



**REGULAR PLANNING AND ZONING COMMISSION MEETING**  
**SALADO MUNICIPAL BUILDING**  
**301 N. STAGECOACH - SALADO, TEXAS**  
**DECEMBER 13, 2022 – 6:30 P.M.**

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THIS WILL BE AN IN-PERSON MEETING THAT WILL ALSO BE AVAILABLE VIRTUALLY USING ZOOM. YOU CAN ACCESS THE MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE USING THE

<https://us02web.zoom.us/j/82354250333?pwd=RWZKbEJzQ1I6YzJwaHdNN3U4T0NzQT09>

MEETING ID: 823 5425 0333  
PASSCODE: 713233

OR YOU CAN DIAL IN TO THE MEETING WITH YOUR PHONE USING ONE OF THE FOLLOWING PHONE NUMBERS AND USING THE MEETING ID AND PASSWORD:

346-248-7799  
253-215-8782  
669-900-6833  
312-626-6799  
929-205-6099  
301-715-8592

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**AGENDA**

**CALL TO ORDER**                      DECEMBER 13, 2022, AT 6:30 P.M.

**CALL OF ROLL**                      VILLAGE ADMINISTRATOR

**1. CITIZENS COMMUNICATIONS**

*THE PLANNING AND ZONING COMMISSION WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN NOT ON THE AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE (3) MINUTE TIME LIMIT WHEN ADDRESSING THE COMMISSION. SPEAKERS WILL HAVE ONE (1) OPPORTUNITY TO SPEAK*

*DURING THIS TIME-PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR COMMISSION CONSIDERATION.*

**2. CONSENT AGENDA**

APPROVAL OF MINUTES OF PREVIOUS MEETING OF THE PLANNING AND ZONING COMMISSION.

**3. PUBLIC HEARING AND POSSIBLE ACTION**

HOLD A PUBLIC HEARING AND CONSIDER POSSIBLE ACTION REGARDING AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ZONING APPROXIMATELY 39.139 ACRES, LOCATED NORTHWEST OF THE INTERSECTION OF FM 2484 AND INTERSTATE 35 IN SALADO, BELL COUNTY, TEXAS, AS LOCAL RETAIL (LR); PROVIDING FOR THE FOLLOWING: SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. (VILLAGE OF SALADO, APPLICANT)

**4. DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED CONSTRUCTION/FINAL PLAT AND CONSTRUCTION PLANS FOR STINNETT MILL ESTATES PHASE II, A RESIDENTIAL DEVELOPMENT LOCATED ON STINNETT MILL ROAD, IN THE E-T-J OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS. (VILLAGE ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED HISTORIC DISTRICT OVERLAY ORDINANCE. (VILLAGE ADMINISTRATOR)

**ADJOURNMENT**

THE PLANNING AND ZONING COMMISSION MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC

DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on December 9, 2022, at 6:00 p.m.



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Don Ferguson, Village Administrator

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, Village Administrator, at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call 512-272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

# P&Z Agenda Item Form



Date Submitted: December 10, 2022

Agenda Date Requested: December 13, 2022

**Project/Proposal Title:** CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETING OF THE PLANNING AND ZONING COMMISSION

**Funds Required:**

**Funds Available:**

**Council Action Requested:**

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

## Project/Proposal Summary:

This item was placed on the agenda to allow commission members to consider approval of the minutes of the previous meeting of the Planning and Zoning Commission. Copies of the minutes will be provided to commission members under separate cover in advance of the meeting.

# P&Z Agenda Item Form



Date Submitted: December 10, 2022

Agenda Date Requested: December 13, 2022

**Project/Proposal Title:** HOLD A PUBLIC HEARING AND CONSIDER ACTION REGARDING AN ORDINANCE ZONING APPROXIMATELY 39.139 ACRES LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF FM 2484 AND INTERSTATE 35

**Council Action Requested:**

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

**Project/Proposal Summary:**

This item was placed on the agenda to allow board members to hold a public hearing and consider action regarding an ordinance establishing the zoning for approximately 39.139 acres, located near the northwest of the intersection of FM 2484 and Interstate 35, as Local Retail (LR).

The property in question was annexed into the Village last month and the Village must now zone the subject property.

The Village is proposing to zone the subject property Local Retail. A Quick Trip Travel Center is planned for the property along with several restaurants, a car wash, retail shops and an assisted living facility.

Public notice of the zoning case was published in the Salado Village Voice and property owners within 200' of the subject property were also notified. To date, no comments have been received either for or against the proposed zoning.

The Village staff recommends approval of the proposed zoning for the subject property.

