

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Special Called Meeting
4:00 p.m. Wednesday, October 3, 2018
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Chairman Larry Roberson; Vice-Chair Susan Terry; K.D. Hill; Ronnie Tynes; Tom McMahan

Members Absent: N/A

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

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

Ron Gravettes (one of the Mill Creek Golf Course Owners) – Voiced his opposition to the proposed re-zoning of the Mill Creek Golf Course.

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, July 24, 2018 – Regular Meeting

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

4. REGULAR SESSION

a. Presentation, discussion, and possible action on a building addition at 945 N. Main Street, Salado located in the Historic District, as per Section 3.15K, Permitting Process of the Zoning Ordinance.

Ms. Lee presented the plans for a building addition at 945 N. Main Street. She explained the addition was to the residential portion of the building which also serves as a business. The exterior of the addition will be cedar to match the existing exterior. The plans had already been reviewed by Bureau Veritas and the Salado Historic Society had no objections.

Commissioner McMahan made a motion to approve the building addition at 945 N. Main Street as presented. Commissioner Hill seconded. The motion carried unanimously (5-0).

- b. Presentation, discussion, and possible action on an accessory building at 108 Royal Street, Salado (Barrow Brewing) located in the Historic District, as per Section 3.15K, Permitting Process of the Zoning Ordinance.

Commissioner Hill recused herself from this item and left the dais and building. Ms. Lee presented the plans for an accessory building at 108 Royal Street. She advised that the placement and size of the accessory building was in conformance with the Zoning Ordinance. The Salado Historic Society had no objections.

Commissioner Tynes made a motion to approve the accessory building at 108 Royal street as presented. Commissioner Terry and Commissioner McMahan seconded at the same time. The motion carried unanimously (4-0).

- c. Report from Village Administrator (Don Ferguson) regarding zoning of recreational properties within the Village limits.

Mr. Ferguson informed the Commission that there are several properties in the Village that are not properly zoned in accordance with the Comprehensive Plan. They include the Mill Creek Golf Course, Pace Park, and the area where Sirena is located. According to the Zoning Ordinance Use Chart and the Comprehensive Plan, these areas should be zoned recreational. He advised that in the near future, the Commission would be formally presented with the re-zoning of these properties.

Commissioner Tynes asked Mr. Gravettes why he was opposed to the re-zoning. Mr. Gravettes responded that the owners felt it would damage property values surrounding the course.

Mr. Ferguson advised that the future public hearings that would take place during the re-zoning would be the time for discussion.

5. **ADJOURN**

Chairman Roberson adjourned the meeting at 4:21 p.m.

These minutes approved on 10/23/18


Larry Roberson, Chairman


Chrissy Lee, Planning & Development

