

Village of Salado, Texas
Planning & Zoning Commission Minutes
Regular Meeting
4:00 p.m. Tuesday, March 12, 2019
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Acting Chair Susan Terry, and Commissioners Ronnie Tynes, Tom McMahan, K.D. Hill and Alternate Jasen Graham

Members Absent: None

Others Present: Village Administrator Don Ferguson, Development Services Director Chrissy Lee, Comprehensive Plan Update Committee members Cathy Sands and Jim Lassiter

CALL TO ORDER

Acting Chair Terry called the meeting to order at 4:00 p.m.

PUBLIC HEARING AND POSSIBLE ACTION

Hold a public hearing and consider possible action regarding proposed amendments to the Village of Salado Comprehensive Plan. (*Village Administrator*)

Village Administrator Ferguson advised that modifications are being made to maps/data and stated that updated maps will be provided at the Commission's next meeting. He said no significant changes are proposed for data changes, but the Historic District map reflects more significant changes, based on recommendations to expand its boundaries. He recommended that the Commission finalize text changes and hear public comments at this meeting and review the Historic District map separately at the Commission's next meeting. He noted that the Commission may hear additional public comments at its next meeting. Village Administrator Ferguson reviewed text changes to *Part One: The Foundation in Existing Land Use Characteristics*, and updated statistics were presented for land use categories listed in the Existing Land Use Table. He noted that updated maps will reflect new E-T-J boundaries, an expanded Historic District showing newly included properties, and an addition to the Transportation map showing the FM 2484 extension. Village Administrator Ferguson asked for direction on addition of language relating to bike lanes.

Comprehensive Plan Update Committee Chair Jim Lassiter reviewed the Committee's work to date, recommended another update be conducted in about three years, and recognized his fellow committee members. Mr. Lassiter's comments on the Committee's recommendations included: potential creation of impact fee to help fund impact of high-intensity land uses; possible expansion of parks impact fees to subdivisions in the ETJ; measures to encourage developers to consider parkland dedication in lieu of payment; expanding Historic District boundaries; extension of FM

2484 in Transportation Plan; addition/deletion of certain street(s) to *Collector Roadways*; addition of language in *Separate Walkways* to consider “bike-friendly” design of walkways; addition of section titled *Wastewater Service* to reflect the new Salado Wastewater System and future expansion plans; encouragement of developing public restrooms and parking in high traffic areas; expansion of existing Historic District boundaries to include the Salado United Methodist Church Chapel, West Cemetery, White Aiken House, Salado Cemetery, Fowler House, and Robertson Ranch Plantation; creation of a Historic Overlay District; developers within the Historic Overlay District voluntarily seeking input from the Salado Historical Society on their development plans; and *Non-Residential Building Size Standards* of no more than 30,000 square feet along IH-35 and no more than 6,000 square feet along Main Street, in order to minimize building sizes.

Discussion addressed whether developers with the Historic Overlay District should be mandated or voluntarily seek input and recommendation from the Salado Historical Society and cooperative efforts to establish parameters for certain development standards.

Chair Terry favored the following change to *Part Seven: Historic Preservation Strategies/The Salado Historical Society*: “The Salado Historic Society ~~voluntarily shall provide~~ the Village with an important service – helping to preserve Salado’s history for future generations.” Discussion followed on the role of Salado Historic Society to provide impact statements, guidance, and support to the Planning and Zoning Commission. Based on discussion, Village Administrator Ferguson advised that the following recommendation will be included in the amendments: “The Village shall require those planning to develop within the Historic Overlay District to seek input and recommendation from the Salado Historic Society on their development plans.”

Chair Terry also recommended the following addition to *Part Two: Guiding Principles & Actions/Transportation, Principle 2, Action 2.4*: “. . .within the existing and future transportation system; this is especially needed in and around Downtown Salado where the concentrated retail area is located *and new subdivisions as they develop.*”

Chair Terry recommended the following addition to *Part Two: Guiding Principles & Actions/Transportation, Principle 3, Action 3.2*: “Explore options for ensuring adequate park and open space provision *within the Village limits and its ETJ*; such options include adopting a park dedication ordinance (within the Subdivision Ordinance), maintaining and updating, as necessary, a park land dedication and impact fee ordinance, using City-owned property, purchasing property, and using floodplain areas (e.g., the area along Salado Creek).”

Village Administrator Ferguson read an updated list of public/private and semi-public/private parks, correcting certain existing parks that were incorrectly categorized.

