



REGULAR BOARD OF ALDERMEN MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH - SALADO, TEXAS
DECEMBER 6, 2018 – 6:30 P.M.

AGENDA

CALL TO ORDER DECEMBER 6, 2018 AT 6:30 P.M.

CALL OF ROLL CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

CITIZENS COMMUNICATIONS

THE BOARD OF ALDERMEN WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN NOT ON THE AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE (3) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD. SPEAKERS WILL HAVE ONE (1) OPPORTUNITY TO SPEAK DURING THIS TIME-PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR ALDERMEN CONSIDERATION.

1. CONSENT AGENDA

APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF NOVEMBER 15, 2018.

2. STATUS REPORTS

(A) VILLAGE ADMINISTRATOR'S STATUS REPORT

- WASTEWATER PROJECT UPDATE
 - SALADO PLAZA DRIVE IMPROVEMENT PROJECT
 - CHURCH STREET ROAD IMPROVEMENT PROJECT
 - CHRISTMAS STROLL
 - SALADO ISD PROPERTY ANNEXATION
- (B) SALADO POLICE CHIEF STATUS REPORT
- CALLS FOR SERVICE
 - CITIZENS ON PATROL PROGRAM
 - SALADO POLICE RESERVE PROGRAM
- (C) SALADO FIRE CHIEF STATUS REPORT
- CALLS FOR SERVICE
- (D) TOURISM DIRECTOR'S REPORT
- SALADO MARKETING PLAN UPDATE

3. PUBLIC HEARINGS AND POSSIBLE ACTION

- (A) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE CATEGORY OF APPROXIMATELY 8.44 ACRES IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, FROM PUBLIC (MUNICIPAL) WITHIN THE VILLAGE'S HISTORIC DISTRICT TO PARKS WITHIN THE VILLAGE'S HISTORIC DISTRICT; PROVIDING FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE CATEGORY OF APPROXIMATELY 1.18 ACRES IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, FROM RETAIL WITHIN THE VILLAGE'S HISTORIC DISTRICT TO PARKS; PROVIDING FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)

- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE OFFICIAL ZONING ORDINANCE CREATING A ZONING DISTRICT FOR PUBLIC FACILITIES AND AMENDING THE USE REGULATIONS CHART; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING CONFLICTING RESOLUTIONS AND ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)
- (D) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE OFFICIAL ZONING ORDINANCE CREATING A ZONING DISTRICT FOR PRIVATE RECREATION AND AMENDING THE USE REGULATIONS CHART; REPEALING ANY ORDINANCE IN CONFLICT THEREWITH, PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE. (VILLAGE ADMINISTRATOR)
- (E) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE OFFICIAL ZONING ORDINANCE AMENDING SECTION 5 DEFINITIONS; PROVIDING FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING ANY ORDINANCE IN CONFLICT THEREWITH; PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)

4. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED PURCHASE OF GRINDER PUMPS FOR THE SALADO WASTEWATER SYSTEM. (VILLAGE ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING AMENDMENT NO. 6 (CHURCH STREET RECONSTRUCTION) OF THE CONTRACT WITH MCLEAN CONSTRUCTION OF KILLEEN, TEXAS RELATING TO CONSTRUCTION OF THE SALADO WASTEWATER COLLECTION SYSTEM. (VILLAGE ADMINISTRATOR)

- (C) DISCUSS AND CONSIDER POSSIBLE ACTION APPOINTING DAVID HAYS TO THE VILLAGE OF SALADO TOURISM ADVISORY BOARD. (VILLAGE ADMINISTRATOR)
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO DEVELOP AND IMPLEMENT A VILLAGE OF SALADO LEADERSHIP ACADEMY. (VILLAGE ADMINISTRATOR)
- (E) DISCUSS AND CONSIDER POSSIBLE ACTION ACCEPTING THE RESIGNATION OF SALADO POLICE CHIEF RICK ASHE. (VILLAGE ADMINISTRATOR)

ADJOURNMENT

THE BOARD OF ALDERMEN MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on November 29, 2018, at 6:30 p.m.



Cara McPartland, City Secretary

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, Village Administrator, at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call 512-272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

BOA Agenda Item Form



Date Submitted: November 29, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: CONSIDER APPROVAL OF
MINUTES OF THE NOVEMBER 15, 2018, 2018
REGULAR MEETING OF THE BOARD OF ALDERMEN

Funds Required:
Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow the board members to consider approval of the minutes of the November 15, 2018 Regular Meeting of the Board of Aldermen.

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
November 15, 2018 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:52 p.m. by Mayor Skip Blancett.

Gayle Blancett gave the Invocation and the Board of Aldermen led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, and Aldermen Andy Jackson and Michael Coggin. Alderman Michael McDougal was absent.

Salado High School Representative Present: Grace Barker

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, and Police Chief Rick Ashe

Citizens Communications

No citizen comments were heard.

1. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of November 1, 2018.
- B. Approval of the October 2018 Financial Statements for the Village of Salado.

Alderman Jackson moved to approve Consent Agenda Item 1A, as presented. Mayor Pro-tem Coachman seconded. Motion carried on a vote of 3-0.

Alderman Coggin moved to approve Consent Agenda Item 1B, as presented. Alderman Jackson seconded. Motion carried on a vote of 3-0.

2. Village Administrator's Status Report

- Wastewater Project Update

Village Administrator Ferguson reported collection system crews are finished installing mains on the east side of Main Street and work continues on the two lift stations. He stated repairs on Church Street will begin November 28, 2018. He anticipated completion of the collection system in mid-December 2018 and the treatment plant in mid-January 2019. He advised a Request for Proposals (RFP) will be issued next week for treatment plant operations.

- Sales Tax Collections for the Village of Salado

Village Administrator reported that the Village's November sales tax check, representing September collections, totaled almost \$45,000, up three percent (3%) from the same period last year. He noted this is the largest November check in the Village's history. Year-to-date collections total approximately \$85,600, up about fifteen percent (15%) from the same period last year and running well ahead of budget. He advised the Village of Salado has received around \$6,100,000 in sales tax collections since its incorporation.

- Preparations for Christmas Stroll

Village Administrator Ferguson reported TxDOT has been notified of the Stroll Parade. Salado Police Department will be providing parade traffic control. He stated that three light towers will be placed at key pedestrian traffic locations to enhance safety. He noted that more officers will be working this year and parking at the Salado Civic Center lot will be encouraged. Extra trolley carts will be used as shuttles.

In addition, Village Administrator Ferguson spoke on completion of a streets assessment and upcoming recommendations from the Street Improvement Committee for later consideration by the Board. Due to groundwater intrusion and overweight vehicles, he advised that Salado Plaza Drive is scheduled to be patched with concrete, rather than asphalt, with work to begin the week after the Thanksgiving holiday.