**ORDINANCE NO. 2022-\_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ZONING APPROXIMATELY 39.139 ACRES, LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF FM 2484 AND INTERSTATE 35 IN SALADO, BELL COUNTY, TEXAS, AS LOCAL RETAIL (LR); AND PROVIDING FOR THE FOLLOWING: SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the regulations established by the Village of Salado Zoning Ordinance, as amended, (the "Code") are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and

**WHEREAS**, in the course of adopting the regulations established by the Code, the Planning and Zoning Commission and Board of Aldermen gave careful consideration to the unique qualities of the Village, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and

**WHEREAS**, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the Village; and

**WHEREAS**, the regulations established by the Code are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village; and

**WHEREAS**, the following enactments are a valid exercise of the Village's broad police powers and based upon the Village's statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and

**WHEREAS**, the Board of Aldermen desires to amend the Village of Salado Zoning Map by rezoning approximately 39.139 acres, located near the intersection of FM 2484 and Interstate 35, in Salado, Bell County, Texas as Local Retail (LR) zoning classification; and

**WHEREAS**, the Board of Aldermen has carefully reviewed the requirements of the Village's Code of Ordinances and have concluded that the requested rezoning is consistent with established Village policy and in the public interest; and

**WHEREAS**, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and Board of Aldermen, notice of which was published in the Village's official newspaper before the 15th day before the first public

hearing and agendas for each hearing were posted at the Village Municipal Building more than seventy-two (72) hours prior to the respective hearing.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS:**

#### **ARTICLE I. REZONING**

The Board of Aldermen of the Village of Salado has established zoning districts to regulate land use on individual properties within the corporate limits of the Village. For each zoning district, the Village has adopted use, height, area and development regulations that shall apply to that particular district. The following geographic boundaries of the zoning district for the property listed below is hereby established as follows:

THAT the zoning classification for approximately 39.139 acres, generally located northwest of the intersection of FM 2484 and Interstate 35 in Salado, Bell County, Texas, according to the map or plat thereof recorded in Bell County Plat Records, and as described the attached Exhibit "A", incorporated by reference for all purposes, is hereby zoned Local Retail (LR) zoning classification.

#### **ARTICLE II. ZONING DISTRICT MAP**

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

#### **ARTICLE III. SEVERABILITY**

It is hereby declared to be the intention of the Board of Aldermen that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

#### **ARTICLE IV. EFFECTIVE DATE**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

#### **ARTICLE V. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, the Standard Zoning Enabling Act, and Chapter 211 of the Texas Local

Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED** this 15<sup>th</sup> day of December 2022, by \_\_\_\_\_ (Ayes) to \_\_\_\_\_ (Nays) \_\_\_\_\_ (Abstain) vote of the Board of Aldermen of the Village of Salado, Texas.

**VILLAGE OF SALADO**

BY: \_\_\_\_\_  
Michael Coggin, Mayor

**ATTEST:**

\_\_\_\_\_  
Cara McPartland, City Secretary





November 21, 2022

## NOTICE OF PUBLIC HEARING

**Re: Proposed Zoning Of 39.139 Acres**  
*(NW of Intersection of FM 2484 & IH 35)*

Dear Property Owner:

You are receiving this letter because you own property within two hundred feet of the above referenced location.

The applicant, Village of Salado, is proposing to zone approximately 39.139 acres, located northwest of the intersection of FM 2484 and IH-35 as Local Retail (LR). A map identifying the subject property is attached to this letter. This property was recently annexed into the corporate limits of the Village of Salado.

The Village of Salado Planning and Zoning Commission will hold a public hearing and consider this request on **Tuesday, December 13, 2022, at 6:30 p.m.** at the Salado Municipal Building, 301 N. Stagecoach Road. Upon a recommendation from the Commission, the Salado Board of Aldermen will hold a public hearing and consider the same request on **Thursday, December 15, 2022, at 6:30 p.m.**

