

Village of Salado
Salado Municipal Building
301 N. Stagecoach
Salado, Texas
Minutes of Special Joint Meeting of Board of Aldermen,
Planning and Zoning Commission and the
Comprehensive Plan Update Committee
February 11, 2019 at 5:30 p.m.

The Special Joint Board of Aldermen, Planning and Zoning Commission, and Comprehensive Plan Update Committee meeting was called to order at 5:30 p.m.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, Aldermen Andy Jackson, Michael Coggin, and Michael McDougal.

Planning and Zoning Commission Members Present: Larry Roberson, Susan Terry, Ronnie Tynes, Tom McMahan, and K.D. Hill

Comprehensive Plan Update Committee Members Present: Jim Lassiter, Frank Coachman, Larry Roberson, Cathy Sands, and Melanie Kirchmeier

Staff Present: Village Administrator Don Ferguson

Workshop

Presentation and discussion regarding proposed amendments to the Village of Salado Comprehensive Plan.

Comprehensive Plan Update Committee Chair Jim Lassiter presented the following overview of proposed amendments and updates to the Comprehensive Plan:

Part One: The Foundation

- Eliminated dated statements throughout the chapter
- Updated acreage amounts and percentages for various land uses shown in text and tables
- Updated existing land use map
- Localized photos
- Corrected “table”, “plate” and “illustration” inconsistencies
- Added definition of “Bed and Breakfast” in the *Bed & Breakfasts and Inns* land use description
- Added *Short Term Rental* land use description and definition
- Added *Mixed Use (Commercial-Residential)* description and definition.

Part Two: Guiding Principles & Actions

- Eliminated dated statements through the chapter
- Modified the wording of actions in the Principles where the task has been completed to state “Review and update, as needed” instead of “Develop...”
- Under the Transportation Principle, Action 2.3 was amended to add language encouraging the potential creation of impact fees to help fund improvements needed for high impact land uses
- Under the Transportation Principle, Action 2.4 was amended to include the exploration of public transportation
- Added language to Parks and Recreation Principle, Action 3.2 encouraging the Village of to maintain and update, as necessary, a park land dedication and impact fee ordinance
- Eliminated Action 4.6 under Public Facilities Principle, which made reference to working with the Brazos River Authority (BRA) to incorporate standards for future centralized wastewater systems within the Subdivision Ordinance.
- Under the Corridor Design Principle, Action 6.3 was to state “Develop options for projecting the Village’s desired image; such options include establishing corridor overlay districts (within the Zoning Ordinance).”
- Added “trails and sidewalks” and “lighting” to the design-related guidelines set forth in Action 7.1 of Principle 7 Community Livability.

Part Three: Future Land Use

- Eliminated dated statements throughout the chapter
- Corrected “table”, “plate” and “illustration” inconsistencies
- Updated acreage amounts and percentages for various land uses shown in text and tables
- Updated future land use map to include areas annexed since adoption of the original Comprehensive Plan
- Localized photos
- Updated map of proposed Historic District, expanding the boundaries of the district to include the Methodist Church, Salado Cemetery, West Cemetery, Flower House and Robertson Ranch Plantation
- Eliminated the specific mention of individual businesses throughout the chapter
- Eliminated reference to a recommended business park within the E-T-J area, south of the Village in the *Business Park Land Uses* section

Part Four: The Transportation Plan

- Eliminated dated statements throughout the chapter
- Updated the Transportation Plan to show a northeast extension of FM 2484 to seed the eventual development of an eastern loop around the Village

- Added FM 1670 and Main Street to and eliminated Thomas Arnold from the list of Arterial Roadways
- Eliminated the Type “1” Minor Arterial Roadways paragraph
- Added Stinnett Mill, Hester Way, Chisholm Trail, Blackberry Road to and eliminated Van Bibber Lane and Main Street from the list of Collector Roadways
- Added language stating that “The Village shall plan for adequately sized and spaced east-west collector roadways on both the north and south sides of the community.”
- Eliminated the Type “2” Major Collector, Type “3” Minor Collector, Type “4” Neighborhood Collector, and Type “5” Local Street paragraphs.
- Eliminated references to bicycle lanes and added language indicating consideration should be given in the planning and design of walkways to make them “bike friendly,” when possible
- Added language indicating the Transportation Plan is intended to provide for the efficient movement of both motor vehicle and golf cart traffic, and to facilitate access to land uses

Part Five: The Parks and Recreation Plan

- Eliminated dated statements throughout the chapter
- Eliminated the language relating to Principle 4 to avoid redundancy
- Updated acreage amounts and ratios in tables and text
- Added College Hill Park to the “Existing Park Areas” Chart
- Updated the Existing Parks and Recreation Areas Map
- Updated the data references in the paragraph relating to National Recreation & Park Association Standards
- Modified Illustration 5-1 to remove the image showing the layout for a separate trail, bikeway and street right of way