In response to Mayor Blancett's inquiries, Village Administrator Ferguson reported that Scottish Games events were well-attended and well-organized; Church Street repairs are estimated to cost approximately \$57,000-58,000; and the Salado Plaza Drive concrete patch is estimated to cost around \$4,000.

3. Discussion and Possible Action

- A. Discuss and consider possible action regarding a Salado ISD petition requesting annexation of the Salado ISD properties located on Williams Road and Salado School Road. (*Village Administrator*)

Village Administrator Ferguson stated that Salado ISD is still working on finalizing certain documents and legal descriptions for the subject properties listed in Agenda Items 3A, 3B, and 3C, with no action required at this time. As such, the Board will consider action on these items at its meeting on December 6, 2018.

- B. Discuss and consider possible action regarding the proposed annexation of the Salado School Road right-of-way from West Village Road to Thomas Arnold Road. (*Village Administrator*)

As previously stated (*see Agenda Item 3A*), Village Administrator Ferguson explained that no action needs to be taken at this time.

- C. Discuss and consider possible action regarding the proposed annexation of the Williams Road right-of-way from West Village Road to FM 2484. (*Village Administrator*)

As previously stated (*see Agenda Item 3A*), Village Administrator Ferguson explained that no action needs to be taken at this time.

- D. Discuss and consider possible action regarding a proposed agreement with Jeff Booker to provide fire plan review and fire inspection services for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson highlighted key provisions in the proposed professional services agreement that would allow Mr. Booker to perform plan reviews and conduct inspections for new construction to ensure compliance with the International Fire Code. He noted that costs incurred for these services will be passed through to the building permit holder.

Alderman Coachman moved to approve the agreement, as presented. Alderman Jackson seconded. Motion carried on a vote of 3-0.

4. Workshop

- A. Discuss and consider issues relating to the Village of Salado Wastewater System including, but not limited to, the acquisition of grinder pumps, establishment of monthly service rates and a potential customer rebate program. (*Village Administrator*)

Village Administrator Ferguson spoke on an upcoming RFP issuance for treatment plant operations; review of RFP responses to be conducted by Village Administrator Ferguson and Alderman Jackson; sole source acquisition of grinder pumps; plumber certification program for those plumbers installing grinder pumps; updating of water usage for proposed system rates presentation in January 2019; residential volumetric rates based on winter-averaging; commercial volumetric rates based on annual averaging; Bell County Health District's allowance of 12-month grace period for decommissioning of on-site septic; finalization of system specifications; preparation of a customer information package; and upcoming informational meetings to educate customers and plumbers.

Discussion addressed: billing of wastewater customers (to be handled internally); enforcement measures for mandatory connection; comparison of anticipated rates to surrounding area cities; initial and future available capacity, including treatment plant upgrade options; the Village's response regarding possible extension of service to certain areas such as the Holiday Inn; seed material for treatment plant start-up; purpose of impact fees and strict requirements on how such fees can be held and spent; direct/indirect benefits to taxpayers who voted in favor of wastewater bonds (such as increased property values and increased sales tax collections); and scope of decommissioning/remediation of old Stagecoach plant and associated costs.

- B. Discuss and consider issues relating to a proposal to fund improvements to the audio system in the Board Room of the Salado Municipal Building. (*Village Administrator*)

Village Administrator Ferguson expressed appreciation to John Newman and a highly qualified local audio company for their generous assistance in acquiring and funding an improved audio

system that will help both the public in general and the hearing-disabled to hear meetings more clearly. Specific features of the proposed systems were detailed, including push-to-talk microphones, speakers, amplification, system portability, and digital recording. Discussion addressed the importance of transparency and possible streaming. Village Administrator Ferguson advised that a proposal will be presented to the Board in December.

C. Discuss and consider issues relating to a proposed Salado Police Department Holiday Package Protection Program. (*Village Administrator*)

Village Administrator Ferguson spoke of similar programs implemented in surrounding cities and described the drop-off and controlled delivery process. Discussion addressed manpower issues, potential liability to the Village, secure location for drop-off/delivery, and lack of time necessary to adequately address some of these issues and challenges before the program needs to be implemented for the 2018 Christmas holiday season. Discussion generally agreed to revisit development of this program for the 2019 Christmas holiday season.

D. Discuss and consider issues relating to the development of a Village of Salado Leadership Academy. (*Village Administrator*)

Village Administrator Ferguson provided details on the proposed development of a leadership academy in order to engage and educate local residents, including frequency of classes, certain activities involving administration, police/fire, municipal court, planning/permitting, boards/commissions, and involvement of other local governmental entities such as Salado ISD. He emphasized comprehensive hands-on activities as opposed to classroom presentations. He noted that the Board would approve the curriculum and scheduling. Discussion agreed to pursue development of a leadership academy at the Board's next meeting on December 6, 2018. There was brief discussion of the Board's December and January meeting schedule.

Adjournment

Salado High School Representative Grace Barker moved to adjourn. Alderman Jackson seconded. Mayor Blancett called the meeting adjourned at 8:22 p.m.

Recorded by:
Cara McPartland

These minutes approved on the ____ of December, 2018.

APPROVED:

Skip Blancett, Mayor

ATTEST:

Cara McPartland, City Secretary

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: VILLAGE ADMINISTRATOR'S
STATUS REPORT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Wastewater Project Update
- Salado Plaza Drive Road Improvement Project
- Church Street Road Improvement Project
- Christmas Stroll
- Salado ISD Property Annexation

BOA Agenda Item Form



Date Submitted: November 29, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: SALADO POLICE CHIEF
STATUS REPORT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Calls For Service
- Citizens On Patrol Program
- Salado Police Reserve Program

BOA Agenda Item Form



Date Submitted: November 29, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: SALADO FIRE CHIEF
STATUS REPORT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Calls For Service

BOA Agenda Item Form



Date Submitted: November 29, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: SALADO TOURISM
DIRECTOR STATUS REPORT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Salado Marketing Plan update

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested December 6, 2018

Project/Proposal Title: HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE FUTURE LAND USE PLAN FOR A PROPERTY KNOWN AS PACE PARK

Council Action Requested:

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance amending the Village of Salado's Future Land Use Plan for a property known as Pace Park.

