

Village of Salado
Planning & Zoning Commission Regularly Scheduled Meeting
Tuesday, November 18, 2008 @ 1:00PM
301 N. Stagecoach Rd.

Members Present: Ronnie Tynes, Gerry Reihsen, Jerry Johns

Members Absent: Joe Price, Darlene Walsh

Others Present: Dianna Zulauf, Jim Bienski, Robert Pascoe

Chair Ronnie Tynes called the meeting to order at 1:00PM. A quorum was present.

2. Approval of Prior Meeting Minutes: Prior Meeting Minutes were not available for approval.

3. Request for Alteration of Garage at 803 Rose Way, Historic District

Jim Bienski, owner of 803 Rose Way, proposed changing his one-car garage into a two-car garage. There was some concern about encroaching on the backyard setback. Adding an additional 7 feet of garage would encroach 1 ½ feet into the backyard setback of 15 feet. The Architectural Control Board in his neighborhood and the Historical Society have both approved his alteration plans and the encroachment.

Motion was made by Gerry Reihsen to grant Mr. Bienski's request and allow him to alter his garage and add an additional 7 feet to the back. Motion was seconded by Jerry Johns, motion carried.

4. Proposal from Robert Pascoe to Implement Limitations on Property Owners Renting to Non-Retail Businesses on Main Street in the Zoning Ordinance and Comprehensive Plan.

Robert Pascoe proposed adding a new zoning district category that could be utilized in the Historic District or simply downtown area that would restrict non-sales tax producing businesses from setting up business in that area. This is an attempt to maintain the sales tax revenue receipts and create more of a shopping district. This is simply a proposal and a description of the new district has not been drafted.

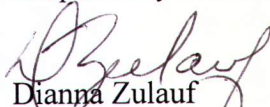
It was felt that this idea is premature for Salado given the current economy and that the idea may come off as a negative proposal. The Commission seeks to be positive in getting businesses to Salado.

