

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Special Called Meeting
 6:00 p.m. Monday, April 12, 2021
 Municipal Building, 301 N. Stagecoach Road
 Salado, Texas

Present: Acting Chairman Jasen Graham; Donald Hogue; Bill Smith; Jim Lassiter (virtually)

Members Absent: Jeanie Grant; Jim Hodgins

Others Present: Don Ferguson, Village Administrator

CALL TO ORDER

Acting Chairman Graham called the meeting to order at 6:00 p.m.

1. CITIZENS COMMUNICATIONS

None

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.

Approval of Minutes of the Special Called Planning and Zoning Commission meeting of February 2, 2021.

Commissioner Smith made a motion to approve the consent agenda as presented. Commissioner Hogue seconded. The motion carried unanimously 4-0.

3. VILLAGE ADMINISTRATOR'S REPORT

- Development Report – A full report of area development will be presented at the next meeting including timelines for future developments.
- Upcoming Commission Matters- The process for updating the Subdivision Ordinance will start at the next regularly scheduled meeting.

4. DISCUSSION AND POSSIBLE ACTION

- A. Hold a public hearing and consider making a recommendation to the Board of Alderman regarding the proposed zoning of the residential lots in the Eagle Heights Subdivision as SF-7A (Single-Family Residential) and the commercial lots in the same subdivision as Local Retail (LR); the 86.678-acre subdivision is located southwest of the intersection of West Village Road and Williams Road in Salado, Bell County, Texas. (*Village of Salado, Applicant*)

Mr. Ferguson briefed the Commission on the Eagle Heights Subdivision which has an approved development agreement. The subdivision will be largely residential with commercial frontage on West Village Road and on Williams Road. The residential lot sizes qualify as SF-7A (Single Family Residential), which requires a minimum lot size of 6,000 square feet.

After discussions with the developer, it was determined the most appropriate zoning for the commercial lots is Local Retail (LR), which is a less intensive zoning designation than some other types of commercial zoning.

Public notice was published in the Salado Village Voice and sent to property owners within 200 feet. No responses were received.

Chairman Graham opened the Public Hearing.

Dave Broecker expressed concerns about the water coming from the property. He also wanted to know what will happen with West Village Road.

Chairman Graham closed the Public Hearing.

Mr. Ferguson advised that our development code requires any developer to manage their water flows. Developments are not allowed to discharge any more water than what was discharged before. They are obligated to manage their runoff. This development will be improving the conditions with a system of detention ponds and ditches.

There have been discussions in regards to flipping West Village Road to the west. It will create a wider road by moving the road to the other side of the existing wastewater lines. The Eagle Heights development has dedicated fifty feet of right-of-way for this future project.

Commissioner Hogue made a motion to recommend approval of the proposed zoning to the Board of Aldermen, as presented. Commissioner Smith seconded. The motion carried unanimously 4-0.

- B. Hold a public hearing and consider making a recommendation regarding a request for a Conditional Use Permit to allow for up to eight (8) chickens to be kept on property zoned Historic District (HD) located at 35 S. Main Street in Salado. (*Sam Ramsey, Applicant*)

Mr. Ferguson explained all property in the Village is zoned and each zoning district has permitted uses. The code recognizes that there may be uses that are not permitted, but may be allowed with a Conditional Use Permit (CUP). A CUP basically means this use is not normally allowed, but in certain situations or with certain conditions it may be.

The applicant is seeking to keep up to eight (8) chickens on the 4-acre property and comply with the current ordinance regulating the keeping of chickens in the Village.

Applicant Sam Ramsey said he raised chickens as a child and wants to teach his children to care for animals, educate them about where food comes from, and how to steward the land. He intends to comply with the chicken ordinance.

Mr. Ferguson advised one response was received from the Angell family of 100 Pace Park Road in support of the request to keep chickens.

Commissioner Lassiter asked if CUPs were allowed in the Historic District and if a site plan had been submitted. He also asked how long the CUP would be valid for.

Mr. Ferguson advised that CUPs were allowed in the Historic District and a site plan would be required with the permit application. He also advised the CUP would be valid in perpetuity.

Commissioner Smith made a motion to recommend approval to the Board of Aldermen, as presented. Commissioner Hogue seconded. The motion carried unanimously 4-0.

Acting Chairman Graham adjourned the meeting at 6:45 p.m.

These minutes approved on April 27, 2021.

Chair

Chrissy Lee, Planning & Development