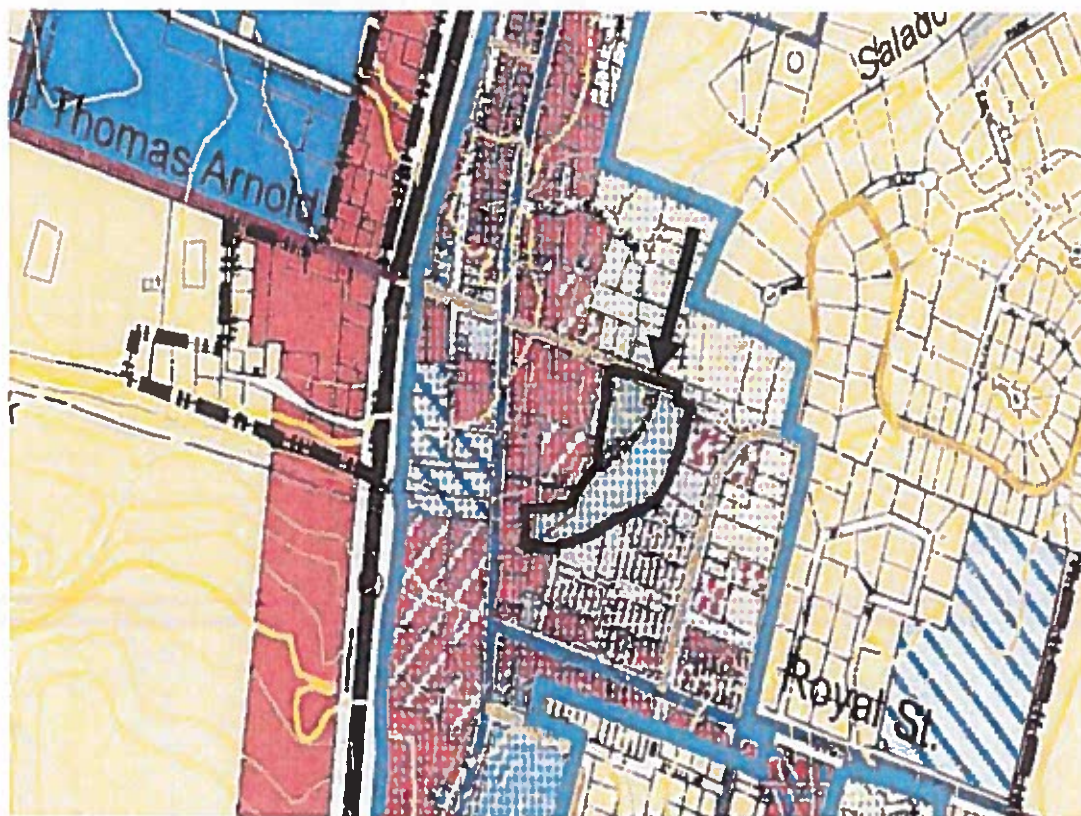
While the Parks and Recreation Plan in the 2004 Comprehensive Plan calls out Pace Park as being a Public Park, the Future Land Use Plan, which is a component of the Comprehensive Plan, has it listed with a future land use of Public (Municipal) within the Village's Historic District. It is staff's goal to clean-up the Future Land Use Plan in an effort to make it consistent with the Comprehensive Plan. Staff then plans to bring this property back to the Commission for a rezoning recommendation at a future date to make the zoning on the property consistent with the use.

Notification of the Public Hearing was published in the Salado Village Voice on November 8, 2018. To date, staff has received no feedback regarding the request.

Staff recommends that the property, known as Pace Park, have a Future Land Use of Parks.

Attached is a copy of the portion of Future Land Use Plan showing the subject property, and the proposed ordinance amending Future Land Use Plan.

On November 27, 2018, the Planning and Zoning Commission held a public hearing on the proposed amendment to the Future Land Use Plan. Afterwards, the Commission unanimously voted to recommend approval of the proposed amendment.



ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE CATEGORY OF APPROXIMATELY 8.44 ACRES IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, FROM PUBLIC (MUNICIPAL) WITHIN THE VILLAGE'S HISTORIC DISTRICT TO PARKS WITHIN THE VILLAGE'S HISTORIC DISTRICT; PROVIDING FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING.

WHEREAS, the Village is a Type A General Law municipality in the State of Texas; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Village has general authority to adopt an ordinance or police regulation that is for the good government, peace, or order of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, an application has been made to the Village for the purpose of amending the Comprehensive Plan – Future Land Use Map.

WHEREAS, the Board of Alderman has submitted the proposed Comprehensive Plan amendment to the Planning and Zoning Commission for its consideration at a public hearing and for its recommendation or report; and

WHEREAS, public notice of such hearing was accomplished in accordance with Chapter 211 of the Texas Local Government Code and the Village's Code of Ordinances through newspaper publication; and

WHEREAS, the Planning and Zoning Commission, at a meeting on November 27, 2018, held the required public hearing and submitted a recommendation of approval to the Board of Aldermen for the requested Comprehensive Plan amendment; and

WHEREAS, the Board of Aldermen, at a meeting on December 6, 2018, held an additional public hearing prior to acting on the requested Comprehensive Plan amendment.

Now, therefore, be it ordained by the Board of Aldermen of the Village of Salado, Texas, that:

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The Board of Alderman hereby finds that this Ordinance implements the vision, goals, and policies of the Village of Salado's Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the Comprehensive Plan and the Village's Zoning Ordinance.

Ordinance Number: _____

Page 1 of 3

Description: PACE PARK COMP PLAN AMENDMENT

Date Approved: _____

Exhibits A Attached

Section 2. The Comprehensive Plan – Future Land Use Map category for the subject site is hereby amended from Public (Municipal) within the Historic District to the Parks category within the Historic District, in accordance with the attached *Exhibit A* (Location Map) incorporated herein by reference.

Section 3. That the Comprehensive Plan of the Village of Salado shall remain in full force and effect, save and except as amended by this Ordinance.

Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by any applicable provision of Chapter 52 of the Texas Local Government Code.

Section 6. The Mayor is hereby authorized to sign this Ordinance and the Village Secretary to attest. This Ordinance shall become effective in accordance with the provisions of state law and the Code of Ordinances of the Village of Salado.

PASSED AND APPROVED this 6th day of December, 2018, by a vote of Ayes____ Nays ____
Abstain ____ of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO, TEXAS

Skip Blancett, Mayor

ATTEST:

Cara McPartland, Village Secretary

APPROVED AS TO FORM:

Village Attorney

Ordinance Number: _____

Page 2 of 3

Description: PACE PARK COMP PLAN AMENDMENT

Date Approved: _____

Exhibits A Attached

Page 3 of 3

Exhibits A Attached

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested December 6, 2018

Project/Proposal Title: HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE FUTURE LAND USE PLAN FOR A PROPERTY KNOWN AS SIRENA PARK

Council Action Requested:

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance amending the Village of Salado's Future Land Use Plan for a property known as Sirena Park.

