



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

MEETING AGENDA

**4:00 P.M., TUESDAY, OCTOBER 11, 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 27, 2016, meeting.

II. REGULAR AGENDA

2. Consider and take action on a proposed sign design in the Historic District located at 316 Royal as per Section 3.15K, Permitting Process (Baines House).
3. Presentation, discussion, and possible action on a Concept Plan for Salado Mills a ±64.66 acre, 3-phase (Phase I existing), residential subdivision, located on Stinnett Mill Road, 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, October 7, 2016**.

Chrissy Lee, Village Secretary

Removed from display: _____

Village of Salado, Texas
Planning & Zoning Commission
Minutes

Regular Meeting

1:30 p.m. Tuesday, September 27, 2016
Municipal Building, 301 N. Stagecoach Road
Board of Aldermen Chambers

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

Members Absent: Ron Coleman.

Others Present: Chrissy Lee, Planning & Development; Mary Ann Ray, Village Secretary; John Simcik, Village Engineer.

I. Call to Order.

Chairman Stalcup called the meeting to order at 1:29 p.m.

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

Commissioner Roberson made a motion to approve the minutes from the September 6, 2016, meeting as presented. Commissioner Hill seconded. The motion carried unanimously.

II. Regular Agenda.

2. Discussion and possible action on the designated time for meetings of the Planning & Zoning Commission.

There was discussion about the difficulty for commission members who do not work in Salado to attend a 1:30 p.m. meeting.

Commissioner Hill made a motion to approve a change of the Planning & Zoning Commission meetings to the second and fourth Tuesdays at 4 p.m. Commissioner Jackson seconded. The motion carried unanimously.

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).

Ms. Lee said the Historical Society has approved the sign request via a signature on the application.

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

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.

Chairman Stalcup opened the floor for public comment.

Randy Anderson, 2500 Hester Way, expressed his concern about heavy equipment and construction trucks passing through his neighborhood en route to the construction site.

Billy Helm, developer, address concerns about a construction entrance and said the plan called for one off Marie Lane. There was additional discussion about entrance and egress from the development. Ms. Lee explained that this submission is for the concept plan only and that entrances and other concerns will be addressed at the platting stage. There also was discussion about water supply. Salado Water Supply Corp. has indicated it will provide water for the subdivision.

Commissioner Wolfe made a motion to approve 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. Commissioner Jackson seconded. The motion carried unanimously.

III. Adjourn.

With no additional business to come before the Commission, Chairman Stalcup adjourned the meeting at 1:54 p.m.

Merle Stalcup, Chairman

ATTEST:

Mary Ann Ray, Village Secretary

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

10/11/2016
Item #2
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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Consider and take action on a proposed sign design in the Historic District located at 316 Royal as per Section 3.15K, Permitting Process (Baines House).

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

ITEM SUMMARY AND ANALYSIS: The applicant is proposing modification to three (3) existing signs and one (1) new sign. Please see attached pictures.

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:

- Photographs of the sign modifications and depiction of new sign

BAINES
HOUSE
GALLERY
2x4'

BAINES HOUSE

BED & BLISS INN

bainedhouse.com 25 phone

will be
~~just~~
blank
space



BAINES
HOUSE
284,
GALLERY



BAINES HOUSE BED & BLYSS INN (254) 947-5260

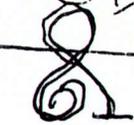
BAINES
HOUSE
204.
GALLERY

ETC



BAINES
HOUSE
GALLERY

3x5



ETC.

open Friday & Sat.
noon to 7

by appointment 65-915-5859

PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

10/11/16
Item #3
Regular Agenda
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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Presentation, discussion, and possible action on a Concept Plan for Salado Mills a ±64.66 acre, 3-phase (Phase I existing), residential subdivision, located on Stinnett Mill Road, in the Extraterritorial Jurisdiction of Salado.

STAFF RECOMMENDATION: Village Engineer recommends approval of the Concept Plan for Salado Mills.

