



**REGULAR MEETING OF THE
SALADO PLANNING & ZONING COMMISSION**

AGENDA

**6:30 P.M., TUESDAY, OCTOBER 8, 2019
MUNICIPAL BUILDING
301 NORTH STAGECOACH, SALADO, TX
BOARD OF ALDERMEN CHAMBERS**

1. CALL TO ORDER

2. PUBLIC COMMENTS

- a. Citizens who desire to address the Planning & Zoning Commission on any matter may sign up to do so prior to this meeting. Public comments on issues not listed on the agenda will be received during this portion of the meeting. Comments related to items on the agenda will be received during consideration of the individual agenda item. Please limit comments to 3 minutes. No discussion or final action will be taken.

3. CONSENT AGENDA

All items listed under this section, Consent Agenda, are considered routine by the Planning & Zoning Commission and may be enacted by one motion. If discussion is desired by the Planning & Zoning Commission, any item may be removed from the Consent Agenda at the request of a Commissioner and will be considered separately.

- a. Minutes, September 24, 2019 – Regular Meeting

4. REGULAR SESSION

- a. Presentation, discussion, and possible action on a building permit application located at 402 Home Place Lane, Salado as per Section 3.15K, Permitting Process. (Becky Butscher)
- b. Presentation, discussion, and possible action on a building permit application located at 681 N. Main Street, Salado as per Section 3.15K, Permitting Process. (Kathy Michael, Halley House)

All meetings of the Planning & Zoning Commission are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. The Planning & Zoning Commission reserves the right to convene into Executive Session to hear any of the above described agenda items that qualifies for an executive session by publicly announcing the applicable section number of the Open Meetings Act.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Village Secretary's office at (254) 947-5060 for further assistance.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 4:00 p.m. on **Thursday, October 3, 2019.**



Cara McPartland, Village Secretary

Removed from display: _____

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
6.30 p.m. Tuesday, September 24, 2019
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Chairman K.D. Hill; Vice-Chair Tom McMahan; Donald Krause; Jim Hodgin; Paul Cox

Members Absent: None

Others Present: Chrissy Lee, Planning & Development

1. CALL TO ORDER

Chairman Hill called the meeting to order at 4:00 p.m.

2. PUBLIC COMMENTS

None

3. CONSENT AGENDA

All items listed under this section, Consent Agenda, are considered routine by the P & Z Commission and may be enacted by one motion. If discussion is desired by the P & Z Commission, any item may be removed from the Consent Agenda at the request of a Commissioner and will be considered separately.

- a. Minutes, June 24, 2019 – Special Called Joint Meeting w/Minimum Lot Size Task Force
- b. Minutes, August 13, 2019 – Regular Meeting
- c. Minutes, September 4, 2019 – Special Called Meeting

Vice-Chair McMahan made a motion to approve the consent agenda as presented. Commissioner Cox seconded. The motion carried unanimously 5-0.

4. REGULAR SESSION

- a. Presentation, discussion, and possible action on a building permit application located at 100 Royal Street, Salado as per Section 3.15K, Permitting Process. (Barrow Brewing)

Chairman Hill recused herself from this item and left the room.

Ms. Lee presented the project to the Commission informing them that the applicant desired to construct a silo bar in the southeast corner of the tennis court. The bar would serve walk up customers. The building plans are currently under review by Bureau Veritas. She reminded the Commission their objective was to

determine whether the silo bar was in keeping with the Historic District. She advised the Commission that the Historic Society had been presented with the project and had no objections.

The applicant, Graydon Hill, confirmed the placement of the silo bar, the size of the silo bar (15' in diameter), and that the metal siding would be weathered to match the age of existing structures in the area.

Linda Reynolds, 507 Santa Rosa – Spoke on behalf of the Historic Society thanking the Commission for seeking their recommendation. She confirmed they had no objections and felt the silo bar was appropriate for the district.

