street as per Section 3.15K, Permitting Process (Central Texas Area Museum).
4. Presentation, discussion, and possible action on a Concept Plan for Mill Creek Meadows a ±119.381, 3-phase (Phase I existing), residential subdivision, located near the intersection of Ambrose Drive and Mackie Drive to the west and on the corner of Marie Lane and Blackberry Road to the east, in the Extraterritorial Jurisdiction of Salado.

III. 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, September 6, 2016
Municipal Building, 301 N. Stagecoach Road
Board of Aldermen Chambers

Members Present: K.D. Hill, Ron Coleman, Larry Wolfe, Larry Roberson, Andy Jackson (alternate).

Members Absent: Merle Stalcup.

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

I. Call to Order.

Vice chairman K.D. Hill called the meeting to order at 1:34 p.m.

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

Commissioner Coleman made a motion to approve the minutes of the July 26, 2016, meeting as presented. Commissioner Wolfe seconded. The motion carried unanimously.

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).

Ms. Lee reported that the Historical Society has no objection to this sign.

Commissioner Wolfe made a motion to approve 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) as presented. Commissioner Coleman seconded. The motion carried unanimously.

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.

Ms. Lee explained that this development was granted waivers previously and that this is the final plat. There was discussion about entrances into the subdivision and waivers that were granted previously.

Commissioner Wolfe made a motion to recommend approval of 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 as presented. Commissioner Roberson seconded. The motion carries unanimously.

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.

Ms. Lee explained that the public hearing was published in the Salado Village Voice on August 18, 2016. Notices were mailed to property owners within the original subdivision on August 11, 2016; 10 were mailed and five were returned in favor. A total of 10 200-foot notices were mailed on August 11, 2016; two responses were returned in favor. No opposition was received. Discussion ensued about entrances and exits to the subdivision, waivers that were granted previously, and the number of lots.

Chairman Hill opened the public hearing at 1:55 p.m.

Linda Reynolds, 507 Santa Rosa, said she believes that waivers are not good for the Village.

Chairman Hill made the second call for speakers at 1:58 p.m., followed by the third call. No speakers emerged. She closed the public hearing at 1:58 p.m.

Commissioner Roberson made a motion to recommend approval of 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. Commissioner Coleman seconded. The motion carried unanimously.

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.

Administrator Foutz explained that the Landscape section of the Zoning Ordinance has come before the P&Z and Board of Aldermen for workshop during the past year and was sent to the Ordinance Committee. According to the amendment, a building permit and landscape plan can be under concurrent review, and landscaping must be in place prior to the issuance of a Certificate of Occupancy. Any deviations to the landscape plan will go to P&Z. There was discussion about protecting trees and whether or not these landscape requirements can be met on the small lots in the Historic District.

There was little to no discussion about the Fencing and P&Z portions of the Zoning Ordinance.

Chairman Hill opened the public hearing at 2:35 p.m.

Linda Reynolds, 507 Santa Rosa, said the Fence section is confusing and seems to put a lot of power into the Village Administrator's hands.

Chairman Hill asked twice more for speakers; none emerged. She closed the public hearing at 2:39 p.m.

She said that the amendments would be voted on separately.

Commissioner Wolfe made a motion to amend the Zoning Ordinance, Section 2.2B(6), Planning & Zoning Commission, frequency of meetings as presented from once monthly to twice monthly. Commissioner Roberson seconded. The motion carried unanimously.

Commissioner Wolfe made am motion to approve the amendment to the Zoning Ordinance, Section 5.3c, Residential Fencing, Walls, & Screening Requirements as presented. Commissioner Coleman seconded. The motion carried unanimously.

Commissioner Roberson made a motion to approve amendments to the Landscape Ordinance, Section 5.2, for new construction outside the Historical District, with modifications to Section H and the requirements regarding protected trees. Commissioner Jackson seconded. The motion carried unanimously.

III. Workshop Session.

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

Administrator Foutz explained the need to revise the Future Land Use Plan. There will be a need for larger maps with overlay that can show the Land Use Plan, the Transportation Plan, the Trails and Parks Plan, the Wastewater System Plan, and other components of the Comprehensive Plan.

IV. Adjourn.

The meeting was adjourned at 3:06 p.m.

K.D. Hill, Vice Chairman

ATTEST:

Mary Ann Ray, Village Secretary

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

09/27/2016
Item #5
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 423 South Main Street as per Section 3.15K, Permitting Process (Central Texas Area Museum).