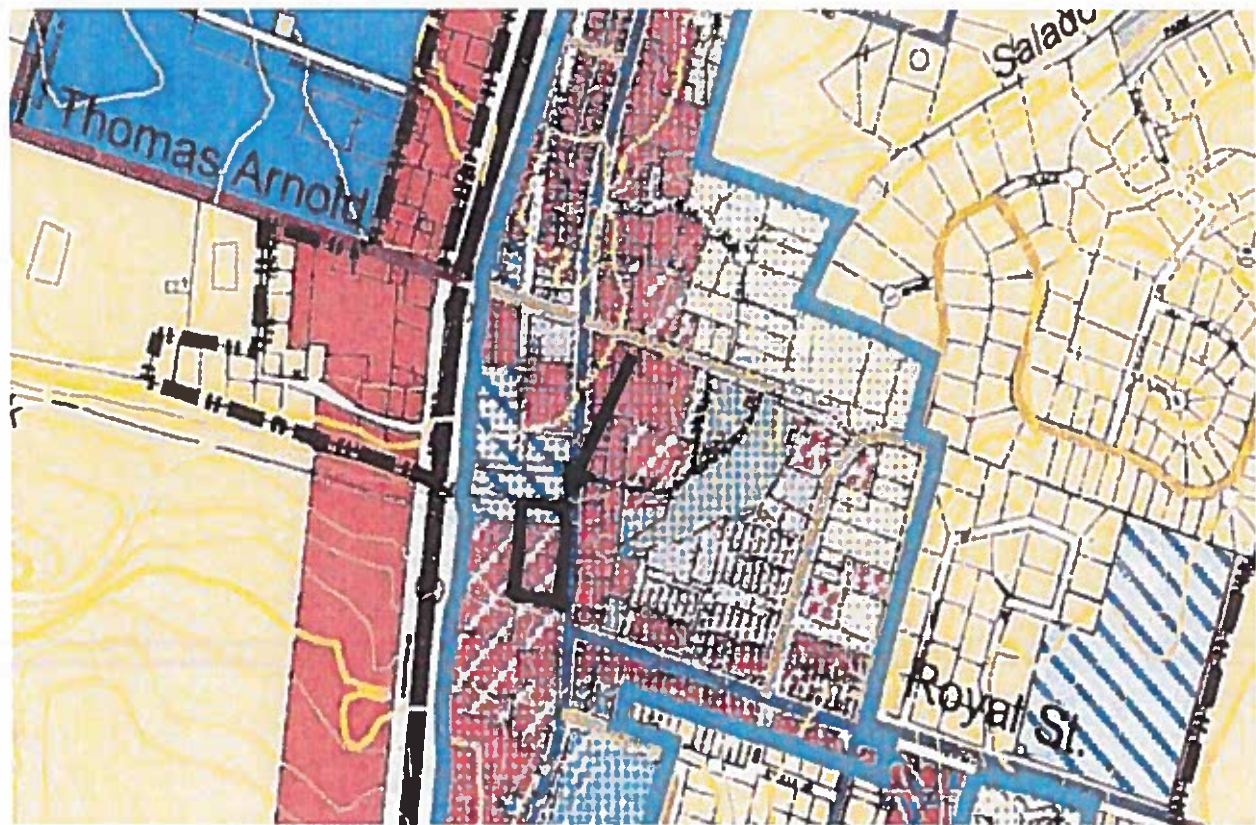
Sirena Park, which is located just north of the Stagecoach Inn, south of the Salado Creek, was acquired by the City and is home to the well-known Sirena Statue. In the Village of Salado's Comprehensive Plan, which was adopted in 2004, the Future Land Use component calls out this property as being Hotel/Inn. This is a dated classification and was designated as such because of the Stagecoach Inn being in this area, however, now that the Village owns the property, it is staff's intent to make the Future Land Use consistent with the use on the property, as well as bring it back in the future to make the zoning on the property consistent with use.

Notification of the Public Hearing was published in the Salado Village Voice on November 8, 2018. To date, staff has received no feedback regarding the request.

Staff recommends that the property, known as Sirena Park, have a Future Land Use of Parks.

Attached is that portion of Future Land Use Plan showing the subject property, and the proposed ordinance amending the Future Land Use Plan.

On November 27, 2018, the Planning and Zoning Commission held a public hearing on the proposed amendment to the Future Land Use Plan. Afterwards, the Commission unanimously voted to recommend approval of the proposed amendment.



ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE CATEGORY OF APPROXIMATELY 1.18 ACRES IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, FROM RETAIL WITHIN THE VILLAGE'S HISTORIC DISTRICT TO PARKS; PROVIDING FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING.

WHEREAS, the Village is a Type A General Law municipality in the State of Texas; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Village has general authority to adopt an ordinance or police regulation that is for the good government, peace, or order of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, an application has been made to the Village for the purpose of amending the Comprehensive Plan – Future Land Use Map.

WHEREAS, the Board of Alderman has submitted the proposed Comprehensive Plan amendment to the Planning and Zoning Commission for its consideration at a public hearing and for its recommendation or report; and

WHEREAS, public notice of such hearing was accomplished in accordance with Chapter 211 of the Texas Local Government Code and the Village's Code of Ordinances through newspaper publication; and

WHEREAS, the Planning and Zoning Commission, at a meeting on November 27, 2018, held the required public hearing and submitted a recommendation of approval to the Board of Aldermen for the requested Comprehensive Plan amendment; and

WHEREAS, the Board of Aldermen, at a meeting on December 6, 2018, held an additional public hearing prior to acting on the requested Comprehensive Plan amendment.

Ordinance Number: _____

Page 1 of 4

Description: SIRENA PARK COMP PLAN AMENDMENT

Date Approved: _____

Exhibits A Attached

Now, therefore, be it ordained by the Board of Aldermen of the Village of Salado, Texas, that:

SECTION I.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The Board of Alderman hereby finds that this Ordinance implements the vision, goals, and policies of the Village of Salado's Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the Comprehensive Plan and the Village's Zoning Ordinance

SECTION II.

The Comprehensive Plan – Future Land Use Map category for the subject site is hereby amended from Retail to the Parks category, in accordance with the attached *Exhibit A* (Location Map) are incorporated herein by reference.

SECTION III.

That the Comprehensive Plan of the Village of Salado shall remain in full force and effect, save and except as amended by this Ordinance.

SECTION IV.

If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION V.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by any applicable provision of Chapter 52 of the Texas Local Government Code.

SECTION VI.

The Mayor is hereby authorized to sign this Ordinance and the Village Secretary to attest. This Ordinance shall become effective in accordance with the provisions of state law and the Code of Ordinances of the Village of Salado.

Ordinance Number: _____

Page 2 of 4

Description: SIRENA PARK COMP PLAN AMENDMENT

Date Approved: _____

Exhibits A Attached

PASSED AND APPROVED this 6th day of December, 2018, by a vote of Ayes____ Nays ____
Abstain ____ of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO, TEXAS

Skip Blancett, Mayor

ATTEST:

Cara McPartland, Village Secretary

APPROVED AS TO FORM:

Village Attorney

Ordinance Number: _____

Page 3 of 4

Description: SIRENA PARK COMP PLAN AMENDMENT

Date Approved: _____

Exhibits A Attached

Page 4 of 4

Exhibits A Attached

Date Approved: _____

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested December 6, 2018

Project/Proposal Title: HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE ESTABLISHING A PUBLIC FACILITIES (PF) ZONING DISTRICT

Council Action Requested:

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance establishing a Public Facilities (PF) zoning district.

