

**Village of Salado
Planning & Zoning Commission**

**Salado Village Office
Tuesday, March 9, 2004**

Members present: Jack Herrington, Ronnie Tynes, Lloyd Parks, Jerry Johns, Darlene Walsh

Member(s) absent: none

Others Present: J. Tim Brown, Winifred G. Williams, Mary Lou Williams, Iva Lea Barton, Cheryl Taylor, Jim Nias, Donald Goodnight, Sue Ellen Slagel, Melanie Kirchmeier, Debra Ledbetter, Lynda Brown, Sharon Smith, Clark McDaniel, Charlotte Douglass

Chairman Herrington called the meeting to order at 1:00 pm; quorum present.

Minutes of February 10, 2004 meeting were unanimously approved.

Zoning Change Request by Donald Goodnight for Quick Lube Business:

Mr. Goodnight would like to have an oil change business on his land located on the West side of IH35 at the corner of Bluejay and Robertson Road; he requested a zoning change, or variance, for this purpose. He believes that an oil change business is greatly needed in Salado and that this convenience would help limit unnecessary IH35 travel for Salado citizens for this purpose. Mr. Tynes stated he likes the location. Mr. Johns suggested a strip of land on the West side of IH35 be rezoned for this type of business to eliminate spot zoning. Ms. Walsh recalled that the P&Z Board zoned the entire West side of IH35 "Local Retail" so that spot zoning could be used to control the proliferation of undesirable businesses i.e., pawn shops.

Zoning Change Request by McDaniel for Quick Lube Business:

Mr. McDaniel said he would like to build a two bay oil change facility in front of the Brookshire Brothers complex which is currently zoned "Local Retail"; he requests a change of zoning at this location for this purpose. He currently owns and operates four such businesses throughout Bell County and is presently building another in Copperas Cove. Mr. McDaniel emphasized that there would be no outside storage of tires, trash or anything else at the

site. He said he is willing to build the structure with whatever physical characteristics the Village deemed necessary to ensure it complimented the site and surrounding buildings. Also, Mr. McDaniel said he is willing to look at other sites if this location is not acceptable to the Village.

Chairman Herrington explained to both petitioners that an application would need to be completed. The P&Z is new and will formalize this application in the near future. Chairman Herrington explained that both applicants will be provided an opportunity to complete the application and apply for zoning changes for their projects once the new application is completed.

Letter From Mrs. Carroll, a resident of Salado Oaks, and the P&Z

Response: Chairman Herrington read a proposed P&Z response to Mrs. Carroll's February 6, 2004 letter to him (and signed by 44 citizens of Salado Oaks Subdivision) reference a connector road being built from Baines Street to the Salado Oaks Drive turnaround by Ms. Freda Hanks. Mayor Douglass explained that Ms. Hank's has constructed this drive across her property and has cordoned it off with "Private Drive" signs. However, if Ms. Hanks wishes in the future to subdivide the land and make the drive a public road it would need to meet Village road specifications and subdivision requirements. Also, a public hearing would be required prior to approval by the P&Z and Village Aldermen. Mayor Douglass also stated that the County will require development of land owned by Ms. Hanks to the East of Salado Oaks have its ingress/egress off Holland Road.

Mr. Johns said that he questions the validity of Ms. Hank's easement since it was filed following Salado Oaks dedication to Bell County.

Mr. Tynes said Mr. Striegler, an adjacent property owner in Salado Oaks, is concerned with drainage and wants Ms. Hanks to build a culvert.

Chairman Herrington's proposed letter to Mrs. Carroll was approved by Commissioners with few changes. Copies of the P&Z approved response to Mrs. Carroll will be sent to the Steigler's and Ms. Hanks also.

P&Z Letter to Developers of Carriage Place Square: Ms. Walsh read the compiled list of concerns by Carriage Place Estate citizens as presented in the February 10 Civic Center workshop on the proposed Carriage Place Square development. Chairman Herrington then read a proposed P&Z letter he

composed to Danze & Davis Architects, Inc, in which the developers of the project are requested to respond to numerous outlined concerns. Few changes were made to the letter and the P&Z unanimously agreed to send it.

Mr. Jim Nias, attorney for the Carriage Place Square development, introduced himself to the P&Z. He said he hoped to work with the Village to find sensible solutions to our concerns. He also said that while other towns are pursuing mixed use developments Salado does not appear to be. Chairman Herrington explained that, in fact, Salado Village is also interested in mixed use developments and that is why residential uses were included in the Historic District. Siting the attractive appearance of the proposed development, Chairman Herrington further explained to Mr. Nias the original intent of this mixed use was to permit shop keepers to live where they work. Mr. Nias thanked Chairman Herrington for the explanation. Cheryl Taylor said a site plan for the development has not been finalized since they are awaiting information from a survey to include easements. She asked Chairman Herrington if the Zoning Ordinance prohibits children living in the Historic District. Chairman Herrington explained that while Salado's zoning has no such prohibition, it was almost certain that the 19 living units planned for the Carriage House Square site would result in families with children residing there. He questioned the safety for these children since there are no playgrounds or open space currently planned in the development. In addition, Chairman Herrington said the retail shops would likely have a constant flow of customers, as well as, continuous Main Street vehicular traffic throughout the retail area. Mr. Tynes mentioned the density of the development which appeared to "load up" the site as a key concern.

Mr. J. Tim Brown asked for clarification of the permitting process and Chairman Herrington explained a public hearing would be held following submission of the application by the developer. The P&Z will then make their recommendation to the Board of Alderman who in turn will make a final decision. Mr. Brown mentioned a problem in the Zoning Ordinance in which there are three references to Section 3.15M. He said he looked for this section but it does not exist. Mayor Douglass made note of this problem. Chairman Herrington reiterated that the P&Z would attempt to do its best by all involved.

Announcement: Next P&Z Meeting will be April 13, 1 p.m. at the Village Office.

Meeting adjourned at 2:10 p.m.

Respectfully submitted,

Darlene Walsh

P&Z Secretary

A handwritten signature in cursive script, appearing to read "Darlene Walsh", written in dark ink.