HISTORIC SOCIETY RECOMMENDATION: Historic Society has no objections to the signs.

ITEM SUMMARY AND ANALYSIS: The applicant is proposing six (6) new signs. One is an attached sign on the top of the main building that is approximately 2' H x 15' W that will read Salado Museum & College Park. The second two signs are to be placed outside each of the front doors to indicate the Welcome Center and the Event Center and will be 1' H x 8' W. The fourth sign will be above the entrance to the Gift Shop and will be 16" H x 4' W. The fifth sign will be located on the side wall and will be 6' H x 4' W. This sign is a larger sign that will provide a photo opportunity for guest and visitors to both the Museum and the Village. The final sign will hang above the rear door and be 3' H x 7' W. The signs are blue with white lettering and the photo op sign will have Salado Welcomes You. All signs will be attached wall signs.

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 building with signs depicted

SALADO MUSEUM & COLLEGE PARK

GIFT SHOP

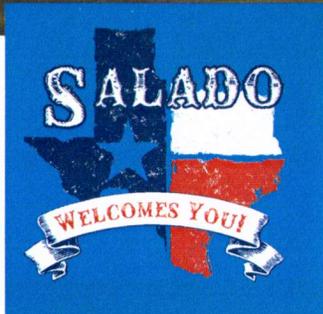


GIFT SHOP

SALADO MUSEUM & COLLEGE PARK

WELCOME CENTER

