

**Village of Salado
Salado Municipal Building
301 N. Stagecoach Road
Salado, Texas**

**Minutes of Regular Planning and Zoning Commission Meeting
March 28, 2023, at 6:30 p.m.**

The Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Chairman Don Hogue.

Commission Members Present: Don Hogue, Bill Smith, and Jim Lassiter.

Commission Members Absent: Jeff McClure and Ron Cunningham.

Staff Present: Village Administrator Don Ferguson

1. CITIZENS COMMUNICATIONS

Resident Charles Simmons urged commission members to include properties on the west side of Interstate 35 in the boundaries of the Historic District Overlay.

Resident Linda Reynolds questioned whether 716 Center Circle is included in the boundaries of the Historic District Overlay.

Resident Darlene Walsh expressed her opposition to including the properties on the west side of Interstate 35 within the boundaries of the Historic Overlay District.

2. CONSENT AGENDA

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

Commissioner Bill Smith made the motion to approve the minutes from the February 28th Commission Meeting, as presented. Commission Jim Lassiter seconded. Motion was approved on a 3-0 vote.

3. PUBLIC HEARING AND POSSIBLE ACTION

**HOLD A PUBLIC HEARING AND CONSIDER MAKING A RECOMMENDATION
REGARDING A PROPOSED HISTORIC DISTRICT OVERLAY ORDINANCE.**

Village Administrator Ferguson presented the proposed Historic District Overlay Ordinance for public comment and consideration by the Commission.

Chairman Don Hogue opened the public hearing.

Bev Turnbo with the Salado Historical Society expressed her support for the proposed ordinance. She encouraged commission members to make sure the most current list of historic properties within the Historic District is included in the ordinance.

Resident Linda Reynolds requested the staff make sure the boundary map for the proposed Historic District be more legible.

Resident Darlene Walsh questioned the Village's ability to determine the acceptable use of a piece of private property. She asked commission members to allow drop-off and pick-up laundry businesses within the Historic Overlay District.

Resident John Newman said there has been a recognized Historic District in Salado for years.

With there being no further public comment, Chairman Hogue closed the public hearing at 6:54 p.m.

Commissioner Bill Smith made a motion to accept the proposed Historic District Overlay Ordinance, as presented. Chairman Hogue seconded.

There was considerable discussion among commission members regarding the issue of allowing laundry operations within the boundaries of the Historic District.

Chairman Hogue moved to modify the original motion to include language in the proposed ordinance to allow the following in the Historic Overlay District Ordinance:

- Prohibit Laundry/Dry Cleaning operations where cleaning process is done on-site.
- Permit drop-off and pick-up Laundry/Dry Cleaning operations where the cleaning process is done off-site.
- Allow, as a Conditional Use, drive-thru Laundry/Dry Cleaning operations where cleaning process is done off-site.

Commissioner Smith seconded the motion to amend. Motion passed on a 3-0 vote.

Chairman Hogue called the question on the original motion, as amended.

The motion passed with a 3-0 vote.

Village Administrator Ferguson said the proposed ordinance, as amended, will now be presented to the Board of Aldermen for public hearing and consideration.

4. **DISCUSSION AND POSSIBLE ACTION**

DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED CHANGES TO THE IH-35 WEST SIDE OVERLAY ORDINANCE.


Village Administrator Ferguson briefed commission members on the existing IH-35 West Side Overlay Ordinance, noting interest has been expressed in creating a common appearance on both sides of the IH-35 in Salado.

After brief discussion, commission members agreed to gather public comment and further explore the possibility of updating the West Side Overlay Ordinance in coming meetings.

ADJOURNMENT

With there being no further business, Chairman Hogue adjourned the meeting at 7:30 p.m.

These minutes were approved by the Planning and Zoning Commission on July 25, 2023.


4/19/24
Sam Lamoreaux - Vice Chair
Commission Chair

Attest :



Don Ferguson
Village Administrator