The Village's Comprehensive Plan, which was adopted in 2004, has multiple sections referencing the Village's Public Facilities, however, there is no such zoning district in the Zoning Ordinance today to accommodate those uses. Public Facilities are those uses that would be consistent with Publicly owned and/or operated properties, such as parks, government offices and facilities, schools, etc.

This zoning district would still be required to comply with all parking, landscaping and impervious cover limitations set forth in the Code, however, there is a need to specify and clean up zoning of some properties throughout the Village in an effort to make the uses on the property consistent with zoning. In the future, staff will be bringing back zoning cases for both Pace and Sirena Parks in an effort to make those uses consistent with an appropriate zoning district.

Notification of the Public Hearing was published in the Salado Village Voice on November 8, 2018. To date, staff has received no feedback regarding the request.

On November 27, 2018, the Planning and Zoning Commission held a public hearing on the proposed zoning district. Afterwards, the Commission unanimously voted to recommend creation of the Public Facilities (PF) zoning district.

Attached are the proposed Public Facilities (PF) zoning district regulations along with the proposed ordinance establishing the new zoning district.

Staff recommends approval as presented.

Section 3.14 – PF, Public Facilities

- A. General Purpose and Description:** The PF, Public Facilities District is to provide a location for government owned and/or operated uses and other public or quasi-public facility operations. These may include schools, public parks, government offices, and other related uses, but would not include Private Recreation, industrial facilities or storage yards. The PF District shall contain uses that are allowed in both residential and non-residential districts.
- B. Permitted Uses:** Those uses listed for the PF, Public Facilities District in Section 4.1 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.17.
- C. Area Regulations**
 - 1. Size of Lots**
 - a. Minimum Lot Area – None.**
 - b. Minimum Lot Width – None.**
 - c. Minimum Lot Depth – None.**
 - 2. Size of Yards:**
 - a. Minimum Front Yard – Twenty-Five (25) Feet.**
 - b. Minimum Side Yard – Fifteen (15) feet.**
 - c. Minimum Rear Yard – Twenty-Five (25) Feet.**
 - 3. Maximum Lot Coverage:**
- D. Parking**
 - a. Refer to Section 5.1, Off-Street Parking and Loading Regulations**
- E. Landscaping**
 - a. Refer to Section 5.2, Landscape Requirements**

EXHIBIT A

Permitted use by right

1. Civic/Conference Center
2. Park/and or Playground (Public)
3. Swimming Pool (Commercial)
4. Church/Place of Worship
5. Civic Club
6. Community Center (Municipal)
7. Fire Station
8. Franchised Private Utility
9. Government Building (Municipal, State or Federal)
10. Library (Public)
11. Non-Profit Activities by Church
12. Post Office (Governmental)
13. School, K through 12 (private)
14. School, K through 12 (public)
15. Museum

Permitted use with a Conditional Use Permit

1. Cemetery and/or Mausoleum
2. Electrical Transmission Line
3. Gas Transmission Line (Regulating Station)
4. Hospital (Acute Care/Chronic Care)
5. Sewage Pumping Station
6. Utility distribution/Transmission Lines
7. Antenna (non-commercial)
8. Wastewater Treatment Plant (Public)
9. Water Treatment Plant (Public)
10. Water Supply Facility (Elevated Water Storage)
11. Golf Course (Public)
12. Membership Sports
13. Airport
14. Train Facilities (Track, Station, Rail Yard, etc.)
15. Bus Station
16. Electrical Substation

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE OFFICIAL ZONING ORDINANCE CREATING A ZONING DISTRICT FOR PUBLIC FACILITIES AND AMENDING THE USE REGULATIONS CHART; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING CONFLICTING RESOLUTIONS AND ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING.

WHEREAS, the Village is a Type A General Law municipality in the State of Texas; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Village has general authority to adopt an ordinance or police regulation that is for the good government, peace, or order of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, on September 18, 2003, the Board adopted Ordinance No. 2003.12 establishing the official Zoning Ordinance for the Village of Salado; and

WHEREAS, on April 15, 2004, the Board adopted Ordinance No. 2004.06 adopting the Comprehensive Plan establishing a need for public facility and parks designations in the Zoning Ordinance;

WHEREAS, the Board now finds it reasonable and necessary to add an additional zoning classification for Public Facilities;

WHEREAS, the Planning and Zoning Commission, at a meeting on November 27, 2018, and the Board of Aldermen, at a meeting on December 6, 2018, held the required public hearings for the requested zoning district

WHEREAS, public notice of such public hearings was accomplished in accordance with State Law and Chapter 211 of the Texas Local Government Code and the City's Zoning Ordinance through newspaper publication;

WHEREAS, the regulations established by this Ordinance are in furtherance of the public interest, for the good government, peace, order, trade, and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village;

WHEREAS, the Board finds that the provisions of this Ordinance will serve to promote the public health, safety, morals, and general welfare; and

WHEREAS, parties in interest and citizens have had an opportunity to be heard regarding this Ordinance at a meeting of the Board, an agenda for which was posted at the Municipal Building more than seventy-two (72) hours prior to the respective hearings;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

The official zoning ordinance of the Village shall be amended to include the creation of a zoning district for public facilities with the following text:

Section 3.14 – PF, Public Facilities

- A. **General Purpose and Description:** The PF, Public Facilities District is to provide a location for government and other public or quasi-public facility operations. These may include publicly owned and/or operated schools, parks, government offices, and other related uses, but would not include Private Recreation, industrial facilities or storage yards. The PF District shall contain uses that are allowed in both residential and non-residential districts.
- B. **Permitted Uses:** Those uses listed for the PF, Public Facilities District in Section 4.1 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.17.
- C. **Area Regulations**
 - 1. **Size of Lots**
 - a. **Minimum Lot Area – None.**
 - b. **Minimum Lot Width – None.**
 - c. **Minimum Lot Depth – None.**
 - 2. **Size of Yards:**
 - a. **Minimum Front Yard – Twenty-Five (25) Feet.**
 - b. **Minimum Side Yard – Fifteen (15) feet.**
 - c. **Minimum Rear Yard – Twenty-Five (25) Feet.**
 - 3. **Maximum Lot Coverage:**
- D. **Parking**
 - 1. **Refer to Section 5.1, Off-Street Parking and Loading Regulations**
- E. **Landscaping**
 - 1. **Refer to Section 5.2, Landscape Requirements**

Further that **Section 4.1 Use Regulation (Charts)** of the official zoning ordinance of the Village shall be amended to include the uses for the Public Facilities (PF) zoning district as set forth in Exhibit A of this ordinance.