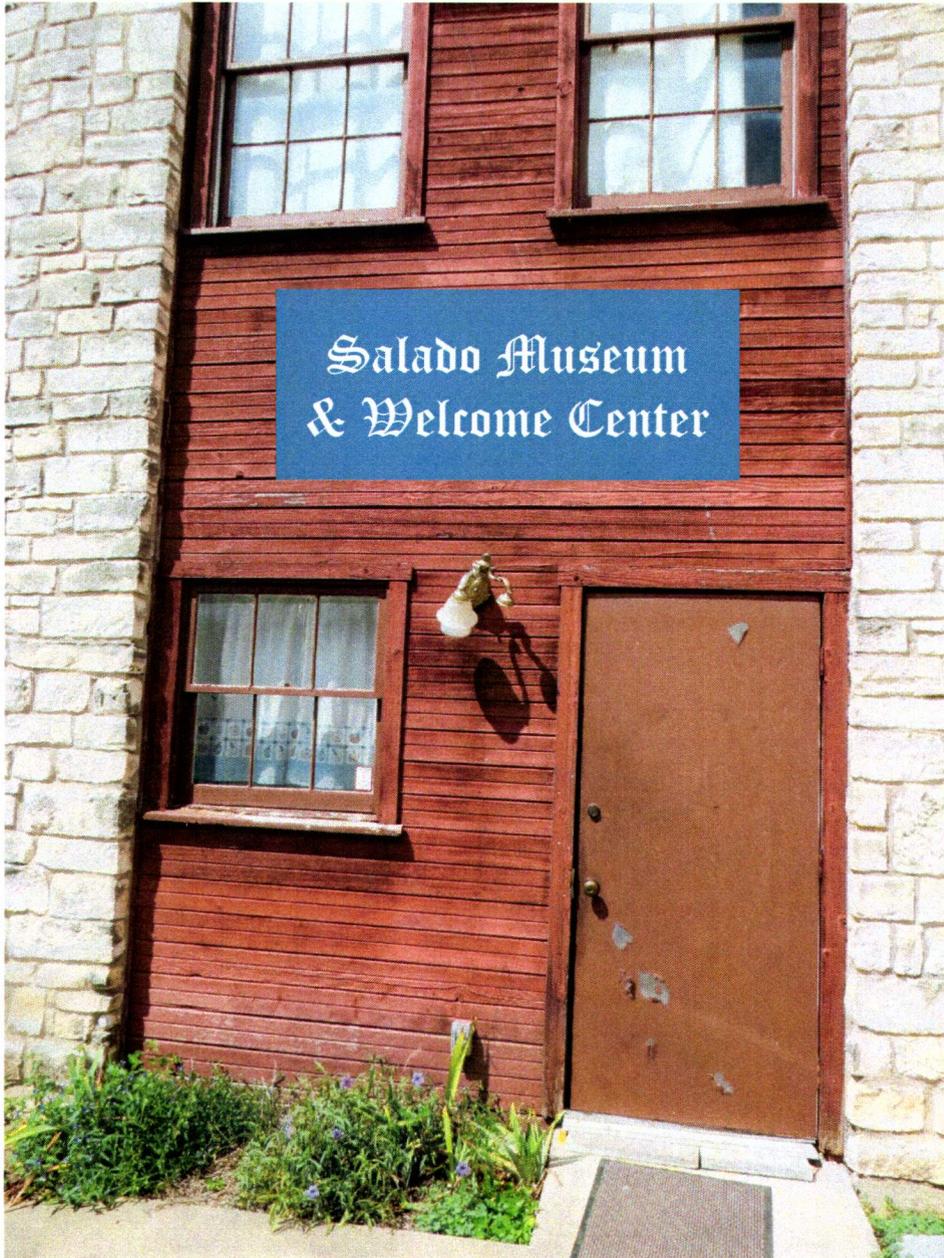
EVENT CENTER

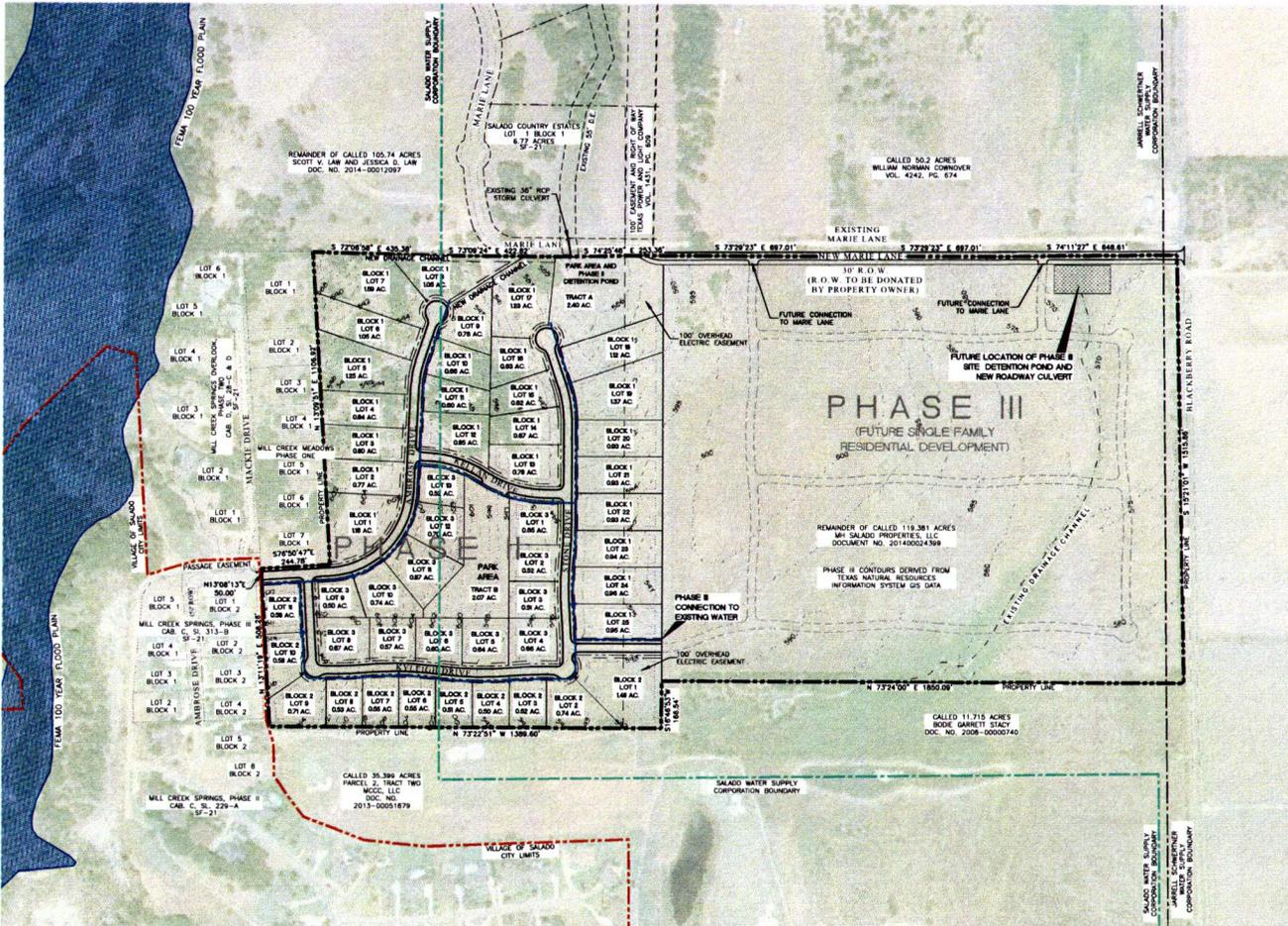


WELCOME CENTER

EVENT CENTER

**Central Texas Area Museum
Sign for
Peddler's Alley Entrance
3' x 7'**

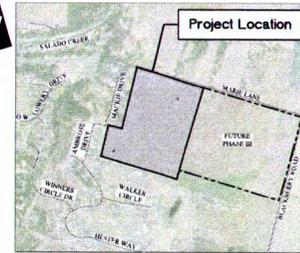




**MILL CREEK MEADOWS PHASE II
CONCEPTUAL PLAN**

PHASE III PARK NOTES

1. DEVELOPER IS, AT PRESENT, NOT PLANNING TO DEDICATE ANY PARKLAND FOR PHASE III



SITE VICINITY BASE MAP SCALE= 1"=1000'

DEVELOPER:
BILLY HELM, LONE STAR GRADING
P.O. BOX 1162, SALADO, TEXAS 76571

REGISTERED PROFESSIONAL LAND SURVEYOR:
QUICK INC. LAND SURVEYING
4500 WILLIAMS DRIVE SUITE 212, BOX 228,
GEORGETOWN, TEXAS 79633

REGISTERED PROFESSIONAL ENGINEER:
CLARK & FULLER, PLLC
215 N. MAIN STREET, TEMPLE, TEXAS 76501

DEVELOPMENT STATISTICS

- PHASE II NEW "GATED COMMUNITY" "SINGLE FAMILY DEVELOPMENT"
- PHASE II "SINGLE FAMILY DEVELOPMENT"
- TOTAL DEVELOPED RESIDENTIAL LOTS = 49 LOTS
- BLOCK 1 = 36 LOTS
- BLOCK 2 = 13 LOTS
- PHASE II AND PHASE III MIN. LOT SIZE = 0.50 ACRES (IN COMPLIANCE WITH FUTURE LAND USE PLAN)
- CUL-DE-SAC RADIUS = 40.5' BOC
- RIGHT-OF-WAY WIDTH = 50'
- STREET WIDTH = 28' BOC TO BOC (LOCAL STREETS)

