

Village of Salado  
**Planning & Zoning Commission Regularly Scheduled Meeting**  
Tuesday, August 11, 2009 @ 1:30PM  
301 N. Stagecoach Rd.

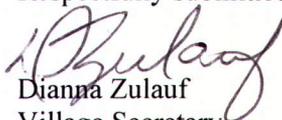
Members Present: Ronnie Tynes, Jerry Johns, Gerry Reihsen, Dick Prater

Others Present: Dianna Zulauf, Danney McCort

1. Chair Ronnie Tynes called the meeting to order at 1:30PM. A quorum was present. Joe Price was absent.
2. *Motion was made by Gerry Reihsen to approve the minutes dated June 9, 2009 as presented. Motion was seconded by Dick Prater, motion carried unanimously.*
3. Review and Possible Action on Amending Current Fence Provisions/Regulations in the Village's Zoning and Subdivision Ordinances  
Chairman Ronnie Tynes has received a request to amend the Village's ordinances to reflect that all ornamental (non-privacy) fencing must have a solid horizontal bar across the top (as opposed to a spiked top) to minimize danger to wildlife. This is an attempt to reduce the fatality rate of deer trying to clear the fence and becoming impaled on the spiked fence. The Commission was in agreement that a provision like this is desirable. Dianna was directed to set the next P&Z meeting as a public hearing to gather public input on amending the Zoning and Subdivision Ordinance fence regulations and put the required notice in the newspaper.
4. Review and Possible Action on Amending Current Sidewalk Provisions/Regulations in the Village's Subdivision Ordinance.  
The current Subdivision Ordinance requires sidewalks to be built into new subdivision developments. The Commission discussed the necessity of this requirement and agreed that it was best to leave the sidewalk provision in the Subdivision Ordinance as it currently is.
5. Review and Determination of Compliance on Brazos Collection Building Variance Request  
B. Dalton Construction came before the P&Z late last year and requested a variance allowing a large storage building to be built in the Historic District on Main Street. The contractor agreed that the building would be built to resemble the primary structure on the property. The Commission granted the request contingent on reviewing an elevation drawing and contingent on the Historical Society's approval of the facade of the building. The contractor has finished the building without complying fully with the agreement.  
Gerry Reihsen will draft a letter to the contractor requesting that the building facade be made to resemble the primary building as agreed upon.

Meeting adjourned at 2:30PM.

Respectfully submitted,

  
Dianna Zulauf  
Village Secretary

**Ronnie Tynes**

---

**From:** "Kate Darnell" <kdarnell@vvm.com>  
**To:** <rontynes@embarqmail.com>  
**Sent:** Wednesday, August 05, 2009 11:19 AM  
**Attach:** image002.gif; image004.gif  
**Subject:** Fencing ordinance amendment

Hello Mr. Tynes,

We spoke a week ago about the Salado Planning and Zoning commission that you chair and the agenda item we would like discussed regarding fencing. Below is the proposed wording that our committee drafted (see email below from Carol Walls, mayor pro-tem). Simply stated, we are just adding one sentence to amend the existing ordinance that will ensure that people and wildlife will not be injured as they have been at the hands of spiked fences. See sample photos that show acceptable vs unacceptable fence tops.

I stopped by your realty offices yesterday to talk with you in person about this, but found you were already gone for the day. If you would like me to come back to visit with you, please let me know when would be a good time. Also, please advise me as to any additional steps we need to take to ensure this change is implemented and when you will be discussing this at your next commission meeting. I can be reached by email ([kdarnell@vvm.com](mailto:kdarnell@vvm.com)) or by cell phone at 718-9854. Thank you for your time and consideration.

Regards, Kate Darnell

---

**From:** carol walls [<mailto:cjw2@embarqmail.com>]  
**Sent:** Saturday, July 25, 2009 8:58 AM  
**To:** kdarnell@vvm.com  
**Subject:** deer

**"Any ornamental (non-privacy) fence built after (date of ordinance) will have a solid flat bar placed horizontally across the top of the fence to minimize danger to wildlife and humans. Wooden privacy fences are excluded."**

It would be #3 under Fencing Ordinances



Flat top is  
what we are  
after



Open and Spiked tops are what we want to avoid