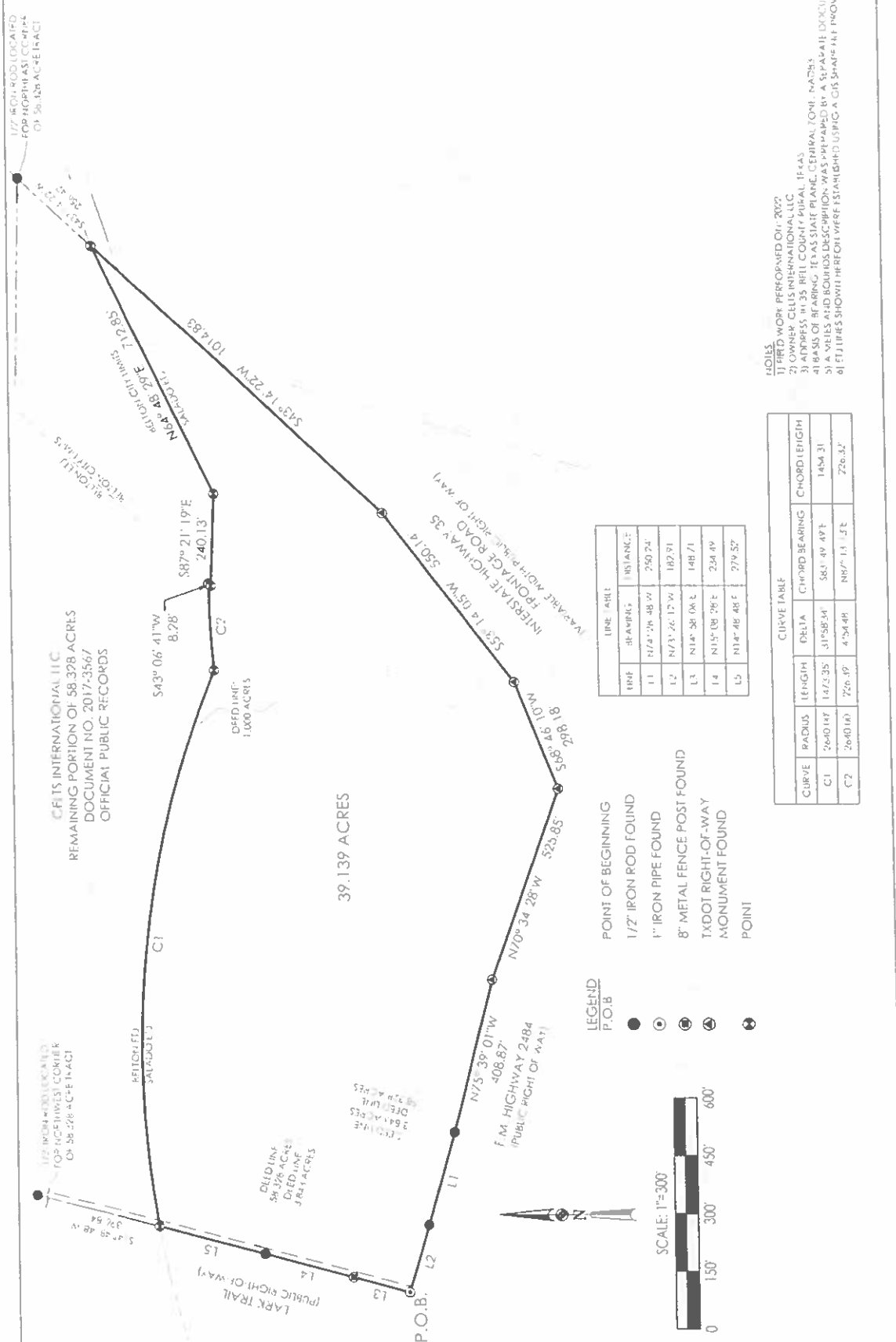
You are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearings. If you wish to comment but are unable to attend, written comments may be submitted prior to the hearings in person at Salado Municipal Building, by mail (P.O., Box 219, Salado, TX, 76571), or by email ([dferguson@saladotx.gov](mailto:dferguson@saladotx.gov)).

Additional information concerning the proposed action is available for review at the Salado Municipal Building located at 301 N. Stagecoach Road in Salado, Texas. Should you have questions, please feel free to email ([dferguson@saladotx.gov](mailto:dferguson@saladotx.gov)) or contact me at 254.947.5060.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Ferguson'.

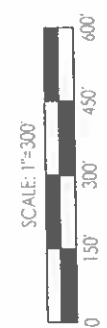
Don Ferguson  
Village Administrator



LINE	BEARING	DISTANCE
L1	N75°39'01"W	408.87'
L2	N70°34'28"W	525.85'
L3	S58°18'10"W	398.18'
L4	S57°14'22"W	1014.83'
L5	N64°48'29"E	712.85'

- POINT OF BEGINNING
- 1/2" IRON ROD FOUND
  - 1" IRON PIPE FOUND
  - 8" METAL FENCE POST FOUND
  - TXDOT RIGHT-OF-WAY MONUMENT FOUND
  - POINT

LEGEND  
P.O.B.



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2640.14'	1472.35'	31°58.54'	S61°49'49"E	14M.31'
C2	2640.14'	726.19'	4°54.48'	N61°14'12"E	726.32'

- NOTES
- 1) FIELD WORK PERFORMED ON: 2022
  - 2) OWNER: CELUS INTERNATIONAL LLC
  - 3) ADDRESS: 1135 REEL COURT, POKOK, TEXAS
  - 4) BASIS OF BEARING: TEXAS STATE PLANE, FEDERAL ZONE, NAD83
  - 5) A VEIES AND BOUNDARY DESCRIPTIONS WERE OBTAINED BY A SURVEYOR LICENSED BY THE STATE OF TEXAS
  - 6) ALL LINES SHOWN HEREON WERE ESTABLISHED USING A GIS SHAPES FILE PROVIDED BY CITO, INC.