SECTION I

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The Board of Alderman hereby finds that this Ordinance implements the vision, goals, and policies of the Village of Salado's Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the Comprehensive Plan and the Village's Zoning Ordinance

SECTION II.

If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION III.

This Ordinance shall take effect immediately from and after its passage and publication as may be required by law.

SECTION IV.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION V.

The Mayor is hereby authorized to sign this Ordinance and the Village Secretary to attest. This Ordinance shall become effective in accordance with the provisions of state law and the Code of Ordinances of the Village of Salado.

PASSED AND APPROVED this 6th day of December, 2018, by a vote of Ayes ____
Nays ____ Abstain ____ of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO, TEXAS

Skip Blancett, Mayor

ATTEST:

Cara McPartland, Village Secretary

APPROVED AS TO FORM:

Village Attorney

Exhibit A

Section 4.1: Use Regulations (Charts) shall be amended to include the following uses for the PF, Public Facilities zoning district.

Permitted by right

1. Civic/Conference Center
2. Park/and or Playground (Public)
3. Swimming Pool (Commercial)
4. Church/Place of Worship
5. Civic Club
6. Community Center (Municipal)
7. Fire Station
8. Franchised Private Utility
9. Government Building (Municipal, State or Federal)
10. Library (Public)
11. Non-Profit Activities by Church
12. Post Office (Governmental)
13. School, K through 12 (private)
14. School, K through 12 (public)
15. Museum

Permitted with a Conditional Use Permit

1. Cemetery and/or Mausoleum
2. Electrical Transmission Line
3. Gas Transmission Line (Regulating Station)
4. Hospital (Acute Care/Chronic Care)
5. Sewage Pumping Station
6. Utility distribution/Transmission Lines
7. Antenna (non-commercial)
8. Wastewater Treatment Plant (Public)
9. Water Treatment Plant (Public)
10. Water Supply Facility (Elevated Water Storage)
11. Golf Course (Public)
12. Membership Sports
13. Airport
14. Bus Station
15. Train Facilities (Track, Station, Rail Yard, etc.)
16. Electric Substation

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested December 6, 2018

Project/Proposal Title: HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE ESTABLISHING A PRIVATE RECREATION (PR) ZONING DISTRICT

Council Action Requested:

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance establishing a Private Recreation (PR) zoning district.

The Village's Comprehensive Plan, which was adopted in 2004, calls out multiple properties as being designated for Private Recreation, however, in the Zoning Ordinance, there is no such zoning district. This zoning district would still be required to comply with all parking, landscaping, and impervious cover limitations set forth in the Code, however, there is a need to specify and clean up the zoning of some properties throughout the Village in an effort to make the zoning on the property consistent with uses. In the future, staff will bring back zoning cases for other properties that were called out in the Comprehensive Plan as Private Recreation.

Notification of the Public Hearing was published in the Salado Village Voice on November 8, 2018.

On November 27, 2018, the Planning and Zoning Commission held a public hearing on the proposed zoning district. Afterwards, the Commission voted 3-2 to recommend a Private Recreation (PR) zoning district not be created.

Attached are the proposed Private Recreation (PR) zoning district regulations along with the proposed ordinance establishing the new zoning district.

Staff recommends approval as presented.

Section 3.19 – PR, Private Recreation

- A. General Purpose and Description:** The PR, Private Recreation District is to provide a location for private recreation facilities, such as parks and/or playgrounds not owned or operated by a political subdivision, country clubs, golf courses, and other recreation activities not operated by a governmental entity.
- B. Permitted Uses:** Those uses listed for the PR, Private Recreation in Section 4.1 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.17.
- C. Area Regulations**
 - 1. Size of Lots**
 - a. Minimum Lot Area** – None.
 - b. Minimum Lot Width** – None.
 - c. Minimum Lot Depth** – None.
 - 2. Size of Yards:**
 - a. Minimum Front Yard** – Twenty-Five (25) Feet.
 - b. Minimum Side Yard** – Fifteen (15) feet.
 - c. Minimum Rear Yard** – Twenty-Five (25) Feet.
- D. Parking**
 - a.** Refer to Section 5.1, Off-Street Parking and Loading Regulations
- E. Landscaping**
 - a.** Refer to Section 5.2, Landscape Requirements

EXHIBIT A.

Permitted use by right

- 1. Amusement Services (Indoors)**
- 2. Country Club (Private)**
- 3. Dinner Theatre**
- 4. Driving Range**
- 5. Golf Course (Miniature)**
- 6. Golf Course (Private)**
- 7. Health Club (Physical Fitness)**
- 8. Membership Sports**
- 9. Museum**
- 10. Park (Private or Public)**
- 11. Swimming Pool (Commercial)**
- 12. Tennis Court (Private/not lighted)**
- 13. Theater (non-motion picture)**
- 14. Antenna (Non-commercial)**
- 15. Church/Place of Worship**
- 16. Civic Club**
- 17. Fire Station**
- 18. Fraternal Organization, Lodge, or Union**
- 19. Franchised Private Utility (not listed)**
- 20. Membership Sports**

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE OFFICIAL ZONING ORDINANCE CREATING A ZONING DISTRICT FOR PRIVATE RECREATION AND AMENDING THE USE REGULATIONS CHART; REPEALING ANY ORDINANCE IN CONFLICT THEREWITH, PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village is a Type A General Law municipality in the State of Texas; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Village has general authority to adopt an ordinance or police regulation that is for the good government, peace, or order of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, on September 18, 2003, the Board adopted Ordinance No. 2003.12 establishing the official Zoning Ordinance for the Village of Salado; and

WHEREAS, on April 15, 2004, the Board adopted Ordinance No. 2004.06 adopting the Comprehensive Plan establishing a need for public facility and parks designations in the Zoning Ordinance;

WHEREAS, the Board now finds it reasonable and necessary to add an additional zoning classification for Private Recreation;

WHEREAS, the Planning and Zoning Commission, at a meeting on November 27, 2018, and the Board of Aldermen, at a meeting on December 6, 2018, held the required public hearings for the requested zoning district

WHEREAS, public notice of such public hearings was accomplished in accordance with State Law and Chapter 211 of the Texas Local Government Code and the City's Zoning Ordinance through newspaper publication;

WHEREAS, the regulations established by this Ordinance are in furtherance of the public interest, for the good government, peace, order, trade, and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village;

WHEREAS, the Board finds that the provisions of this Ordinance will serve to promote the public health, safety, morals, and general welfare; and

WHEREAS, parties in interest and citizens have had an opportunity to be heard regarding this Ordinance at a meeting of the Board, an agenda for which was posted at the Municipal Building more than seventy-two (72) hours prior to the respective hearings;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