Chair Terry recommended the following deletion in *Part Five: The Parks & Recreation Plan/An Integrated Trail System*: “. . .First, an integrated, cohesive trail system would set the Village apart from other communities in the area; ~~no other community in the vicinity has such a system. . .~~”

Chair Terry recommended the following addition to *Part Five: The Parks & Recreation Plan/Trails in Relation to Existing & Future Development*: “. . .As these areas developed,

integration of the trail system can be solicited as part of the platting process through park dedication requirements. *Bike lanes should be encouraged in these developing areas.*”

Hearing no further discussion or recommendations, Chair Terry opened the public hearing.

Mike French requested clarification on the additions to Historic District properties, which included the Salado United Methodist Church and Methodist Church Chapel, as well as the addition of the Frisbee golf course to the list of public recreation facilities. Village Administrator Ferguson advised references to the Methodist Church will now be consistently listed as Salado United Methodist Church.

Linda Reynolds of 507 Santa Rosa questioned the purpose of creating a Historic Overlay District, expressed concerns about deleting references to the Brazos River Authority whose 2002-03 recommendations she felt were ignored, and stated that old and new water maps should be included for comparison purposes, along with an impact map, which she said shows development in another water district’s land, and not all to the south and east.

Dave Williams of 616 Indian Trail said there is a Lions Park where the gazebo is, right next to the school that he did not see listed as an existing park. There was a brief exchange between Mr. Williams and Village Administrator Ferguson regarding what land and facilities the subject park encompasses and the park’s status as a public park (as opposed to *Private Park with Tennis Courts* (0.4 acreage) in Table 5-1. Mr. Williams stated that funds are being raised to made the gazebo more attractive.

Darlene Walsh of 1001 Mill Creek Drive referred to the Transportation Plan mentioning FM 2484 going across property owned by the Holiday Inn and wondered if the property owners have been consulted at all about the plan, as she said she knew they have talked about other people putting a restaurant there, which would benefit the hotel and the whole area. She asked if they would abandon Rose Lane, if there is a road straight across the middle of that land. Village Administrator Ferguson said there has been discussion with the property owners about potential extension across that property and reminded that this is a master plan, so the exact lay of that connection does not necessarily mean it is going to fall on that property. He said it is simply to call out the need for a connection in that area. He stated there would be consultation with owners, as this is just showing the need for a connection, which will be shown as a map change.

Hearing no further comments, Chair Terry closed the public hearing.

Village Administrator Ferguson said there will be a finalized version of the updated Comprehensive Plan provided for the Commission’s consideration of a recommendation at its meeting on March 26, 2019.

DISCUSSION AND POSSIBLE ACTION

Discuss and consider possible action regarding a proposed Concept Plan for an approximately 72.74 acre, two-phase, residential subdivision to be located in the 700 block of FM 2268 in the E-T-J of Village of Salado. (*Village Administrator*)

Development Services Director Chrissy Lee presented the Concept Plan submitted by the new owner/developer, which has been reviewed by the Village Engineer and determined to meet all Code requirements. She said there is a note included in the Plan stating that the developer may submit a revised Concept Plan if and when there is an opportunity to connect to the Village’s wastewater system, which would require agreements to annex and dedicate park land. She said it is the developer’s intent to sell a remaining tract at this time, but should that change, the developer would need to submit a revised Concept Plan. She stated that all lots will have on-site septic systems and be one-half acre or more in size, with the average lot about 28,000 square feet in size. She provided a breakdown of lot sizes. She noted the Plan meets all entrance/exit requirements and cited points of ingress/egress, including entrances off of FM 2268, IH-35 access road, and connection to Guess Drive. She advised that the current Transportation Plan calls for an east-west minor arterial through the southern part of the subject property, which is probably not very feasible, as it runs through the airport. She spoke of discussions to change the Transportation Plan to eliminate that arterial, but retain the north-south collector.

Chair Terry asked if the Fire Department has looked at the two cul-de-sacs and discussion established that the Subdivision Ordinance requirements, which were reviewed by the Fire Chief at time of adoption, have been met.

K.D. Hill asked if Phase 2 is completely residential or mixed use. Ms. Lee advised that this is a Concept Plan and such uses will not be shown until the plat is submitted specifying lots and uses. Significant changes to the Concept Plan would require submission of a new plan.

Commissioner Tynes moved to recommend approval of the proposed Concept Plan, as presented. Commissioner Hill seconded. Motion carried on a unanimous vote.

There was brief discussion of potential annexation, zoning, provision of wastewater service to a planned Royal Street subdivision, and minimum lot sizes.


ADJOURNMENT

Hearing no further discussion, Chair Terry adjourned the meeting at 5:23 p.m.

These minutes approved on June 11, 2019.



Chrissy Lee, Planning & Development

 6/11/19, Chair

