

Village of Salado, Texas
Planning & Zoning Commission Minutes
Special Meeting
4:00 p.m. Tuesday, March 19, 2019
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Acting Chair Susan Terry and Commissioners Ronnie Tynes, Tom McMahan, and K.D. Hill

Members Absent: None

Others Present: Village Administrator Don Ferguson and Development Services Director Chrissy Lee

CALL TO ORDER

Acting Chair Terry called the meeting to order at 4:00 p.m.

PUBLIC HEARING AND POSSIBLE ACTION

Hold a public hearing and consider action regarding an application for a Conditional Use Permit for a golf course on property zoned Single-Family Residential (SF-7), located at 1610 Club Circle, more specifically known as the Mill Creek Golf Club, in Salado, Bell County, Texas. (*Village Administrator*)

Village Administrator Ferguson reviewed the subject property's location, current/proposed zoning and uses, and intent of the property owners to comply with the Village's Zoning Code. He noted that golf courses are permitted on SF-7 zoned properties with an approved Conditional Use Permit (CUP). He explained the current use is pre-existing/non-conforming, which allows the owners to operate as they have for years, provided there is no expansion or modification of use or operations. He advised any change in use would require compliance with the Zoning Code. He stressed that approval of a CUP does not change the base SF-7 residential zoning, but allows for the use of a golf course.

Village Administrator Ferguson explained that a CUP is a zoning tool that allows for uses that may be permissible under certain conditions. He said most responses received regarding the proposed CUP are in favor. He advised that CUPs remain in place, regardless of changes in ownership, unless requested to be removed by the property owner or revoked by the Village for violation of CUP conditions. Discussion confirmed that approval of this CUP request would bring the property into compliance with the Village's Zoning Code, that it does not preclude the owners from single-family residential development, and that conditions can be made part of the CUP, as deemed appropriate.

Chair Terry opened the public hearing.

Donald Krause of 1409 Elizabeth Circle expressed concerns about vehicular traffic on pedestrian safety and suggested that the golf course be opened up to some type of “walking” membership, as he would like to get off of Chisholm Trail and other busy roads.

Hearing no further comments, Chair Terry closed the public hearing.

In response to Mr. Krause’s comments, Village Administrator Ferguson said this suggestion may be worthy of consideration, although it would not be a condition of zoning.

Commissioner Tynes moved to recommend approval of the application for a Conditional Use Permit for a golf course on property zoned Single-Family Residential (SF-7), located at 1610 Club Circle, more specifically known as the Mill Creek Golf Club. Commissioner McMahan seconded. Motion carried unanimously.

ADJOURNMENT

Hearing no further discussion, Chair Terry adjourned the meeting at 4:13 p.m.

These minutes approved on June 11, 2019.

6/11/19
Katie, Chair

ATTEST:

Chrissy Lee
 Chrissy Lee, Planning and Development