# P&Z Agenda Item Form



Date Submitted: December 10, 2022

Agenda Date Requested: December 13, 2022

**Project/Proposal Title:** CONSIDER ACTION REGARDING THE CONSTRUCTION/FINAL PLAT AND CONSTRUCTION PLANS FOR STINNETT MILL ESTATES PHASE II

**Council Action Requested:**

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

**Project/Proposal Summary:**

This item was placed on the agenda to allow commission members to discuss and consider possible action approving the proposed construction plans and construction/final plat for Phase II of Stinnett Mill Estates located on Stinnett Mill Road in the E-T-J of the Village of Salado.

Stinnett Mill Estates is a proposed 70-acre residential development in the E-T-J of the Village of Salado. The proposed residential subdivision will be developed in three (3) phases and have a total of eighty-three (83) lots.

The concept plan and the Phase I construction/final plat and construction plans were approved in January of this year.

Attached is the proposed construction/final plat for Phase II of the development.

The Phase II construction/final plat and construction plans have been reviewed and found by the Village Engineer to be in compliance with the Village's Subdivision Ordinance.

On December 13<sup>th</sup>, the Planning and Zoning Commission is scheduled to make a recommendation regarding the construction/final plat and construction plans. The Commission's recommendation will be presented at the Board meeting.





# P&Z Agenda Item Form



Date Submitted: December 9, 2022

Agenda Date Requested: December 13, 2022

**Project/Proposal Title:** CONSIDER ACTION  
REGARDING A PROPOSED HISTORIC DISTRICT  
OVERLAY ORDINANCE

**Council Action Requested:**

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

**Project/Proposal Summary:**

This item was placed on the agenda to allow commission members to discuss and consider issues relating to the proposed Historic District Overlay Ordinance.

**Purpose and Description:** The Historic District Overlay is intended to preserve, enhance, and perpetuate those aspects of the properties within the District having historical, cultural, architectural, and archaeological merit, while at the same time, allowing for a vibrant mix of active storefronts featuring specialty stores, restaurants, and entertainment along with residential uses. The standards for the Historic District Overlay are intended to ensure that new development within the District will complement and build on the existing historic architectural character and integrity within the District. The boundaries of the Historic District Overlay are as defined in the attached Historic District Overlay Map. Also, attached is a list of landmarks designated by the Texas, Centennial Commission, Texas Historical Commission, National Register of Historic Places and/or by the Planning and Zoning Commission and Board of Aldermen. This listing may be amended from time to time by separate resolution of the Board of Aldermen.

In addition to the general conditions set forth above, development projects within the Historic District Overlay shall meet the following additional standards.

1. **General Criteria for External Alterations, New Development or Redevelopment:** The general design, arrangement, and character of external alterations, new development or redevelopment shall be in harmony and consistent with and conform to the overall character of other development in the Historic District Overlay. The proposed development shall not adversely impact the overall historic, cultural, and architectural nature of designated landmark structures in the Historic District Overlay.
2. **Maximum Building Size:** 6,000 square feet (Heated/Cooled Space).
3. **Maximum Lot Coverage:** Seventy percent (70%) total, including main buildings and accessory buildings.
4. **Area Regulations:**
  - a. **Minimum Lot Size:** Five thousand (5,000) square feet
  - b. **Minimum Lot Width:** Fifty feet (50')
  - c. **Minimum Lot Depth:** One hundred feet (100')
5. **Height Regulations:**
  - a. **Main Building(s):** Maximum two (2) stories or forty feet (40') for the main building(s).
  - b. **Accessory Building (s):** One (1) story for accessory buildings.
  - c. **Other:** Refer to Section V, Development Standards & Use Regulations for other regulations.

6. **Setback Regulations:**

- a. **Minimum Front Yard Setback:** Five feet (5'); all yards adjacent to a street shall be considered a front yard. See Section 5.1 through Section 5.5 for any additional setback requirements.
- b. **Minimum Side Yard Setbacks:** Ten feet (10'); fifteen feet (15') adjacent to a public street or residential lot
- c. **Minimum Rear Yard:** Fifteen feet (15')

7. **Pedestrian Access:** Pedestrian access shall be provided from parking areas to the main building(s). In addition, pedestrian access within the site (from building to building, from a building to an open space area, etc.) and pedestrian access to adjacent sites shall also be provided. Pedestrian-oriented site amenities such as street furniture and public spaces (gazebos, fountain areas, etc.) are encouraged.