1. NO PART OF THIS DEVELOPMENT IS LOCATED ON THE EFFECTIVE VILLAGE OF SALADO TRANSPORTATION PLAN.
2. STREETS SHALL BE LOCAL STREETS (MIN. 50' R.O.W. - 28' PAVEMENT)
3. FUTURE PARKS & TRAILS ARE SHOWN IN COMPLIANCE WITH PARKS AND LOCATION MASTER PLAN.

SALADO SF-21 ZONING REQUIREMENTS

1. MINIMUM LOT SIZE WITH SEPTIC: 21,780 SF
2. MINIMUM LOT WIDTH AT FRONT SETBACKS IS 100'
3. MINIMUM LOT DEPTH IS 150'
4. 40' FRONT YARD SETBACK
5. 25' REAR YARD SETBACK
6. 15' SIDE YARD SETBACK, 25' FROM R.O.W.

FLOOD PLAIN NOTES

1. THE SHOWN FEMA 100-YR FLOOD PLAN BOUNDARY IS BASED ON INFORMATION AVAILABLE FROM THE FEMA FIRM RATE MAP NUMBERED 48022C02E, DATED SEPTEMBER 26, 2008 AND IS APPROXIMATE.
2. NO PART OF THIS DEVELOPMENT IS LOCATED IN THE FEMA DESIGNATED FLOODPLAIN.



Date: _____ Revisions _____
Remarks: _____

DRAWING STATUS

THIS DRAWING IS THE PROPERTY OF CLARK & FULLER, PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CLARK & FULLER, PLLC.

**MILL CREEK MEADOWS
PHASE II
NEW RESIDENTIAL SUBDIVISION**

SALADO, TEXAS



Project No.: 161652.00
Date: 8-31-16
Drawn By: MLC
Checked By: LLW

CONCEPT PLAN

C1.1

