

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Special Called Meeting
1:30 p.m. Tuesday, July 26, 2016
Municipal Building, 301 N. Stagecoach Road
Board of Aldermen Chambers

Members Present: Merle Stalcup, K.D. Hill, Ron Coleman.

Members Absent: Jim Reed, Larry Wolfe, Alternate Curt Doucet.

Others Present: Kim Foutz, Village Administrator; Chrissy Lee, Planning & Development.

I. Call to Order.

Chairman Merle Stalcup called the meeting to order at 1:35 p.m.

1. Consider approval of the minutes from the June 7, 2016, meeting.

Commissioner Coleman made a motion to approve the minutes of the June 7, 2016, meeting. Commissioner Hill seconded. The motion carried unanimously (3-0).

II. Regular Agenda.

2. Consider and take action on an alteration to a building in the Historic District, including awning and sign design, located at 1 Royal Street as per Section 3.15K, Permitting Process (Sugar Shack).

The applicant is proposing a new dome style awning over the front of the building facing Main Street. The awning will be 51' long x 3' drop x 3' projection. It will be built with an aluminum frame, pink sunbrella fabric, white acrylic lettering (see attached picture). The applicant has the permission of the building owner.

The Historic Society's response to the request is that the addition of a pink awning with white letters is not in keeping with the historic qualities of the Rosanky building. The objection is not to the awning but to the color choice.

Commissioner Hill made a motion to approve an alteration to a building in the Historic District, including awning and sign design, located at 1 Royal Street, as presented. Commissioner Coleman seconded. The motion carried unanimously (3-0).

3. Consider and take action on an alteration to a building in the Historic District, including awning and sign design, located at 401 S. Main Street, Suite 102, as per Section 3.15K, Permitting Process (FSG Fine Jewelry).

The review by the Village staff notes the following:

- Awning is allowed citywide
- Attached and hanging signs are allowed citywide
- The maximum sign area allowed is 8 s.f. (1 s.f. per linear foot of building frontage) for the front sign. The maximum sign area allowed is 48 s.f. for the rear sign.
- The proposed s.f. of hanging sign (front) is 5.25 s.f.
- The proposed s.f. of attached sign (back) is 14 s.f.
- Proposed materials for both are allowed citywide
- No illumination is proposed

The Historic Society has no objections to the proposal.

Commissioner Coleman made a motion to approve an alternation to a building in the Historic District, including awning and sign design, located at 401 S. Main Street, Suite 102, as presented. Commissioner Hill seconded. The motion carried unanimously (3-0).

4. Consider and take action on an alteration to a building in the Historic District located at 600 North Main Street, Suite B, as per Section 3.15K, Permitting Process (SophistiKatz Bead Emporium).

The review by the Village staff notes the following:

- Attached/wall signs are allowed citywide
- The maximum sign area allowed is 45 s.f. (1 s.f. per linear foot of building frontage)
- The proposed s.f. of attached sign is 32 s.f.
- Proposed material is allowed citywide
- No illumination is proposed
- Installation and location is allowed citywide

The Historic Society has no objections to a 4' x 8' sign.

Commissioner Hill made a motion to approve a proposed sign design, located at 600 N. Main Street, Suite B, as presented. Commissioner Hill seconded. The motion carried unanimously (3-0).

5. Consider and take action on an alteration to a building in the Historic District located at 201 North Main Street, as per Section 3.15K, Permitting Process (Susan Marie's).

A correction was made, as the actual address of the property in question is 171 N. Main Street.

The review by the Village staff notes the following:

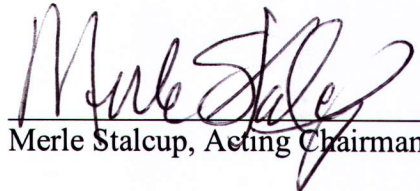
- Attached/wall signs are allowed citywide
- Hanging signs are allowed citywide
- The maximum sign area allowed is 37 s.f. (1 s.f. per linear foot of building frontage)
- The proposed s.f. of attached sign is 2 s.f.
- The proposed s.f. of hanging sign is 6 s.f.
- Proposed materials for both are allowed citywide
- No illumination is proposed
- Installation and locations are allowed citywide

The Historic Society has no objections to the sign.


Commissioner Hill made a motion to approve a proposed sign design, located at 171 N. Main Street, as presented. Commissioner Hill seconded. The motion carried unanimously (3-0).

III. Adjourn.

Chairman Stalcup adjourned the meeting at 2:04 p.m.



Merle Stalcup, Acting Chairman



Mary Ann Ray, Village Secretary