8. **Land Uses:** See attached Land Use Chart

9. **Parking:** On-street parking shall be permitted. As for on-site parking, a typical ratio of parking spaces to square footage is encouraged but not mandatory. The required number of parking spaces may be reduced if parking can be shared with an adjacent development(s) or use(s). Such a reduction must be approved as part of the site plan. In no case shall the required parking be reduced in excess of fifty percent (50%) of the required spaces. In addition to concrete and asphalt surfaces, gravel, decomposed granite, or pavers are permitted for small parking area surfaces for parking areas with no more than twenty-five (25) parking spaces

10. **Landscaping Requirements:** Refer to Section 5.2

11. **Sign Requirements:** Refer to Ordinance 2012-01 (Sign Regulations)

12. **Lighting Requirements:** Refer to Comprehensive Plan (Amended 2019) & Ordinance 2013-08 Zoning Ordinance.

13. **Recreational Vehicles, Travel Trailers, etc.:** For properties with frontage on Main Street, a recreational vehicle, manufactured home, travel trailer or motor home may be stored on the property provided it is not visible from the public right of way on Main Street. Such vehicles may not be used for on-site dwelling or non-residential purposes.






























Recreational vehicles, manufactured homes, travel trailers or motor homes may be stored on the properties on Main Street and visible from the public right of way for community events authorized by the Village of Salado. In such cases, the subject vehicle may be used for on-site dwelling and non-residential purposes for a period not to exceed three (3) consecutive days.

For properties not fronting Main Street that are located within the District, a recreational vehicle, manufactured home, travel trailer or motor home may be stored on the property and be visible from the public right of way which fronts the property. In such cases, the subject vehicle may not be used for on-site dwelling or non-residential purposes.














14. **Temporary Facilities:** There shall be no permanent use of temporary facilities or buildings.
15. **Open Storage:** Open storage shall not be permitted. Existing businesses with open storage areas at the time of adoption of the Historic District Overlay Ordinance shall be permitted to continue to have them, although the storage areas shall not be enlarged.
16. **Outside Display for Retail Uses:** Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, that is associated with a primary retail use is permitted on the same lot as that retail use in the front yard area. Outside display shall be limited to the following:
  - a. Outside display areas shall not be placed or located more than thirty feet (30') from the main building.
  - b. Outside display areas shall not occupy any of the parking spaces that are required by this Ordinance for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.
  - c. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
  - d. Outside display areas shall not extend into public right-of-way or onto adjacent property.
  - e. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
17. **Consultation Required:** Individuals seeking building permits for external alterations, new development or redevelopment on a property located within the














District shall contact the Salado Historical Society to seek input and non-binding recommendations prior to submitting a building permit application.



















Uses		(P) Permitted Use; (C) Conditional Use; ( ) Not Permitted											
<b>AGRICULTURE</b>													
Bulk Grain and/or Feed Storage													
Farms. General (Crops) 													
Farms. General (Livestock/Ranch) 													
Greenhouse (Non-Retail/Hobby)	P												
Livestock Sales													
Orchard/Crop Propagation	C												
Plant Nursery (Grown for Commercial Purposes)	P												
Stable, Commercial 													
Stables (Private, Accessory Use) 													
Stables (Private, Principal Use) 													
<b>RESIDENTIAL</b>													
Accessory Building/Structure (Residential) 	P												
Accessory Building/Structure (Non-Residential)	P												
Accessory Dwelling	P												
Caretaker's/Guard's Residence 	C												
Community Home 													
Duplex / Two-Family  {Defined under Two-Family Dwelling}	C												
Family Home (Adult Care in Place of Residence)	P												
Family Home (Child Care in Place of Residence)	P												
Four Family (Quadrplex)	C												
Garage Conversion 	C												
Home Occupation 	C												
Living Quarters On-Site With A Business 	P												
Multiple-Family Dwelling 													
Private Street Subdivision													
Residential Loft 	P												
Rooming/Boarding House  {Defined Under Boarding or Rooming House}	C												
Single Family Dwelling, Detached 	P												
HUD-Code Manufactured Home  {Defined Under Manufactured Housing}													
Single Family Industrialized Housing  {Defined Under Manufactured Housing}													
Single Family Dwelling, Attached (Townhouse) 	C												
Patio Homes (Zero Lot Line Dwelling) 	P												
Swimming Pool (Private) 	P												
Three Family (Triplex)	C												

Uses																	
<b>OFFICE</b>																	
Armed Services Recruiting Center	P																
Check Cashing Service	P																
Credit Agency	P																
Insurance Agency Offices	P																
Offices (Brokerage Services)	P																
Offices (Health Services)	P																
Offices (Legal Services)	P																
Offices (Medical Office)	P																
Offices, Professional and General Business 	P																
Offices (Parole-Probation)																	
Real Estate Offices	P																
Telemarketing Center 	P																
Bank	P																
Savings and Loan	P																
Security Monitoring Company (No Outside Storage)	P																
<b>Uses</b>																	
<b>PERSONAL &amp; BUSINESS SERVICES</b>																	
Appliance Repair	C																
Artist Studio 	P																
Ambulance Service (Private) 																	
Automobile Driving School																	
Automatic Teller Machines (ATM's)	P																
Barber Shop (Non-College)	P																
Beauty Shop (Non-College)	P																
Bed & Breakfast Inn or Facility(s) 	P																
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)																	
Computer Sales	P																
Cooking School	P																
Credit Unions	P																
Dance/Drama/Music Schools (Performing Arts)	P																
Extended Stay Hotels/Motels (Residence Hotels) 	P																
Exterminator Service (No outdoor sales or storage)																	
Financial Services (Advice/Invest)	P																

