

Village of Salado
Zoning Board of Adjustments
Meeting Minutes
Tuesday, October 23, 2012 @ 4:30PM
Municipal Building

Members Present: Rod Russell, Sheila Lehmann, James Hansen, James Walls, Alternate Hans Fields

Members Absent: Don Ellis

Others Present: Mayor Danney McCort, Alderman Bryan Fritch, 12 citizens

Meeting was called to order by Rod Russell at 4:30PM (Chairman Rob Petro resigned prior to this meeting)

1. Variance Request to the Zoning Ordinance from Property Owner at 425 Thomas Arnold Road to Cover Parking Lot with Gravel instead of Paving.

Johnny's Steaks and BBQ has asked to be allowed to place gravel on their parking lot instead of paving it as required by the zoning ordinance.

There were concerns expressed by both citizens and board members about excessive dust if the variance is granted and excessive water runoff if variance is not granted. There was one written comment submitted by citizen Brian Dunlap opposing the variance.

Chairman Russell called for a vote to grant the variance. Vote failed three to two with Hans Fields and Shiela Lehmann opposing.

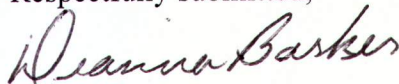
2. Variance Request to the Zoning Ordinance from Property Owner at 775 Van Bibber to Allow a Core-In Rusted Metal Fencing with Steel Columns and Sandstone Masonry instead of Solid Masonry or Wood Screening.

Billy Pipes has asked to place a core-in rusted metal fence with rock pillars around a portion of his newly developed subdivision, Tuscany on the Creek, instead of the wood or metal fencing as required by the zoning ordinance.

Chairman Russell called for a vote to grant the variance. Vote passed unanimously.

Meeting Adjourned at 5:10PM.

Respectfully submitted,



Dianna Barker
Village Secretary

Dianna Barker

From: Brian Dunlap [brians.dunlap@gmail.com]
Sent: Tuesday, October 23, 2012 8:24 AM
To: dmccort@saladotx.gov; speters@saladotx.gov; vos@saladotx.gov; sashe@saldotx.gov; sterry@saladotx.gov; hfields@saladotx.gov; bfritch@saladotx.gov
Subject: Planning and Zoning Meeting today

Planning and Zoning committee, Board of Alderman, Mayor:

I am unable to be present at the meeting set for today, to hear comments from citizens related to the proposed zoning variance of the area behind and beside my home on Salado Creek Rd, as I have previous occupational requirements that would not allow for the allotted time off. I would like for this to be written documentation for the record and read aloud at the meeting held 10/23/2012.

I believe the zoning variance request from Johnny's Steaks and BBQ should not be granted and that the current ordinance is in the best interest of the community and The Village of Salado. The intention of the zoning ordinance is to bring uniformity to the businesses (local retail, historical district, etc.), community and safety of all patrons. I see no undo hardship in regards to the paving of the parking area for the new addition to Johnny's Steaks and BBQ that would render supplication to the zoning variance. My personal concern with this variance is with the property next to us along Salado Creek Road, purchased by Johnny's as we have concerns for dust etc. if roads/parking are not paved.

Thank you for your consideration.

Sincerely,

Brian Dunlap