

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Special Called Meeting
1:30 p.m. Tuesday, September 6, 2016
Municipal Building, 301 N. Stagecoach Road
Board of Aldermen Chambers

Members Present: K.D. Hill, Ron Coleman, Larry Wolfe, Larry Roberson, Andy Jackson (alternate).

Members Absent: Merle Stalcup.

Others Present: Kim Foutz, Village Administrator; Chrissy Lee, Planning & Development; Mary Ann Ray, Village Secretary.

I. Call to Order.

Vice chairman K.D. Hill called the meeting to order at 1:34 p.m.

1. Consider approval of the minutes from previous meetings:

a. Minutes, July 26, 2016, meeting

Commissioner Coleman made a motion to approve the minutes of the July 26, 2016, meeting as presented. Commissioner Wolfe seconded. The motion carried unanimously.

II. Regular Agenda.

2. Consider and take action on a proposed sign design in the Historic District located at 600 North Main Street, Unit C, as per Section 3.15K, Permitting Process (Arts & Leisure Salado).

Ms. Lee reported that the Historical Society has no objection to this sign.

Commissioner Wolfe made a motion to approve a proposed sign design in the Historic District located at 600 North Main Street, Unit C, as per Section 3.15K, Permitting Process (Arts & Leisure Salado) as presented. Commissioner Coleman seconded. The motion carried unanimously.

3. Presentation, discussion, and possible action on a Construction/Final Plat of Mill Creek Springs, Phase VIII, a subdivision in the ETJ generally located at the corner of Hester Way and Blackberry.

Ms. Lee explained that this development was granted waivers previously and that this is the final plat. There was discussion about entrances into the subdivision and waivers that were granted previously.

Commissioner Wolfe made a motion to recommend approval of a Construction/Final Plat of Mill Creek Springs, Phase VIII, a subdivision in the ETJ generally located at the corner of Hester Way and Blackberry as presented. Commissioner Roberson seconded. The motion carries unanimously.

4. PUBLIC HEARING - Hold a public hearing and consider a re-plat of Terra Bella Phase III, a 24.33 +/- acre subdivision in the ETJ located ½ mile north of the corner of Armstrong Road & Sulpher Wells Road.

Ms. Lee explained that the public hearing was published in the Salado Village Voice on August 18, 2016. Notices were mailed to property owners within the original subdivision on August 11, 2016; 10 were mailed and five were returned in favor. A total of 10 200-foot notices were mailed on August 11, 2016; two responses were returned in favor. No opposition was received. Discussion ensued about entrances and exits to the subdivision, waivers that were granted previously, and the number of lots.

Chairman Hill opened the public hearing at 1:55 p.m.

Linda Reynolds, 507 Santa Rosa, said she believes that waivers are not good for the Village.

Chairman Hill made the second call for speakers at 1:58 p.m., followed by the third call. No speakers emerged. She closed the public hearing at 1:58 p.m.

Commissioner Roberson made a motion to recommend approval of a re-plat of Terra Bella Phase III, a 24.33 +/- acre subdivision in the ETJ located ½ mile north of the corner of Armstrong Road & Sulpher Wells Road. Commissioner Coleman seconded. The motion carried unanimously.

5. PUBLIC HEARING - Presentation, public hearing, discussion, and possible action on amendments to the Zoning Ordinance, (Ordinance 2013.08): Section 5.2, Landscape Requirements; Section 5.3, Residential Fencing, Walls, & Screening Requirements; and Section 2.2B(6), Planning & Zoning Commission, frequency of meetings.

Administrator Foutz explained that the Landscape section of the Zoning Ordinance has come before the P&Z and Board of Aldermen for workshop during the past year and was sent to the Ordinance Committee. According to the amendment, a building permit and landscape plan can be under concurrent review, and landscaping must be in place prior to the issuance of a Certificate of Occupancy. Any deviations to the landscape plan will go to P&Z. There was discussion about protecting trees and whether or not these landscape requirements can be met on the small lots in the Historic District.

There was little to no discussion about the Fencing and P&Z portions of the Zoning Ordinance.

Chairman Hill opened the public hearing at 2:35 p.m.

Linda Reynolds, 507 Santa Rosa, said the Fence section is confusing and seems to put a lot of power into the Village Administrator's hands.

Chairman Hill asked twice more for speakers; none emerged. She closed the public hearing at 2:39 p.m.

She said that the amendments would be voted on separately.

Commissioner Wolfe made a motion to amend the Zoning Ordinance, Section 2.2B(6), Planning & Zoning Commission, frequency of meetings as presented from once monthly to twice monthly. Commissioner Roberson seconded. The motion carried unanimously.

Commissioner Wolfe made am motion to approve the amendment to the Zoning Ordinance, Section 5.3c, Residential Fencing, Walls, & Screening Requirements as presented. Commissioner Coleman seconded. The motion carried unanimously.

Commissioner Roberson made a motion to approve amendments to the Landscape Ordinance, Section 5.2, for new construction outside the Historical District, with modifications to Section H and the requirements regarding protected trees. Commissioner Jackson seconded. The motion carried unanimously.

III. Workshop Session.

6. Discussion regarding update of the Future Land Use Plan.

Administrator Foutz explained the need to revise the Future Land Use Plan. There will be a need for larger maps with overlay that can show the Land Use Plan, the Transportation Plan, the Trails and Parks Plan, the Wastewater System Plan, and other components of the Comprehensive Plan.

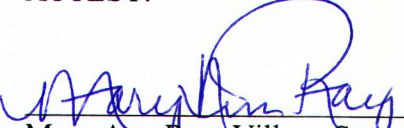
IV. Adjourn.

The meeting was adjourned at 3:06 p.m.



K.D. Hill, Vice Chairman

ATTEST:



Mary Ann Ray, Village Secretary