Uses																			
<b>PERSONAL &amp; BUSINESS SERVICES</b>																			
Funeral Home or Mortuary ☞	P																		
Motel or Hotel ☞	P																		
Martial Arts School	P																		
Kiosk (Providing A Service) ☞	C																		
Laundry/Dry Cleaning (Drop Off/Pick Up) ☞	C																		
Locksmith	P																		
Mini-Warehouse/Self Storage ☞																			
Photo Studio	P																		
Photocopying/Duplicating	P																		
Security Quarters as Associated with a Business (Live-In)	C																		
Sexually Oriented Business (Refer to Ordinance #2003 09)																			
Skin Care Clinics	P																		
Shoe Repair	P																		
Studio for Radio or Television (Without Tower) ☞	P																		
Tailor Shop	P																		
Tool and Machinery Rental (Indoor Storage) ☞																			
Tool and Machinery Rental (Outdoor Storage)																			
Travel Agency	P																		
Uses																			
<b>RETAIL</b>																			
All Terrain Vehicle Dealer / Sales Only																			
Antique Shop ☞	P																		
Art Dealer/Gallery ☞	P																		
Auction Business (Indoor only) ☞																			
Auto Sales (New and Used) ☞																			
Auto Supply Store for New & Rebuilt Parts ☞																			
Bakery or Confectionary (Retail) ☞	P																		
Beer and Wine and Package Stores and Mixed Beverage Sales	C																		
Bike Sales and/or Repair	P																		
Book Store	P																		
Building Material Sales ☞																			
Cabinet Shop (Manufacturing)																			
Cafeteria	C																		
Consignment Shop	P																		






Uses															
RETAIL															
Convenience Store (With Gas Sales) 															
Convenience Store (Without Gas Sales) 	C														
Department Store	P														
Drapery, Blind, Furniture Upholstery Shop 	P														
Firearms Only (in-store and special order)															
Florist Shop 	P														
Food or Grocery Store 	P														
Furniture Store, New and Used (Indoor) 	P														
Garden Shop (Inside Storage) 	C														
Gravestone/Tombstone Sales															
Artisans Shop 	P														
Hardware Store	P														
Home Improvement Center	P														
Lawnmower Sales and/or Repair	P														
Major Appliance Sales (Indoor)	P														
Market (Public)	P														
Motorcycle Dealer (New and/or Repair)															
Personal Watercraft Sales (New and/or Repair)															
Needlework Shop	P														
Pet Shop/Supplies	P														
Package Store (Off Premises Alcohol Sales)															
Pharmacy	P														
Plant Nursery (Retail Sales Outdoors)	C														
Recycling Kiosk 	C														
Restaurant (With No Drive-Through Service) 	P														
Restaurant (With Drive-In Service) 	C														
Restaurant (With Drive-Through Service) 	C														
Restaurant (Mobil Food Unit/Vendor) 	P														
Restaurant (With Music and/or Dancing)	P														
General Retail Store 	P														
Security Systems Installation Company	P														
Sporting Goods Store	P														
Studio, Tattoo or Body Piercing 															
Temporary Outdoor Retail Sales / Commercial Promotion	C														
Upholstery Shop (Non-Auto)	P														
Used Merchandise; Furniture	P														
Vacuum Cleaner Sales and Repair	P														
Veterinarian Clinic (Without Kennels) 	P														

Uses																			
<b>TRANSPORTATION &amp; AUTO SERVICES</b>																			
Antique Vehicle Restoration	C																		
Auto Body Repair																			
Auto Financing & Leasing (Indoor) 	P																		
Automobile Accessory Installation (Minor) 																			
Auto Interior Shop / Upholstery																			
Auto Muffler Shop																			
Auto Paint Shop																			
Automobile Repair, Major 																			
Automobile Repair, Minor 																			
Auto Tire Repair /Sales (Indoor)																			
Auto Wrecker Service																			
Auto Laundry or Car Wash, Unattended 																			
Auto Laundry or Car Wash, Attended 																			
Limousine / Taxi Service																			
Parking Lot Structure, Commercial (Auto) 	P																		
Quick Lube/Oil Change/Minor Inspection																			
Tire Dealer, With or Without Open Storage 																			
Uses																			
<b>AMUSEMENT &amp; RECREATION SERVICES</b>																			
Amusement Devices/Arcade (Four or More Devices) 																			
Amusement Services (Indoors) 																			
Amusement Services (Outdoors) 																			
Billiard / Pool Facility (Three or More Tables)																			
Bingo Facility																			
Bowling Center																			
Broadcast Station (with Tower)																			
Country Club (Private) 	C																		
Music / Dancing Facility	P																		
Day Camp for Children 	C																		
Dinner Theatre	C																		
Driving Range																			
Earth Satellite Dish (Private, less than 3' in diameter)	P																		

