

**Ordinance No. 2016.13
Village of Salado
County of Bell
State of Texas
June 9, 2016**

PLANNED DEVELOPMENT DISTRICT NO. 1

AN ORDINANCE ENACTED IN COMPLIANCE WITH ORDINANCE NO. 2013.08.14, AS AMENDED, OF SALADO; CREATING PLANNED DEVELOPMENT DISTRICT NO. 1, WHICH SHALL ENCOMPASS THE BOUNDARY OF THE PROPERTY, ADOPTING USES, ADOPTING DEVELOPMENT STANDARDS, ADOPTING A CONCEPT PLAN, AND FURTHER ESTABLISHING REGULATIONS FOR THE DEVELOPMENT AND CONSTRUCTION OF A MASTER-PLANNED, MIXED USE COMMUNITY; AND PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES; SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Board of Aldermen of the Village of Salado (“Board of Aldermen”) seeks to protect the health, safety, and welfare of those living, working, and visiting the Village of Salado (“Village”); and

WHEREAS, the Board of Aldermen finds that the public benefits from rules and regulations that are crafted specifically to govern particular tracts for particular projects through the enactment of Planned Development Districts, as allowed by Section 3.16 of the Village of Salado Zoning Ordinance No. 2013.08, as amended, that address (a) the superior design of lots or buildings; (b) increased recreation and/or open space opportunities; (c) protection or preservation of natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, viewsapes, and wildlife habitats; (d) an appropriate balance between the intensity of the development and the ability to provide adequate supporting public facilities and services; and

WHEREAS, Planned Development District (“PD District”) is a district that accommodates planned associations of uses developed as an integrated whole featuring an appropriate combination of uses which may be planned, developed, or operated as integral land use units; and

WHEREAS, absent a zoning classification regulating the particular land use as defined in this Ordinance, a PD District may be used to permit new, complex, or innovative concepts in land utilization not accommodated by existing zoning districts in this Ordinance; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Village has general authority to adopt an ordinance or police regulation that is for good government, peace or order of the Village and is necessary or proper for carrying out a power

2. ENACTMENT

- A. Ordinance.** This Ordinance is hereby established so to read in accordance with *Attachment "A,"* which is attached hereto and incorporated into PDD Ordinance No. 1 for all intents and purposes.
- B. Zoning Map.** The official zoning map of the Village is hereby amended to reflect the zoning designations established in *Attachment "A"* of PDD No. 1.
- C. Development Plan.** This Ordinance, together with the Attachments and related exhibits, constitutes the development plan for the Property created by this Ordinance. All land use and development standards within PDD No. 1 for the Property must conform to the limitations and conditions set forth in the Code of Ordinances, this Ordinance, and its Attachments and related exhibits. Enactment of this Ordinance shall constitute Board of Aldermen's approval of the development plan.
- D. PD Concept Plan.** The PD Concept Plan attached to *Attachment "A" as Exhibit "C",* is hereby approved in Compliance with Section 3.16 Planned Development District. The Site Plan and Landscape Plan shall be submitted at the time of development.
- E. Conflicting Provisions.** The provisions of PDD No. 1 shall govern the development of the Land. In case of a conflict between the provisions of PDD No. 1 and the Village's Zoning Ordinance, 2013.08, as amended, the provisions of PDD No. 1 shall control. If not specifically addressed in PDD No. 1, the Village's Zoning Ordinance, 2013.08, as amended, shall control.
- F. Attachments and Exhibits.** The following Attachments and their related exhibits are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" – Planned Development District No. 1

Exhibit A - Land

Exhibit B - Property (Metes and Bounds)

Exhibit C – Concept Plan

Exhibit D – Land Use Chart

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. PENALTY

Any person, firm, or corporation, who violates, disobeys, omits, neglects, or refuses to comply with

Skip Blancett, Mayor

ATTEST:

Mary Ann Ray, Village Secretary

Property: Approximately 12.98+- acres located within the Village Limits of Salado, in Bell County, Texas, commonly known as Tablerock and more fully described in *Exhibit "B"* of *Attachment "A"* and incorporated into this agreement for all purposes.