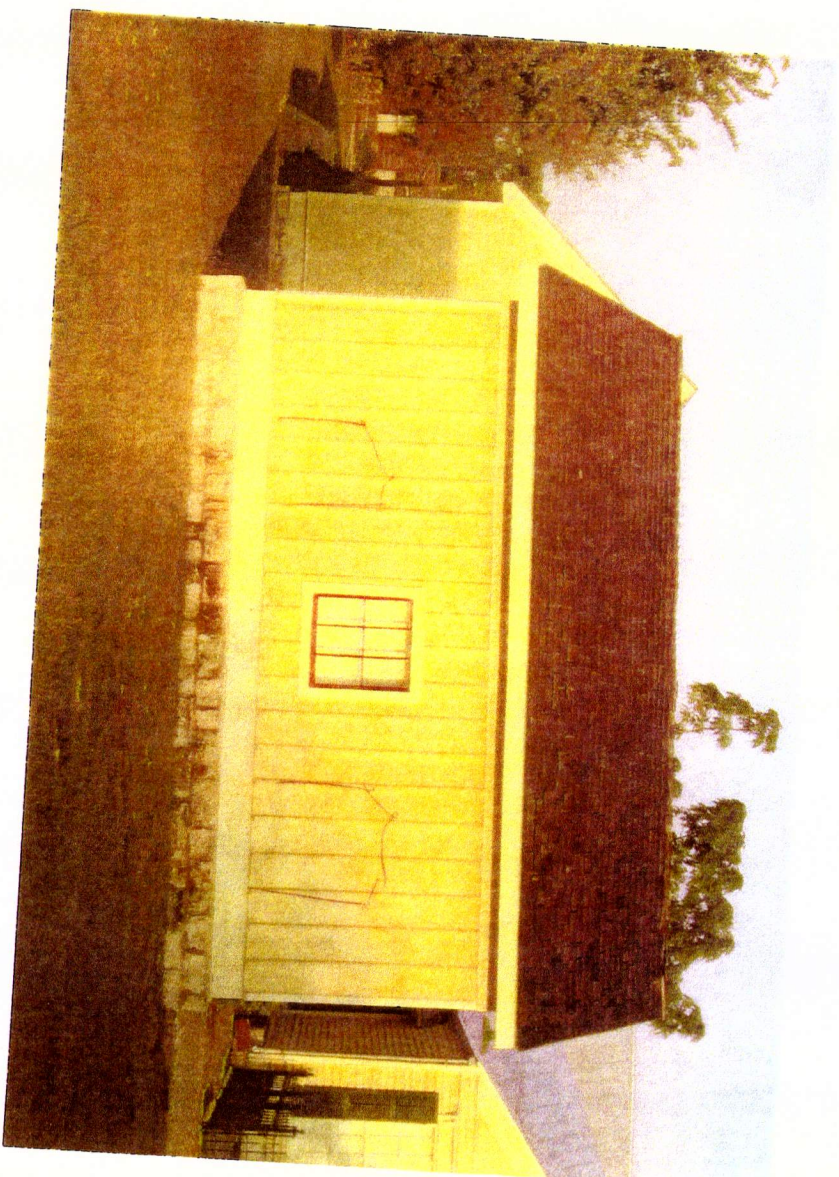
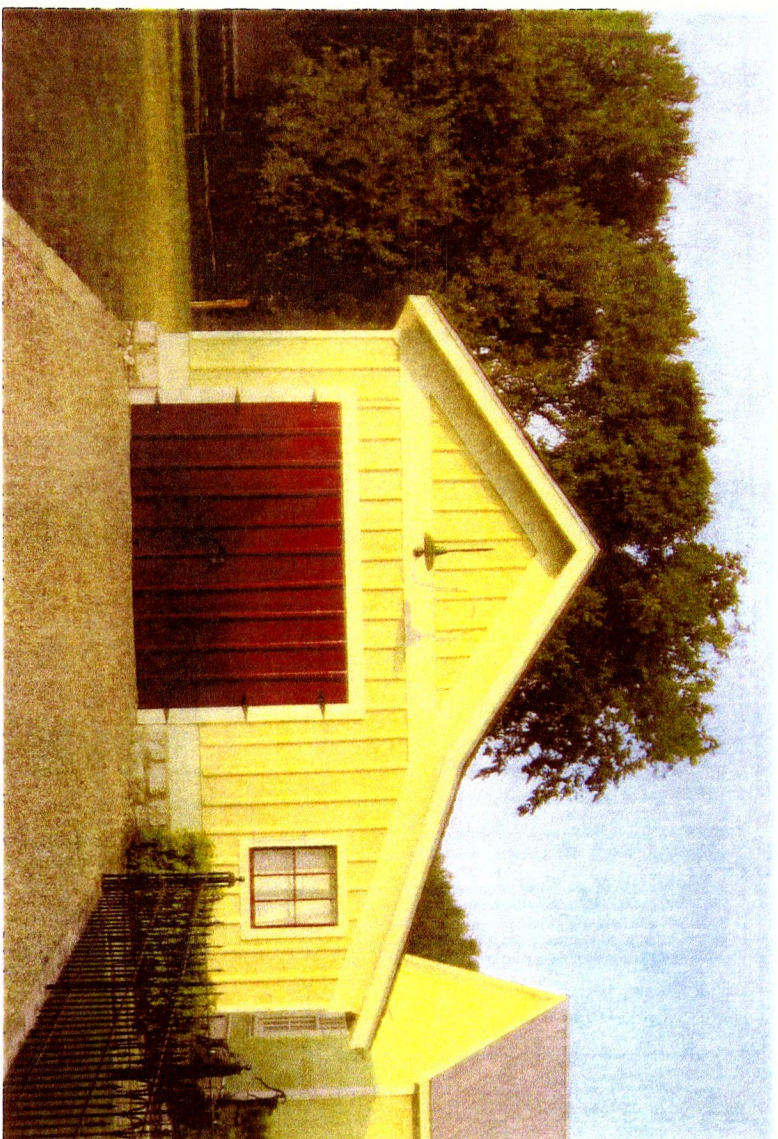
Motion was made by Gerry Reihsen to defer this proposal to the Board of Aldermen. It is his feeling that the Aldermen set ordinances in place, the Commission simply adheres to them.