Commissioner Cox made a motion to approve the project located at 108 Royal Street as presented. Commissioner Hodgins seconded. The motion carried unanimously 4-0. (Chairman Hill abstaining)

Vice-Chair McMahan adjourned the meeting at 6:37 p.m.

These minutes approved on _____

Chairman

Chrissy Lee, Planning & Development

SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

10/08/19
Item #4a
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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Presentation, discussion, and possible action on a building permit application located at 402 Home Place Lane, Salado as per Section 3.15K, Permitting Process. (Becky Butscher)

ITEM SUMMARY AND ANALYSIS: The applicant has applied for a building permit for a 224 sq. ft. addition to her home which is in the Historic District. As per the Zoning Ordinance, approval from P&Z is required for any project proposed in the Historic District.

The applicant will use hardi-plank siding to match the existing residence. The addition will be painted gray with white trim to match the current color of the home.

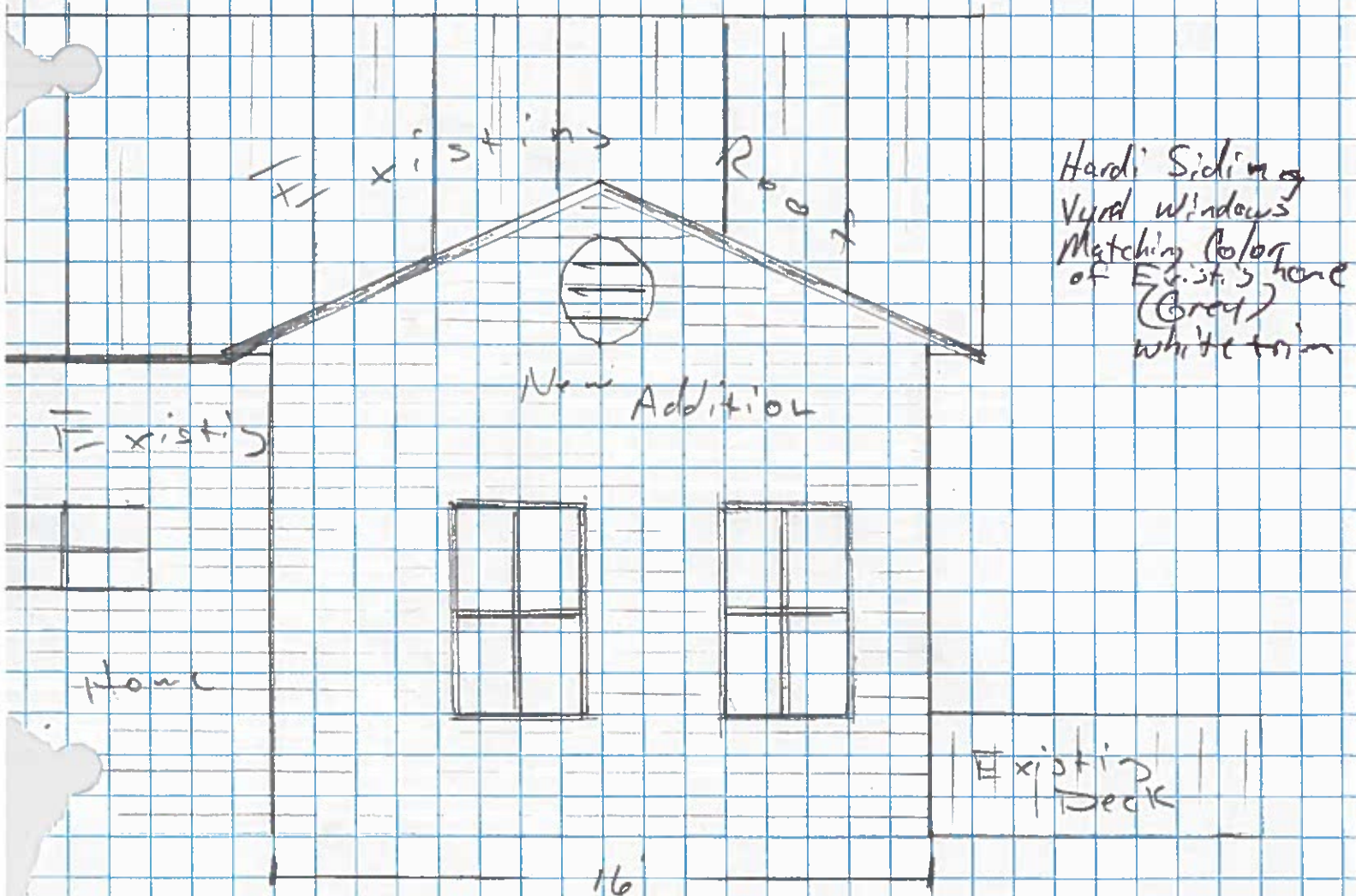
This project was forwarded to the Historic Society for their recommendation on Friday, September 27th.