ARTICLE 3. APPROVAL

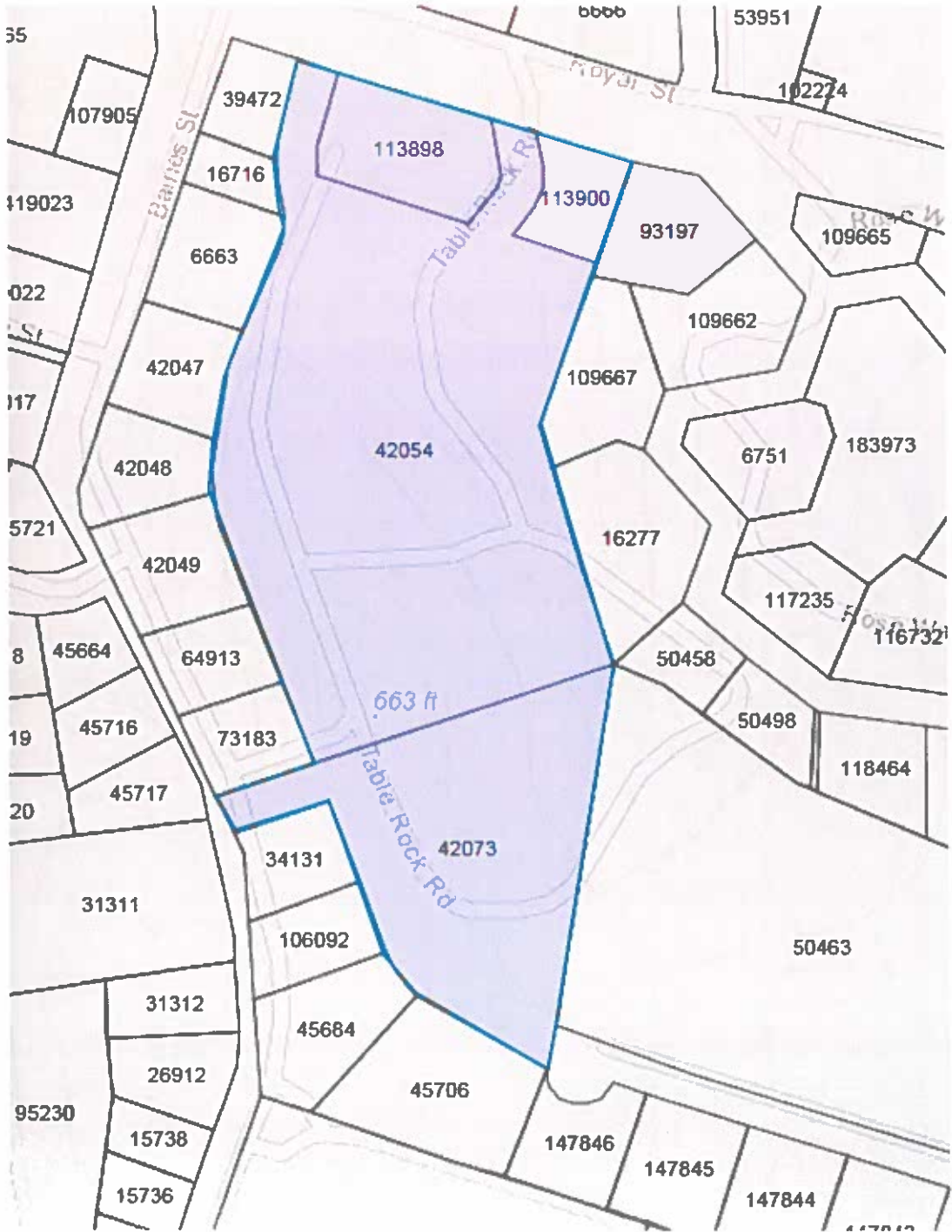
- 3.1. **PDD No. 1 Approved.** PDD No. 1 is hereby fully approved by the Board of Aldermen, by and through its body's legislative authority.
- 3.2. **Execution of PDD No. 1.** The Board of Aldermen hereby authorizes the Mayor to execute PDD No. 1 on behalf of the Village.
- 3.3. **Recordation.** The Board of Aldermen hereby instructs the Village Secretary to publish PDD No. 1 in and among the official records of the Village, and cause PDD No. 1 to be filed in and among the official public records of Bell County.

ARTICLE 4. REGULATIONS

- 4.1. **Boundary.** The boundary of PDD No. 1 shall be as shown in *Exhibit "A"* and defined in *Exhibit "B"* of *Attachment "A."*
- 4.1. **Zoning.** The Property is hereby designated "PDD No. 1" with a base district of MU and shall be developed in accordance with the PD Concept Plan as shown in *Exhibit "C"*. A land use chart indicating base zoning districts and allowed uses is included as *Exhibit "D"*. Matters not specifically addressed in this Ordinance shall be regulated by applicable sections of the Village's Code of Ordinances. If there is a conflict between PDD No. 1 and the regulations of the Zoning Ordinance, PDD No. 1 shall supersede the specific conflicting provisions of the Zoning Ordinance. All matters not specifically addressed in PDD No. 1 shall be regulated by applicable sections of the Village's Code of Ordinances.
- 4.2. **PD Concept Plan.** The Property shall be developed in accordance with the PD District Concept Plan, as approved by the Village.
- 4.3. **Site Plan and Landscape Plan.** The Property will be developed in accordance with an approved Site Plan and Landscape Plan. Such plans shall be submitted for approval prior to start of any development.
- 4.4. **Land Use.** The Tablerock PD has an underlying base district of MU – Mixed Use. The use, height, and area regulations, and other standards as described in the Village's Zoning Ordinance, apply to the district.
- 4.5. **Parks and Recreation and Open Space.** The Concept Plan illustrates existing trails and open space. Such trails are depicted in the Village of Salado Trails Master Plan and will continue to exist and be maintained by Owner.

ARTICLE 5. ENFORCEMENT

Exhibit A Land



**Exhibit C
Concept Plan**

2 Pages Attached Hereto

activities, instructional horseback riding, and incidental food service.	
Earth Satellite Dish (Private, less than three feet (3') in diameter)	P
Fairground	P
Motion Picture - Outdoor	P
Park/Playground	P
Travel Trailers/R.V.'s (Short Term Stays) – Limited to a maximum of twenty travel trailers/R.V.'s remaining overnight, not to exceed two consecutive nights during special events only.	

Institutional/Governmental	
Church/Place of Worship (Worship Services)	P
Civic/Conference (including Wedding Services)	P
Community Center	P
Library Services	P
Non-Profit Activities	P

Commercial and Wholesale Trade	
Welding (On-site, Not for Commercial Purposes)	P

Light Manufacturing	
Open Storage/Outside Storage	P
Sand/Gravel Storage	P
Sign Manufacturing – Limited to signs to be used on-site for storage of such signs	P