

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
4:00 p.m. Tuesday, June 26, 2018
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Chairman Larry Roberson, Vice-Chair Susan Terry, K.D. Hill, Ronnie Tynes, Alternate GeorgeAnn Valentine

Members Absent: Tom McMahan

Others Present: Chrissy Lee, Planning & Development and Don Ferguson, Village Administrator

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

Linda Reynolds (501 Santa Rosa, Salado) – Reminded the Commission of the Future Land Use Plan. Commented that less density is a good thing and was in favor of the proposed re-zoning on today's agenda.

3. 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, June 12, 2018 – Regular Meeting

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

4. PUBLIC HEARING

a. Hold a Public Hearing to consider the following: the rezoning of 794 Van Bibber Road, a 1.00± acre lot to SF-7 (Single Family Residential) from LR (Local Retail) generally located near the intersection of Van Bibber Road and Salado Plaza Drive in Salado, Bell County, Texas.

Ms. Lee presented the rezoning request to the Commission. She explained the subject property had recently been carved out of a larger tract (409 Salado Plaza Drive) through the platting process. The applicants desire to build their home on the new one-acre lot. As such, they are requesting the property be re-zoned to Single Family Residential.

Ms. Lee advised that staff published notice of the hearing in the Salado Village Voice on June 7, 2018. Additionally, staff sent notices to 14 property owners within 200' of the proposed re-zoning. As of Friday, June 22, 2018, 1 notice had been received in favor.

Commissioner Hill made a motion to approve the rezoning of 794 Van Bibber Road, a 1.00± acre lot to SF-7 (Single Family Residential) from LR (Local Retail) generally located near the intersection of Van Bibber Road and Salado Plaza Drive in Salado, Bell County, Texas. Commissioner Tynes seconded. The motion carried 4-0 with Alternate Valentine abstaining.

5. REGULAR SESSION

- a. Presentation, discussion, and possible action on the Final Plat of Amity Estates, Phase III a ± 46.00-acre, 55 lot subdivision located at the intersection of West Amity Road and F.M. 1670 in the Village of Salado Extraterritorial Jurisdiction.

Ms. Lee presented the Final Plat of Amity Estates, Phase III explaining that it was in conformance with the approved Concept Plan on file. Water services will be provided by Salado Water Supply Corporation through an 8-inch water lines within the ROW. She advised the Commission that the applicant is proposing on-site sewage facilities for all lots in the subdivision. Common areas/lots will be owned and maintained by the subdivision's Home Owners' Association.

Infrastructure construction is complete and Bell County has provided their concurrence. The Village's engineer has reviewed the Final Plat and has determined that it is in conformance with the Village's requirements. Upon his final walkthrough of the project, Mr. Simcik noted areas near the drainage channels which had not been revegetated as well as areas along individual lots. Mr. Herring has provided a letter addressing Mr. Simcik's concerns.

Commissioner Tynes made a motion to approve the Final Plat of Amity Estates, Phase III a ± 46.00-acre, 55 lot subdivision located at the intersection of West Amity Road and F.M. 1670 in the Village of Salado Extraterritorial Jurisdiction. Vice-Chair Terry seconded. The motion carried unanimously (5-0).

- b. Presentation, discussion, and possible action on the Construction/Final Plat of Salado Mills, Phase III a ± 17.53-acre, 21 lot subdivision out of a 64.66-acre tract, generally located on Stinnett Mill Road.

Ms. Lee presented the Construction/Final Plat of Salado Mills, Phase III explaining that it was in conformance with the approved Concept Plan on file. Water services will be provided by Salado Water Supply Corporation through an 8-inch water lines within the ROW.

The applicant is proposing on-site sewage facilities for all lots in the subdivision. Common areas/lots will be owned and maintained by the subdivision's Home Owners' Association.

The applicant has applied for both the approval of the Construction and Final Plat at this time. Upon approval, the application will be forwarded to Commissioners Court. Once approved, construction of infrastructure may begin. Final Plat will be held by the Bell County Engineer and will be released to the Village of recording once infrastructure construction is complete.

Vice-Chair Terry made a motion to approve the Construction/Final Plat of Salado Mills, Phase III a ± 17.53-acre, 21 lot subdivision out of a 64.66-acre tract, generally located on Stinnett Mill Road. Commissioner Tynes seconded. The motion carried unanimously (5-0)

- c. Presentation, discussion, and possible action on an exterior renovation (specifically painting) at 109 Royal Street (Ramble Restaurant).

Ms. Lee explained that the new tenants of 109 Royal Street (Ramble Restaurant) have undertaken a remodel of the restaurant to include painting the exterior front of the building white. This item is being brought to Planning & Zoning for compliance with the Zoning Ordinance, Section 3.15K Permitting Process.

Commissioner Tynes made a motion to approve an exterior renovation (specifically painting) at 109 Royal Street (Ramble Restaurant). Commissioner Hill seconded. The motion carried unanimously (5-0).

- d. Discuss and consider a proposed CUP Ordinance as it relates to yard parking and the parking of recreational vehicles, trailers, and boats within the corporate limits of the Village of Salado.

Administrator Ferguson went over a brief history of this item. He explained that a CUP is a zoning action. He reiterated that a CUP would allow conditions and would not be a guaranteed approval. Each CUP would be heard and considered on its own merit.

Linda Reynold (501 Santa Rosa, Salado) – Expressed her pleasure at the original ordinance the Board of Alderman had enacted. Felt a CUP promoted neighbors being pitted against each other.

Commissioner Tynes felt this allowed the neighbors an opportunity to weigh in.

Chairman Roberson asked if the CUP could be rescinded.

Mr. Ferguson explained that a CUP goes with the property unless the City takes action based on a violation. There is no time limit and it doesn't go away with the sale of the property.

Vice-Chair Terry felt like storage facilities were readily available to handle recreational vehicles. Agreed with what Ms. Reynolds mentioned about ill-will among neighbors.

After further discussion amongst the Commission including special circumstances such as natural disasters, the Commission was ready to vote.

Commissioner Tynes made a motion to recommend BOA consider the CUP Ordinance presented with the added definition of travel trailers. Vice-Chair Terry seconded. The motion carried 4-1 with Commissioner Hill voting against.

- e. Presentation from Village Administrator, Don Ferguson, regarding the proposed new Sign Ordinance for the Village of Salado and its Extraterritorial Jurisdiction.

Administrator Ferguson presented the Commission with a copy of the draft Sign Ordinance. He explained the current ordinance had many issues and it was time to look at new regulations as they relate to signs. He explained the new ordinance simplified regulations and laid out better guidelines to applicants and staff. It addresses size, placement and location, illumination and height.

6. **ADJOURN**

Chairman Roberson adjourned the meeting at 5:10 p.m.

These minutes approved on

7/24/18

Larry Roberson
Larry Roberson, Chairman

Chrissy Lee
Chrissy Lee, Planning & Development