The official zoning ordinance of the Village shall be amended to include the creation of a zoning district for private recreation with the following text:

Section 3.19 – PR, Private Recreation

- A. General Purpose and Description: The PR, Private Recreation District is to provide a location for private recreation facilities, such as parks and/or playgrounds not owned or operated by a political subdivision, country clubs, golf courses, and other recreation activities not operated by a governmental entity.
- B. Permitted Uses: Those uses listed for the PR, Private Recreation in Section 4.1 (Use Charts) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in Section 3.17.
- C. Area Regulations
 - 1. Size of Lots
 - a. Minimum Lot Area – None.
 - b. Minimum Lot Width – None.
 - c. Minimum Lot Depth – None.
 - 2. Size of Yards:
 - a. Minimum Front Yard – Twenty-Five (25) feet.
 - b. Minimum Side Yard – Fifteen (15) feet.
 - c. Minimum Rear Yard – Twenty-Five (25) feet.
- D. Parking
 - a. Refer to Section 5.1, Off-Street Parking and Loading Regulations
- E. Landscaping
 - a. Refer to Section 5.2, Landscape Requirements

Further, that **Section 4.1 Use Regulation (Charts)** of the official zoning ordinance of the Village shall be amended to include the uses for the Private Recreation (PR) zoning district, as set forth in *Exhibit A* of this ordinance.

SECTION I.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly

made a part hereof, as if copied verbatim. The Board of Alderman hereby finds that this Ordinance implements the vision, goals, and policies of the Village of Salado's Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the Comprehensive Plan and the Village's Zoning Ordinance

SECTION II.

If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION III.

This Ordinance shall take effect immediately from and after its passage and publication as may be required by law.

SECTION IV.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION V.

The Mayor is hereby authorized to sign this Ordinance and the Village Secretary to attest. This Ordinance shall become effective in accordance with the provisions of state law and the Code of Ordinances of the Village of Salado.

PASSED AND APPROVED this 6th day of December, 2018, by a vote of Ayes ____
Nays ____ Abstain ____ of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO, TEXAS

Skip Blancett, Mayor

ATTEST:

Cara McPartland, Village Secretary

APPROVED AS TO FORM:

Village Attorney

Exhibit A

Section 4.1: Use Regulations (Charts) shall be amended to include the following uses for the PR, Private Recreation zoning district.

Permitted by right

1. Amusement Services (Indoors)
2. Country Club (Private)
3. Dinner Theatre
4. Driving Range
5. Golf Course (Miniature)
6. Golf Course (Private)
7. Health Club (Physical Fitness)
8. Membership Sports
9. Museum
10. Park (Private or Public)
11. Swimming Pool (Commercial)
12. Tennis Court (Private/not lighted)
13. Theater (non-motion picture)
14. Antenna (Non-commercial)
15. Church/Place of Worship
16. Civic Club
17. Fire Station
18. Fraternal Organization, Lodge, or Union
19. Franchised Private Utility (not listed)
20. Membership Sports

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested December 6, 2018

Project/Proposal Title: HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE AMENDING THE DEFINITION OF PRIVATE RECREATION FACILITY OR PRIVATE PARK

Council Action Requested:

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance amending the definition of a Private Recreation Facility or Private Park in the Zoning Code.

Currently, the way the definition for Private Recreation Facility or Private Park reads, it is limited to those operations that operate as a private recreation facility. Currently, the way the definition reads, a private recreation facility does not allow for day passes or for the general public to access it without being an exclusive member. Staff's position is that if the latter portion of the definition was to be omitted, it would still serve its purpose, while also allowing for more flexibility for the owners of this type of facility. Below is the proposed definition amendment:

Private Recreation Facility or Private Park: A recreation facility, park or playground which is not owned or operated by a political subdivision, ~~and which is operated for the exclusive use of private residents or neighborhood groups and their guests and not for use by the general public.~~

Notification of the Public Hearing was published in the Salado Village Voice on November 8, 2018.

On November 27, 2018, the Planning and Zoning Commission held a public hearing on the proposed definition change. Afterwards, the Commission voted 3-2 to recommend approval of the definition change, as presented.

Attached is a copy of the proposed ordinance changing the definition of Private Recreation Facility or Private Park.

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE OFFICIAL ZONING ORDINANCE AMENDING SECTION 5 DEFINITIONS ; PROVIDING FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING ANY ORDINANCE IN CONFLICT THEREWITH; PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING.

WHEREAS, the Village is a Type A General Law municipality in the State of Texas; and

WHEREAS, on September 18, 2003, the Board adopted Ordinance No. 2003.12 establishing the official Zoning Ordinance for the Village of Salado;

WHEREAS, the Board has identified the need to amend the definition for private recreation facility or private park in Section 5 Definitions of the Zoning Ordinance;

WHEREAS, the Planning and Zoning Commission, at a meeting on November 27, 2018, and the Board of Aldermen, at a meeting on December 6, 2018, held the required public hearings for the requested definition change;

WHEREAS, public notice of such public hearings was accomplished in accordance with State Law and Chapter 211 of the Texas Local Government Code and the City's Zoning Ordinance through newspaper publication;

WHEREAS, the regulations established or affected by this Ordinance amending the definition are in furtherance of the public interest, for the good government, peace, order, trade, and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village;

WHEREAS, the Board finds that the provisions of this Ordinance will serve to promote the public health, safety, morals, and general welfare; and

WHEREAS, parties in interest and citizens have had an opportunity to be heard regarding this Ordinance at a meeting of the Board, an agenda for which was posted at the Municipal Building more than seventy-two (72) hours prior to the respective hearings;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

Section 5 of the Village Code of Ordinances shall be amended to omit the struck-through text and read as the following:

Section 5.8 DEFINITIONS

230. Private Recreation Facility or Private Park: A recreation facility, park or playground which is not owned or operated by a political subdivision, ~~and which is operated for the exclusive use of private residents or neighborhood groups and their guests and not for use by the general public.~~

SECTION I

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The Board of Alderman hereby finds that this Ordinance implements the vision, goals, and policies of the Village of Salado's Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the Comprehensive Plan and the Village's Zoning Ordinance

SECTION II.

If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION III.

This Ordinance shall take effect immediately from and after its passage and publication as may be required by law. The Mayor is hereby authorized to sign this Ordinance and the Village Secretary to attest.

SECTION IV.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 6th day of December, 2018, by a vote of Ayes ____ Nays ____ Abstain ____ of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO, TEXAS

Skip Blancett, Mayor

ATTEST:

Cara McPartland, Village Secretary

APPROVED AS TO FORM:

Village Attorney

BOA Agenda Item Form



Date Submitted: November 29, 2018

Agenda Date Requested December 6, 2018

Project/Proposal Title: CONSIDER ACTION REGARDING THE PROPOSED PURCHASE OF GRINDER PUMPS FOR THE VILLAGE OF SALADO WASTEWATER SYSTEM

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider the proposed purchase of grinder pumps for the Salado Wastewater System.

