

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Special Called Meeting
4:00 p.m. Tuesday, October 23, 2018
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Chairman Larry Roberson; Vice-Chair Susan Terry; Ronnie Tynes; Tom McMahan

Members Absent: K.D. Hill

Others Present: Chrissy Lee, Planning & Development

1. CALL TO ORDER

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

2. PUBLIC COMMENTS

None

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, October 3, 2018 – Special Called Meeting

Commissioner Tynes made a motion to approve the Consent Agenda. Commissioner McMahan seconded. The motion carried unanimously (4-0).

4. REGULAR SESSION

a. PUBLIC HEARING AND POSSIBLE ACTION – Hold a public hearing and consider possible action regarding CUP-18-001 – an application for a Conditional Use Permit (CUP) to allow for the use of metal siding on a residential building on property zoned Single Family Residential (SF-7) located at 2919 Chisholm Trail in Salado, Bell County, Texas.

Ms. Lee advised that the applicant was seeking to use a weathered steel for approximately 20% of his exterior construction at 2919 Chisholm Trail. The home is currently under construction with an active building permit. The exterior already has a portion that is covered by the weathered steel which was placed without approval. Ms. Lee presented a picture of the home.

Chairman Roberson opened the public hearing for comments.

Linda Reynolds, 507 Santa Rosa, Salado – Ms. Reynolds reminded the Commission that if approved, they could restrict the use of metal to 20% to prevent more from being added at a later date or by future owners.

Vice-Chair Terry made a motion to recommend approval of the CUP to the Board of Aldermen as presented. Commissioner McMahan seconded.

Discussion followed . . . Commissioner Tynes cautioned that this could open the door for more request. Vice-Chair Terry felt the weathered steel was in keeping with the exterior stone of the home because of its rusted color and was visually appealing. She also reiterated that metal siding was not a prohibited material, but rather an allowed material with a CUP.

Commissioner McMahan said the Commission should hear on the side of the homeowner whenever it is not detrimental to the surrounding property owners or community. He felt the weathered steel was appropriate for this home and said he had driven by and barely noticed it was there. He also reminded the Commission that CUP's were reviewed on a case-by-case basis and this does not set a precedent.

Chairman Roberson expressed that the vertical placement of the weathered steel was more appropriate than if it were horizontal.

Discussion ended . . . *The motion carried unanimously (4-0).*

- b. Presentation, discussion, and possible action on the Construction Plans/Plat of Amity Estates Phase IV, a ± 42.56-acre, 54 lot subdivision located at the intersection of West Amity Road and F.M. 1670 in the Village's Extraterritorial Jurisdiction. (Approval contingent on tie in off an off-site well on the plat and delivery of signed plat).

Ms. Lee presented the Construction Plans/Plat for Amity Estates, Phase IV. She advised the plans/plat were in conformance with the approved Concept Plan on file. The Village Engineer and County Engineer reviewed the plans/plat and all requirements have been met. Ms. Lee advised the approval would need to be contingent on the tie-in of an off-site well and delivery of the signed plat.

Commissioner Tynes made a motion to approve the Construction Plans/Plat of Amity Estates Phase IV contingent on the tie-in of an off-site well and delivery of the signed plat. Vice-Chair Terry seconded. The motion carried unanimously (4-0).

5. ADJOURN

Chairman Roberson adjourned the meeting at 4:25 p.m.

These minutes approved on

11/13/18


Larry Roberson, Chairman


Chrissy Lee, Planning & Development