Uses																			
<b>AMUSEMENT &amp; RECREATION SERVICES</b>																			
Civic/Conference Center 	C																		
Fairgrounds/Exhibition Area 																			
Golf Course (Miniature)	C																		
Golf Course (Private) 																			
Golf Course (Public) 																			
Health Club (Physical Fitness)  <i>{Defined under Studio, Health, Reducing or Fitness}</i>	C																		
Membership Sports	C																		
Motion Picture Theater (Indoors)	C																		
Motion Picture Studio, Commercial Film																			
Museum	P																		
Park and/or Playground (Private) 	P																		
Park and/or Playground Public) 	P																		
Psychic Reading Services																			
Palm Reading Services																			
Rodeo Grounds																			
Skating Rink																			
Swimming Pool (Commercial) 	P																		
Tennis Court (Lighted)	C																		
Tennis Court (Private/Not Lighted) 	P																		
Theater (Non-Motion Picture)	P																		
Travel Trailers / R.V.'s (Short-Term Stays)																			
Travel Trailers / R.V.'s (Storage)																			
Video Rental / Sales																			
Uses																			
<b>INSTITUTIONAL/ GOVERNMENTAL</b>																			
Antenna (Non-Commercial)  <i>{Defined within Section 4.1.H}</i>	P																		
Antenna (Commercial)  <i>{Defined within Section 4.1.H}</i>																			
Assisted Living Facility 																			
Broadcast Towers (Commercial)																			
Wireless Communications Tower  <i>{Defined within Section 4.1.H}</i>																			
Cemetery and/or Mausoleum 	C																		
Child Day Care (Business) 	C																		
Church/Place of Worship 	P																		
Civic Club																			
Medical Clinic or Office  <i>{Defined under Medical Facilities}</i>	P																		
Community Center (Municipal) 	P																		
Electrical Generating Plant																			





Uses															
<b>COMMERCIAL &amp; WHOLESALE TRADE</b>															
Book Binding	C														
Feed & Grain Store															
Furniture Manufacture															
Heating & Air-Conditioning Sales/Services															
Package Store (Off Premise Alcoholic Beverage Sales)															
Pawn Shop 															
Propane Sales (Retail) 															
Taxidermist															
Transfer Station (Refuse/Pick-up)															
Veterinarian (Outdoor Kennels or Pens)															
Warehouse/Office															
Welding Shop															
Uses															
<b>MANUFACTURING, INDUSTRIAL &amp; CONSTRUCTION</b>															
Contractor's Office/Sales, No Outside Storage including Vehicles															
Contractor's Temporary On-Site Construction Office	C														
Electronic Assembly															
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair															
Laboratory Equipment Manufacturing 															
Machine Shop															
Maintenance & Repair service for Buildings															
Open Storage/Outside Storage 															
Plumbing Shop															
Research Lab (Non-Hazardous)															
Sand/Gravel/Stone Sales (Storage) 															
Sign Manufacturing															
Stone/Clay/Glass Manufacturing															

Landmarks Designated by the Texas Centennial Commission, Texas Historical Commission, by the National Register of Historic Places, and/or by the Planning & Zoning Commission and Board of Aldermen:

Site of Alexander's Medical Distillery (Subject Marker)	Center Circle
Anderson House and Store	Main Street
Armstrong Adams House	Main Street & Thomas Arnold
George W. Baines House	Royal Street
Moses H. Denman Log Cabin	Van Bibber Lane
First Baptist Church (Subject Marker)	Main Street
Captain Robert B. Halley House	Main Street
Hendrickson Caskey House	Center Circle
Lenticular Bridge (Subject Marker)	Main Street
McKie House - Twelve Oaks	Center Circle
Norton Orgain House	Main Street
Major A.J. Rose House	Wm. Rose Way
Major Archibald J. Rose (Subject Marker)	Wm. Rose Way
Salado Bridge (Subject Marker)	Main Street at Salado Creek
Salado Creek Natural Landmark (First in Texas)	Main Street
Salado Church of Christ (Subject Marker)	IH 35
Salado College Ruins Archeological Site	Main Street
Welborn Barton, M.D. House	Main Street
J.M.G. Davis House	Pace Park Road
Site of Davis Mill (Subject Marker)	Main Street & Pace Park Road
Salado United Methodist Church Chapel	Royal Street
Stagecoach Inn	Main Street
Levi Tenney House	Pace Park Road
Orville T. Tyler House	Main Street
Vickery Berry House	Main Street
Granville N. Vickery House	Main Street
Barbee Berry Mercantile Building	Main Street
Thomas Arnold High School (Subject Marker)	Main Street
Salado Cemetery (Subject Marker)	Baines Street
Old Salado Graveyard (Historic Texas Cemetery)	Salado Cemetery
Rev. James & Fanny Ferguson (Subject Marker)	Salado Cemetery
Captain Robert B. Halley (Subject Marker)	Salado Cemetery
Dr. Samuel & Charlotte H. Jones (Subject Marker)	Salado Cemetery
Fowler House	Stagecoach Road
West Cemetery	West Village
Robertson Ranch Plantation	Robertson Road