A briefing on this agenda item will be presented to board members under separate cover in advance of the meeting for review and consideration.

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: CONSIDER ACTION REGARDING CONTRACT AMENDMENT NO. 6 WITH MCLEAN CONSTRUCTION RELATING TO CONSTRUCTION OF THE SALADO WASTEWATER COLLECTION SYSTEM

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding Contract Amendment No. 6 with McLean Construction (the "McLean") of Killeen, Texas, relating to construction of the Salado Wastewater Collection System.

Currently, the construction contract with McLean is due to expire on December 10th. The proposed contract amendment will extend expiration date of the construction contract with McLean Construction for a period of seventy (70) days. The additional days represent the rain days and days for delays encountered to address matters such as utility conflicts and wastewater line realignments.

There is no additional cost associated with the contract extension.

The contract amendment will allow McLean the extra time, if needed, to close out their initial scope of work under the contract and to initiate construction on the planned extension of wastewater service to the Salado ISD's schools. A subsequent contract amendment relating to the Salado ISD wastewater service extension will be presented to the Board of Aldermen early next month.

McLean expects to be completed with their initial scope of work by mid-December. Matous Construction is expected to complete construction of the new wastewater treatment plant in mid to late January 2019.

The Village staff recommends approval of Contract Amendment No. 6 with McLean Construction.

Contract Amendment No. 6 - Exhibit A

No.	Items	Additional Days
	<u>Rain</u>	
1	Total Rain Days (16 in October)	27
	<u>Owner Initiated</u>	
2	Additional Work to install 3" Fiber Optic Casing under IH35	4
3	Additional clearing, trimming, site visits with property owner, and adjustment to WWL D on West Village to relocate 3 Cleanouts to the front of Berumen Property.	5
4	Church Street Milling & Asphalt Inlay	3
5	Extension of WWL D2 on Thomas Arnold due to existing Waterline Conflict	2
6	Extension of WWL A on Church Street to allow gravity access to adjacent property scheduled for low pressure connection.	2
	<u>Other Delays</u>	
7	Underground Cable Conflicts on Main Street (Potholing Lines/Onsite Meetings with CenturyLink after Mislocates)	3
8	Existing Waterline Vertical Clearances on Royal Street	5
9	Potholing for Waterlines on Royal Street	2
10	Re-alignment for Royal Street Gravity and FM (WWL F)	10
11	Delay Due to Oncor Pull boxes Delivery on Royal Street and Additional Clearing Required along WWL G	5
12	Remove and Replace Section of Existing FM that is in conflict with New Line F WW Main	1
13	Existing Stagecoach WW Line crossing Main @ Royal Street (time to locate/spot to ensure bore did not encroach)	2
14	Existing Cable Conflict along Church Street. Adjusted FM alignment into roadway away from cable line not located by Century Link	1
15	Removal & Replacement of Trees and Irrigation within TxDOT ROW	3
	<u>General</u>	
16	Additional Depth of Rock within Alignments	10
17	Wet Well Manufacturer Delays after Submittal Completion	20

Total Days	105
Requested Extension	70
Original Completion Date	12/10/2018
Revised Completion Date	2/18/2019

Contract Amendment No. 6 - Exhibit A

No.	Items	Additional Days
	<u>Rain</u>	
1	Total Rain Days (16 in October)	27
	<u>Owner Initiated</u>	
2	Additional Work to install 3" Fiber Optic Casing under IH35	4
3	Additional clearing, trimming, site visits with property owner, and adjustment to WWL D on West Village to relocate 3 Cleanouts to the front of Berumen Property.	5
4	Church Street Milling & Asphalt Inlay	3
5	Extension of WWL D2 on Thomas Arnold due to existing Waterline Conflict	2
6	Extension of WWL A on Church Street to allow gravity access to adjacent property scheduled for low pressure connection.	2
	<u>Other Delays</u>	
7	Underground Cable Conflicts on Main Street (Potholing Lines/Onsite Meetings with CenturyLink after Mislocates)	3
8	Existing Waterline Vertical Clearances on Royal Street	5
9	Potholing for Waterlines on Royal Street	2
10	Re-alignment for Royal Street Gravity and FM (WWL F)	10
11	Delay Due to Oncor Pull boxes Delivery on Royal Street and Additional Clearing Required along WWL G	5
12	Remove and Replace Section of Existing FM that is in conflict with New Line F WW Main	1
13	Existing Stagecoach WW Line crossing Main @ Royal Street (time to locate/spot to ensure bore did not encroach)	2
14	Existing Cable Conflict along Church Street. Adjusted FM alignment into roadway away from cable line not located by Century Link	1
15	Removal & Replacement of Trees and Irrigation within TxDOT ROW	3
	<u>General</u>	
16	Additional Depth of Rock within Alignments	10
17	Wet Well Manufacturer Delays after Submittal Completion	20

Total Days	105
Requested Extension	70
Original Completion Date	12/10/2018
Revised Completion Date	2/18/2019

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: CONSIDER ACTION
APPOINTING DAVID HAYS TO THE TOURISM
ADVISORY BOARD

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- X Motion
- X Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action appointing David Hays with Stagecoach Inn to the Village of Salado Tourism Advisory Board.

If appointing, Mr. Hays will take the place of Sam Halabi who recently resigned from the Tourism Board.

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: CONSIDER ACTION
AUTHORIZING THE VILLAGE ADMINISTRATOR TO
DEVELOP AND IMPLEMENT A VILLAGE OF SALADO
LEADERSHIP ACADEMY

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action authorizing the Village Administrator to develop and implement a Village of Salado Leadership Academy.

Initial plans call for the Village to host a seven (7) week, hands on learning program designed to give citizens a streamlined but robust experience of the key departments of the Village. The academy will also serve as a way for Village staff and officials to learn from residents and gather face-to-face feedback about the Village's performance and services.

The concept of offering a leadership academy was discussed in a workshop session last month.

BOA Agenda Item Form



Date Submitted: November 30, 2018

Agenda Date Requested: December 6, 2018

Project/Proposal Title: CONSIDER ACTION
ACCEPTING THE RESIGNATION OF SALADO POLICE
CHIEF RICK ASHE

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action accepting the resignation of Salado Police Chief Rick Ashe.

Chief Ashe submitted his resignation on November 29th. He is leaving Salado to assume the position of Police Chief in the City of Kenedy, Texas. The Chief's resignation is effective December 28, 2018.

The Village staff recommends the Board accept the resignation of Salado Police Chief Rick Ashe.