ITEM SUMMARY: A Concept Plan for Salado Mills a ±64.66 acre, 3-phase, residential subdivision located in Salado's ETJ. The Village's engineer provided a letter indicating the concept plan is in conformance with all requirements of the Subdivision Ordinance except for Section 3.1(o) Street/Block Length for this stage of review. The applicant received waivers to the Street/Block Length from the Board of Aldermen at its 10/6/2016 meeting. The Village has received concurrence from the Bell County Engineer's office.

Utilities:

Water services will be provided by Salado Water Supply Corporation through a 6-inch water line. The applicant is proposing on-site sewage facilities for all lots in the subdivision, and the Village has received a concurrence letter from the Bell County Public Health Department (note: each site to be individually reviewed by Health Department at time of proposed home construction).

A Homeowners Association will be formed to own and maintain proposed drainage flumes, channels, detention ponds, and surrounding areas. The Village will receive a copy of the HOA covenants for each phase, verifying that all drainage areas will be owned and maintained by the HOA and not the Village, prior to each plat recordation.

Parkland:

No parkland dedication or fees are proposed for this subdivision, as it is outside the city limits.

FISCAL IMPACT: n/a

ATTACHMENTS:

- Location Map
- Proposed Concept Plan
- Engineer's Final Review Letter

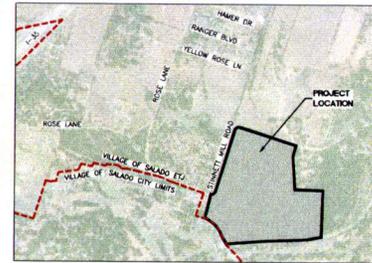
Location Map



1325 ROSE LAKE
SALADO, TX 78571
SHAD S. ETLER
STEPHANIE S. REIBERT

10764 STINNETT MILL RD.
SALADO, TX 78571
BILLY BRUCE DUNLAP

10736 STINNETT MILL RD.
SALADO, TX 78571
LAURIE L. FLEET



SITE VICINITY MAP SCALE = 1"=1000'

DEVELOPMENT STATISTICS:

TOTAL RESIDENTIAL LOTS: (PROPOSED ZONING SF-21)	77 LOTS
BLOCK 1:	9 LOTS
BLOCK 2:	14 LOTS
BLOCK 3:	12 LOTS
BLOCK 4:	11 LOTS
BLOCK 5:	5 LOTS
BLOCK 6:	7 LOTS
BLOCK 7:	19 LOTS
TRACT A:	0.21 ACRES
TRACT B:	0.25 ACRES
TRACT C:	0.29 ACRES

COMMUNITY PARK:	0.59 ACRES
CUL-DE-SAC RADIUS:	40.5' BOC
RIGHT-OF-WAY WIDTH:	50'
STREET WIDTH:	28' BOC TO BOC

DEVELOPMENT TIMELINE:

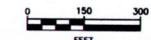
- PHASE I - UNDER CONSTRUCTION
- PHASE II - PROJECTED TO COMMENCE LATE 2016
- PHASE III - PROJECTED TO COMMENCE IN 2017

LEGEND:

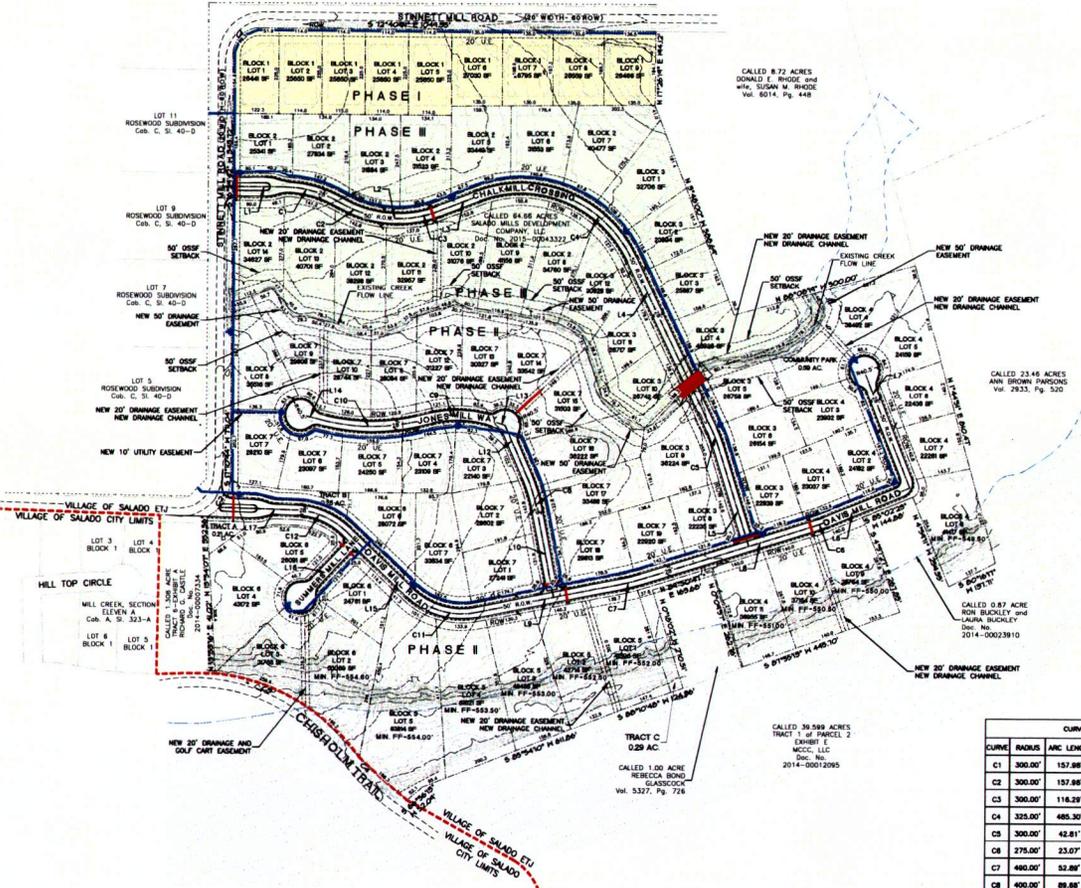
- NEW STANDARD FIRE HYDRANT
- PROPOSED 6" WATER MAIN
PROVIDER: SALADO WATER SUPPLY CORPORATION
- PROPOSED STORM SEWER
- FEMA 100-YR FLOODPLAIN
- PHASE I DEVELOPMENT
(UNDER CONSTRUCTION)
- PHASE II DEVELOPMENT
- PHASE III DEVELOPMENT

NOTES:

1. SALADO MILLS SUBDIVISION IS IN COMPLIANCE WITH THE EFFECTIVE TRANSPORTATION, FUTURE LAND USE AND FUTURE TRAILS SYSTEM PLANS FOR THE VILLAGE OF SALADO.
2. ALL PARCELS WITHIN THE FLOOD HAZARD ARE ZONE MAY REQUIRE PERMITTING, AS ZONES ARE A ZERO-RISE AREA AND THE PLACEMENT OF FILL IS PROHIBITED.



Date: _____ Revisions _____
(Remarks)



LINE TABLE: ROAD CENTERLINE

LINE	BEARING	DISTANCE
L1	S72° 48' 18" E	156.41'
L2	S57° 44' 16" E	0.96'
L3	N86° 06' 53" E	110.79'
L4	S08° 18' 42" E	494.89'
L5	N07° 06' 13" W	278.67'
L6	N85° 02' 21" E	242.47'
L7	N04° 44' 43" W	329.90'
L8	S58° 50' 47" W	488.75'
L9	N83° 58' 08" W	383.58'
L10	N06° 01' 51" E	237.20'
L11	N06° 46' 53" W	145.12'
L12	N54° 02' 48" W	32.25'
L13	N86° 03' 28" W	38.52'
L14	S52° 27' 16" E	87.47'
L15	N29° 22' 32" E	233.19'
L16	S80° 37' 28" W	208.08'
L17	N71° 10' 08" W	203.68'

