



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

AGENDA

**4:00 P.M., TUESDAY, FEBRUARY 13, 2018
MUNICIPAL BUILDING
301 NORTH STAGECOACH, SALADO, TX
BOARD OF ALDERMEN CHAMBERS**

1. CALL TO ORDER

2. CONSENT AGENDA

All items listed under this section, Consent Agenda, are considered routine by the Planning and Zoning Commission and may be enacted by one motion. If discussion is desired by the P & Z Commission, any item may be removed from the Consent Agenda at the request of a Commission and will be considered separately.

Consider approving the Consent Agenda item(s):

- a. Minutes, January 16, 2018 – Special Called

3. REGULAR SESSION

- a. Presentation, discussion, and possible action on a renovation project located at 401/405 Main Street, Salado as per Section 3.15K, Permitting Process.

4. 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 4:00 p.m. on **Thursday, February 08, 2018**.



Cara McPartland, Village Secretary

Removed from display: _____

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Special Meeting
4:00 p.m. Tuesday, January 16, 2018
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Chairman Larry Roberson, Vice-Chair Susan Terry, Tom McMahan, Ronnie Tynes, and K.D. Hill

Members Absent: None

Others Present: Chrissy Lee, Planning & Development, Alternate GeorgeAnn Valentine

1. CALL TO ORDER

Chairman Roberson called the meeting to order at 4:00 p.m.

2. CONSENT AGENDA

All items listed under this section, Consent Agenda, are considered routine by the P & Z Commission and may be enacted by one motion. If discussion is desired by the P & Z Commission, any item may be removed from the Consent Agenda at the request of a Commissioner and will be considered separately.

Consider approving the Consent Agenda item(s):

- a. Minutes, December 5, 2017, Special Called Meeting.

Commissioner Hill made a motion to approve the Consent Agenda. Commissioner Tynes seconded. The motion carried unanimously (5-0).

3. REGULAR SESSION

- a. Presentation, discussion, and possible action on the Final Plat of Salado Mills Phase II, a \pm 42.71 acre, 48 lot subdivision out of a 64.66+/- acre tract, generally located on Stinnett Mill Road located in the in the Village's Extraterritorial Jurisdiction.

Ms. Lee presented the Final Plat for Salado Mills Phase II. She explained that construction of public improvements were complete and accepted by Bell County. Village Engineer, John Simcik, was in favor of approval.

Commissioner Tynes made a motion to approve the Final Plat for Salado Mills Phase II, a \pm 42.71 acre, 48 lot subdivision out of a 64.66+/- acre tract, generally located on Stinnett Mill Road located in the in the Village's Extraterritorial Jurisdiction. Commissioner McMahan seconded. The motion carried unanimously (5/0).

4. ADJOURN

Chairman Roberson adjourned the meeting at 3:06 p.m.

These minutes approved on _____

Larry Roberson, Chairman

Chrissy Lee, Planning & Development

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

2/13/2018

Item #3a

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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Presentation, discussion, and possible action on a renovation project located at 401/405 Main Street, Salado as per Section 3.15K, Permitting Process.

ITEM SUMMARY AND ANALYSIS: The applicant is proposing new paint and landscaping to enhance the property. Paint colors the applicant will be using are Sherwin Williams Gauntlet Grey 7019, Pure White 7005, and Tricorn Black 6258 and are depicted on one of the attached pictures. The Ordinance does not specify approved/non-approved colors. Parking is depicted on the site plan with red lines. Use of the property will be for the existing apartment upstairs, general office downstairs, and the existing birthing center.

The applicant will be doing some internal work that is not subject to approval by P&Z, but has been submitted to Bureau Veritas for building permits.

The Historic Society has been contacted for their recommendation.

FISCAL IMPACT: None

ATTACHMENTS:

- Scope of work
- Site Plan
- Pictures



401/405 Main Street
Salado, TX 76571

Project Goal/Scope of Work

Replace minor siding and trim that is rotten, paint exterior grey and white per provided rendering and Sherwin William's colors selected. Trim trees and improve neglected landscaping, improve the parking and driving areas with new gravel and/or milled asphalt (because the milling safe grey and low dust). Take-in the storage area into the existing rear building (401 main) to be used as two office rooms and a utility room. If need be, we will convert or remodel one of the two existing full bathrooms in the rear building to accommodate our renters need for a utility room (washer/dryer). We will remove and replace the handrails and spindles that are rotten prior to painting; we would like to look reducing the size of the deck in the front yard at the forward building (405 main). We plan to repair landscape lighting and rock beds around existing landscaping; we will remove the small awning and use one that matches the property better (metal or canvas), finally we need to remove the monument sign and re-install a more elaborate one with masonry at the bottom and for the columns (still hanging signs for tenants)



Existing color scheme/conditions



Proposed color scheme

Sherwin Williams Colors:

SW Gauntlet Grey 7019

SW Pure White 7005

SW Tricorn Black 6258

Parking Spaces: _____
 Residence: 2 Spaces
 Office: 3 Spaces
 Hospital: 2 Spaces
 Total: 7 Spaces Required
 Shown: 9 Spaces

Carl B. Pearson
 Registered Professional Land Surveyor
 Seal No. 2161

Carl B. Pearson

Terry Cox, Esq.
 P.O. Box 1128
 Temple, TX 76503-1129

Carl B. Pearson

PAGE 1 - FIELD NOTES
 PAGE 2 - PLAT
 6152 (5301) - B

STATE OF TEXAS:
 COUNTY OF BELL:
 KNOW ALL MEN BY THESE PRESENTS, that I Carl B. Pearson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I did cause to be surveyed on the ground on the 30th day of May 1997, and RESURVEYED on the 7th day of August, 2000, that certain 0.383 acre tract out of and part of the YOUNG WILLIAMS SURVEY, Abstract No. 861, and part of and that certain 0.383 acre tract of land conveyed to Steven Legsdorf, et ux, Christina P. Legsdorf, by deed recorded in Volume 3832, page 551, Deed Records, Bell County, Texas.

I further certify that there are no apparent encroachments whatsoever except as shown hereon and that this survey is a true and accurate representation of said survey.
 IN WITNESS WHEREOF, my hand and seal this the 18th day of August, 2000.

NOTE:
 THIS TRACT OF LAND IS AFFECTED BY THE
 MINERAL RESERVATION CONTAINED IN DEED
 RECORDED IN VOLUME 514, PAGE 258, DEED
 RECORDS, BELL COUNTY, TEXAS.