Part Six: The Public Facilities Plan

- Eliminated dated statements throughout the chapter
- Eliminated the language relating to Principle 3 to avoid redundancy
- Updated population figures throughout the chapter
- Added additional detail regarding those who utilize Village owned facilities
- Eliminated references to the Salado Civic Center Site being considered as a possible future Municipal Building Site
- Updated the Police Service Ratio Analysis Chart
- Added the location of the second Salado Volunteer Fire Department Station to the section providing an overview of the Salado Fire Department
- Eliminated language detailing the various grants secured by the Salado Public Library

- Updated the language describing the Salado Civic Center and its use by Bell County and the Salado ISD
- Added wording that a public restroom exists in the Civic Center
- Eliminated reference about using the Civic Center as a future Senior Citizen Center
- Eliminated Historical Sites section, as the information is included in the Historic Preservation section
- Updated data references relating to the Salado Water Supply Corporation
- Modified the Wastewater Service section to reflect the addition of the Village's new wastewater system and future system expansion plans
- Added Public Restrooms section specifically indicating the need for public restrooms on Main Street, Royal Street and in Pace Park

Part Seven: Historic Preservation Strategies

- Eliminated dated statements throughout the chapter
- Eliminated the language relating to Principle 5 to avoid redundancy
- Replaced "Historic District" with "Historic Overlay District" throughout chapter
- Removed background information on the Salado Historical Society (SHS)
- Added language indicating that the Village should encourage those planning to develop within the *Historic Overlay District* to voluntarily seek input from SHS on their development plans
- Added language recognizing historic sites in addition to structure
- Revised the Historic Overlay District Boundaries to include the Methodist Church Chapel, West Cemetery, White Aiken House, Salado Cemetery, Fowler House and Robertson Ranch Plantation
- Added the Fowler House, West Cemetery and Robertson Ranch Planation to the list of landmarks designated by the Texas Centennial Commission, Texas Historical Commission, by the National Register of Historic Places and/or by the Planning and Zoning Commission and Board of Aldermen.
- Added the Methodist Church Chapel, White Aiken House, Norwood House, Norton Organ House, Guest Sanford Feed and Grain and Masonic Lodge to the list of landmarks designated by the Village of Salado (the Salado Historical Society, Planning and Zoning Commission and Board of Aldermen).
- Added language indicating the Historic Overlay District needs regulations specific to properties located within the boundaries of the HOD
- Eliminated sections relating to specific design-related regulations and parking regulations, as they are more suited for mention in an ordinance rather than the Comprehensive Plan
- Added language stating that "criteria shall exist to designate new landmarks that have been or are identified in the future as historically significant. Care shall be taken in the

permitting procedure for elements relating to the built environment in the HOD. The Village should encourage those planning to develop within the *Historic Overlay District* to voluntarily seek input from the SHS on their development plans.”

- Eliminated language detailing the permitting procedure for historic structure improvements, as such language is better suited for mention in an ordinance rather than the Comprehensive Plan
- Eliminated language detailing the various forms of available funding for historic preservation efforts

Part Eight: Corridor Design Studies

- Eliminated dated statements throughout the chapter
- Eliminated the language relating to Principle 6 to avoid redundancy
- Eliminated references to specific businesses
- Localized photos
- Added language recommending the maximum size of individual non-residential structures on the Interstate be 30,000 square feet
- Added language recommending the maximum size of individual non-residential structures on Main Street to be 6,000 square feet.
- Created separate sections for the Interstate Corridor and Main Street
- Added language suggested that parking lots in developments on the Interstate be constructed with concrete
- Added language indicating a vegetative buffer is an acceptable means of screening open storage areas
- Added language in the Main Street Corridor section stating that in addition to concrete and asphalt gravel, decomposed granite or pavers should be permitted for small parking area surfaces
- Eliminated specific detail regarding acceptable building materials and replaced with language indicating that it is important for new development to be compatible with and to add to the visual appeal of Main Street, and therefore, façade materials standards are needed
- Removed detailed sign regulations, as they current exist in the Village’s Sign Ordinance

Part Nine: Community Livability Guidelines

- Eliminated dated statements throughout the chapter
- Eliminated the language relating to Principle 7 to avoid redundancy
- Added language relating to the need for established neighborhood associations or homeowners’ associations to be responsible for installation and maintenance of neighborhood entrance signs
- Added language about the environmental sensitivity of the Salado Creek

- Eliminated language encouraging restrictions on the platting of residential and non-residential lots within local floodways and significant drainage areas
- Eliminated graphic encouraging the development of public walkways or streets between platted lots and the Salado Creek/Drainageway/Flood Plain

Adjournment

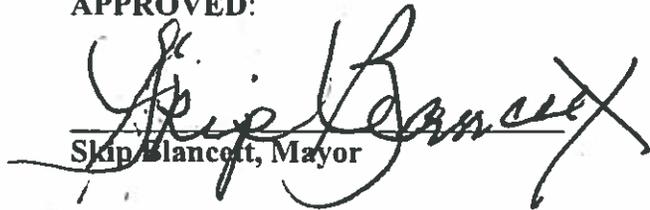
After brief discussion, the meeting was adjourned at 6:49 p.m.

Recorded by:

Don Ferguson

These minutes approved on the 18th of April, 2019.

APPROVED:


Skip Blawie, Mayor

ATTEST:


Cara McPartland, City Secretary