Motion was seconded by Jerry Johns, motion carried.

Meeting adjourned at 2:00PM.

Respectfully submitted,


Dianna Zulauf
Village Secretary



Architectural Control Committee
Victorian Oaks Subdivision
Salado, Texas

November 17, 2008

Ronnie Tynes, Chair, Planning and Zoning Commission
Village of Salado
Post Office Box 219
Salado, Texas 76571

Dear Mr. Tynes:


The Architectural Control Committee of the Victorian Oaks Subdivision has reviewed the plans for expanding the garage at 803 Rose Way. Believing that these plans fall within the spirit of preserving the integrity Victorian Oaks, we approve them.

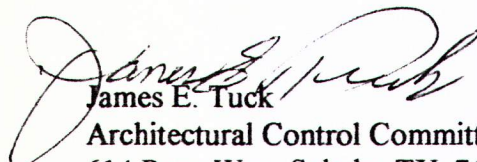
Note that we also specifically approve the location of the garage expansion to be within the 25 foot building line, as shown in the plans and in the survey plat. The following clause in Subsection 7 of the "Amended Declaration of the Restrictions of Victorian Oaks" grants us the authority to do this:

"No building shall be located nearer than twenty-five (25) feet to the front or rear lot line and no building shall be nearer than fifteen (15) feet to any side lot line, without the written consent of the Architectural Control Committee."

We will be glad to provide the entire document if you wish.

Sincerely,


Albert Wujcik
Architectural Control Committee
607 Rose Way, Salado, TX 76571


James E. Tuck
Architectural Control Committee
614 Rose Way, Salado, TX 76571

11-17-08

Salado Historical Society
P.O. Box 251
Salado, Texas 76571

November 17, 2008

Ronnie Tynes, Chair, Planning and Zoning Commission
Village of Salado
Post Office Box 219
Salado, Texas 76571

Dear Mr. Tynes:

On behalf of the Salado Historical Society, I would like to express appreciation for the opportunity to review the plans for expanding the garage at 803 Rose Way in the Village of Salado. In compliance with the Village's Comprehensive Plan calling for consultation with the Historical Society to review applications to build and/or alter anything within the Historic District, the Salado Historical has reviewed the plans submitted.

In our review, please be assured that we have sought to exercise both due-diligence and good common sense. Believing that these plans fall within the spirit of preserving the integrity of the Historic District, the Historical Society recommends that they be approved.

As a society, we are pleased with this opportunity to assist in the preservation of the Village's Historic District. In addition, we commend you for following that provision of the Village's Comprehensive Plan calling for the involvement of the Salado Historical Society in helping to protect the historic sites and structures within the Village's Historic District as well as the overall integrity of that District.

Sincerely,



Wallace Davis, Ph.D.
President, Salado Historical Society

Now that the Village is well on its way to adopting a budget which requires an Ad Valorem Tax in addition to Sales Tax to cover projected expenses, we, as representatives of the citizens of the Village must assure that the Sales Tax portion of the Village's revenue stream be protected from decline, and that a climate for continued Sales Tax growth be supported.

To attract new retail businesses to the village, the Mayor is forming a citizens committee to prepare an economic development package, which may include a press kit detailing the business climate in Salado, success stories from local businesses, statistics of previous sales activity, and information on how our Tourism Department attracts visitors to Salado. This information would be given to Salado-friendly, sales tax-generating business in an attempt to attract them to our community.