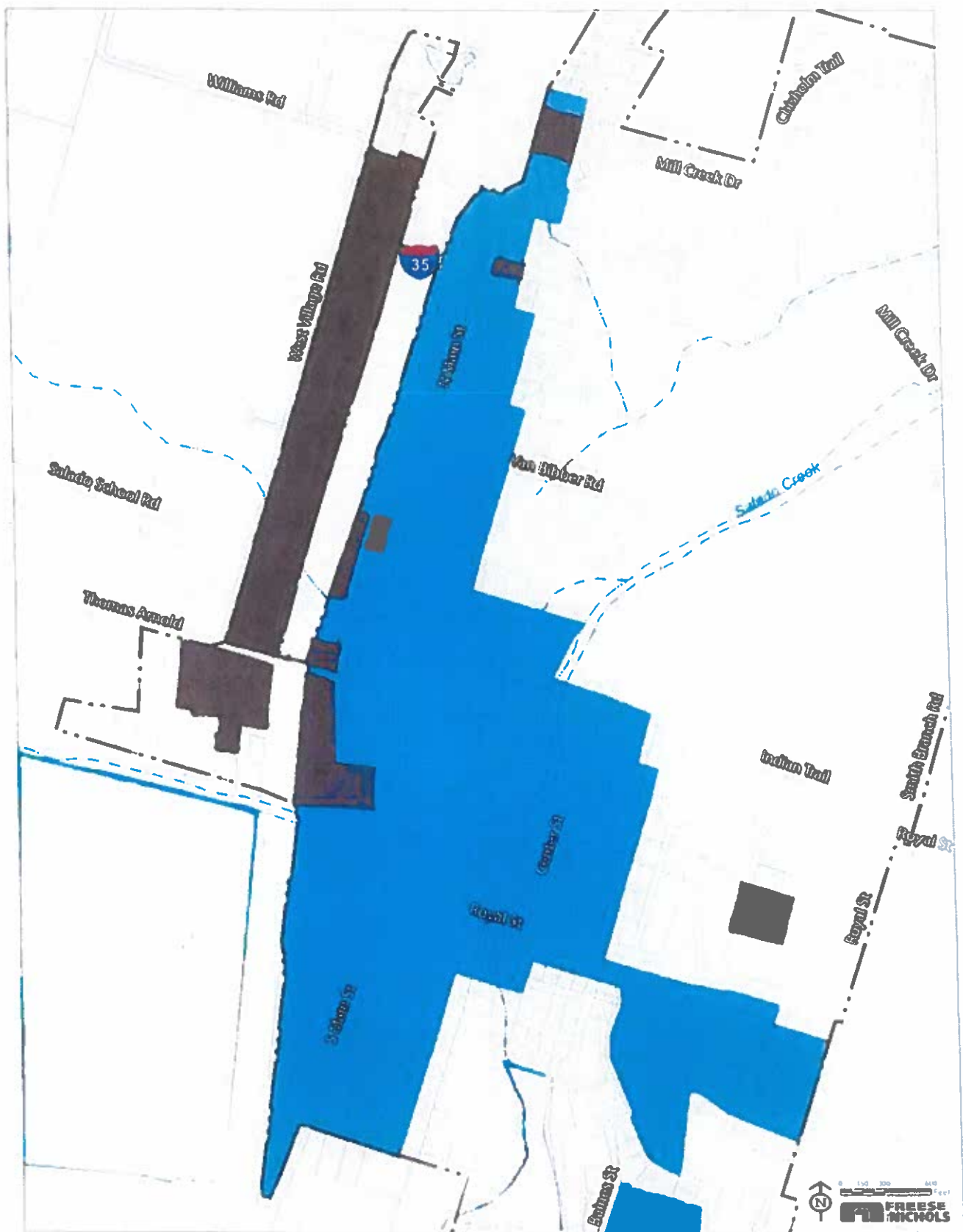


Figure 3-3

Proposed  
Historic District  
Village Of Salado

**DRAFT**