CURVE TABLE: ROAD CENTERLINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	157.88'	156.16'	S57° 44' 08" E	30.17°
C2	300.00'	157.88'	156.16'	S57° 44' 07" E	30.17°
C3	300.00'	116.25'	109.87'	S83° 21' 12" E	21.06°
C4	325.00'	485.30'	441.45'	S51° 06' 28" E	85.55°
C5	300.00'	42.81'	42.78'	S04° 14' 31" E	8.17°
C6	275.00'	23.07'	23.08'	S87° 26' 03" E	4.81°
C7	460.00'	52.88'	52.87'	N87° 03' 41" W	6.18°
C8	400.00'	88.88'	88.49'	N07° 23' 31" W	12.85°
C9	300.00'	167.35'	165.19'	N79° 04' 36" W	31.96°
C10	325.00'	242.78'	241.88'	N72° 43' 23" W	28.60°
C11	200.00'	190.57'	183.44'	N06° 40' 30" W	54.58°
C12	200.00'	145.89'	142.87'	N09° 16' 19" W	41.79°

DRAWING STATUS

THIS DRAWING HAS BEEN CHECKED BY THE ARCHITECT AND ENGINEER FOR CONFORMANCE WITH THE PROFESSIONAL SEAL AND EXERCISE OF THE PROFESSION OF ARCHITECTURE AND ENGINEERING. THE ARCHITECT AND ENGINEER ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

DATE: 9-16-16

SALADO MILLS SUBDIVISION SUB SITE DEVELOPMENT

EXTRA-EXTRATERRITORIAL JURISDICTION OF SALADO, TEXAS



CLARK & FULLER

CIVIL ENGINEERING AND ARCHITECTURE

1711 New Mexico Street, Suite 100, Salado, TX 78571

281.851.8888

CONCEPT PLAN

Project No: 151631.00
 Date: 9-16-16
 Drawn By: LWF
 Designed By: MLC



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Temple
One South Main Street
Temple, Texas 76501
(254) 773-3731

RICK N. KASBERG, P.E.
R. DAVID PATRICK, P.E., CFM
THOMAS D. VALLE, P.E.
GINGER R. TOLBERT, P.E.
ALVIN R. "TRAE" SUTTON, III, P.E., CFM

Georgetown
1008 South Main Street
Georgetown, Texas 78626
(512) 819-9478

September 28, 2016

Ms. Chrissy Lee
Village of Salado
P. O. Box 219
Salado, Texas 76571

Re: Salado Mills Subdivision
Concept Plan
Salado, Texas

Dear Ms. Lee:

We have completed our second review of the referenced Concept Plan which we received on September 19, 2016. The following is a summary of our comments for the applicant with regards to the Concept Plan:

- Please provide a letter from Bell County Engineers Office regarding their concurrence with the proposed street configuration as well as having all of their comments addressed.
- Chalk Mill Crossing (Block 2 and Block 3) and Davis Mill Road (Block 4 and Block 5) exceed the maximum block (or street segment) length of 1,200' as specified in Section 3.1o of the Village of Salado Subdivision Ordinance.

Although this submittal is for the Concept Plan, additional information was provided which would be pertinent to the review of the Construction Plat. The following comments are made with regards to the Construction Plat for the future phases, but will not reflect on the review process of the Concept Plan:

- Please verify with the Bell County Health Department that Block 7, Lots 6-13 and Block 6, Lot 7 are buildable lots that will conform to the requirements listed for ½ acre residential lots including on-site septic facility placement.
- Please contact the Village of Salado Planning Coordinator, Chrissy Lee, (254) 947-5060, regarding annexation of this property into the Village of Salado.
- The adequacy of Stinnett Mill Road will need to be evaluated for the traffic generated by the proposed development.

Ms. Kim Foutz
September 28, 2016
Page Two

Please note that some of the comments which are applicable to the Construction Plat only may ultimately have impacts on the Concept Plan.

If you have any questions or comments, please call or email.

Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Simcik". The signature is fluid and cursive, with a large initial "J" and "S".

John A. Simcik, P.E., C.F.M.

xc: 2002-105

Mr. Monty Clark, PE, Clark & Fuller
Mr. Chuck Lucko, RPLS, All County Surveying, Inc.
Mr. Stephen Eubanks, Bell County Engineer's Office
Mr. Michael Jahns, Bell County Health Department
Mayor Skip Blancett, Village of Salado
Mr. Ricky Preston, Salado Water Supply