To assure that we maintain quality retail spaces with high visibility and accessibility to tourist traffic, I propose the following changes to, and adoption of Village ordinances:

- The definition of Historic District in the Village Zoning Ordinance, Section 3.15 A, which includes the Main Street Market Area, be changed as indicated:
 - **“Purpose:** The HD, Historic District is intended to implement the goals and policies of the Village concerning the preservation of historically significant elements within the original Village area. The HD, Historic District is intended to preserve, enhance, and perpetuate those aspects of the Village having historical, cultural, architectural and archaeological merit. Such preservation promotes and protects the economic, cultural, educational and general welfare of the public. Bed-and-breakfast should be permitted within the Historic Districts; Office use should be conditional on ground floors and permitted on second floors, and Commercial use should not be permitted. More specifically, the purpose of this historic preservation ordinance is:.....”
- The usage definitions for Historic District (HD) in Village Zoning Ordinance, Section 4.1, be changed from Permitted (P) to a new category, Conditional on First Floor(C1) as follows:
 - Insurance Agency Office
 - Brokerage Service Office
 - Health Services
 - Legal Services
 - Medical Offices
 - Offices, Professional and General
 - Parole-Probation
 - Barber Shop
 - Beauty Shop
 - Real Estate Office
 - Financial Service

- Locksmith
 - Travel Agency
 - Hardware Store
 - Pharmacy
 - Auto Financing and Leasing
 - Medical Clinic or Office
 - Franchised Private Utility
 - School K thru 12 (public)
 - School K thru 12 (private)
- In order to insure that Conditional use is not eliminated or impede certain businesses from Main Street, the Zoning Map would be refined to include several LR designations within the HD Districts. Included in this special designation would be:
 - McClure building
 - Century 21 building
 - First State Bank office park (First Square)
 - Willingham building
 - Compass Bank building
 - First Salado Bank building
 - Carriage Place building
 - Salado Civic Square building
 - Salado Civic Center
 - Fellowship Square
 - Post Oak Center
 - Embarq building
- The Village establishes a Business License Ordinance. The purpose of this ordinance is to insure compliance with the HD, LR, Office and Mixed Use Districts and control Conditional Use in, HD and LR District. The license fee would be based on the Permitted or Conditional Use per the zoning ordinance. Fees for Permitted Use would be \$15/year, to cover the expense. Fees for Conditional Use in HD and LR would be \$5000/per year. Paying the license fee is not a guarantee that a Conditional Use will be granted; all other aspects of Conditional Use as specified in Section 3.17 of the Village Zoning Ordinance would continue to apply.
- Existing non-compliant uses would have a 7 year grace period, in which the License Fee would be \$15/year. In the eighth and subsequent years, the fees as provided in the ordinance would apply.

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Dianna Zulauf

From: Village of Salado [speters1@vvm.com]
Sent: Wednesday, December 10, 2008 1:37 PM
To: Dianna Zulauf
Subject: Re: list

Here it is.

1. The property owners purchased or owned their property prior to and restrictions. The city would be removing their right to use the property as they see fit and possibly as they envisioned when they bought it.
2. Enforcement would very likely lead to litigation the Village could ill afford.
3. Non-retail businesses contribute to the community in many ways including providing employment, paying taxes in different forms, bringing new residents in to the Village, and bringing possible customers to Salado as they conduct other business.
4. Enforcement would surly lead to vacancies and lack of revenue for both the property owner and taxing authorities in the form of taxes other than sales tax.
5. Vacancies would present the image of lack of vitality for the community, even the possibility of the appearance of a ghost town.
6. We do not know how much sales tax is generated by these small retail businesses but many of us believe it to be very little-Brookshire's, hotels, and Exxon are possibly the bulk of our revenue.
7. Owners

----- Original Message -----

From: "Dianna Zulauf" <vos@vvm.com>
To: "Village of Salado" <speters1@vvm.com>
Sent: Tuesday, December 9, 2008 2:42:44 PM GMT -06:00 US/Canada Central
Subject: list

Stephen,

Gerry Reihsen says he gave you a list of reasons why the P&Z commission is against Bob Pascoes rezoning recommendation. He would like to put that list with the minutes from the P&Z meeting. Could you please get me a copy of that list.

Dianna Zulauf

Village Secretary & Court Clerk

Village of Salado

254/947-5060