FISCAL IMPACT: None

ATTACHMENTS:

- Façade for new addition

WEST ELEV.



SALADO PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

10/08/19
Item #4b
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DEPT/DIVISION REVIEW: Chrissy Lee, Planning and Development

ITEM DESCRIPTION: Presentation, discussion, and possible action on a building permit application located at 681 N. Main Street, Salado as per Section 3.15K, Permitting Process. (Kathy Michael, Halley House)

ITEM SUMMARY AND ANALYSIS: The applicant has applied for a building permit for remodel and addition to the residence located at 681 N. Main, commonly referred to as the Halley House.

The project will include the following:

1. All repairs, renovations and additions to be constructed with exterior materials in keeping with the existing historic building in accordance with guidelines and approvals from Local, State and National Historical Societies.
2. Kitchen addition, screened porch, south porch and breakfast porch to be slab on grade with lowered brick ledge to match existing stone apron.
3. Exposed fastener metal roofing to be replaced with composite simulated cedar shake roofing system with a weather (gray) color.
4. New windows to match existing Pella Architect Reserve in classic white.
5. Exterior siding and trim to be Sherwin Williams Alabaster SW-74008 Dover White SW-6305 or similar.

This project was forwarded to the Historic Society for their recommendation on Tuesday, October 1st.

FISCAL IMPACT: None

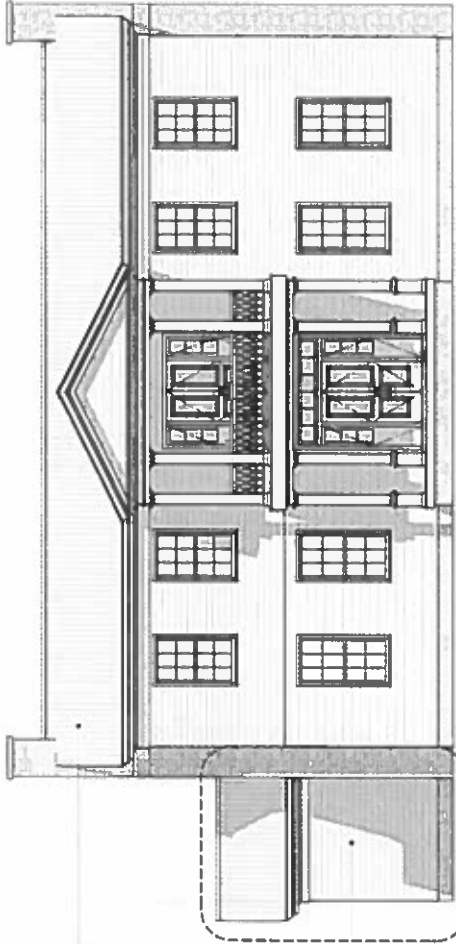
ATTACHMENTS:

- Before and after rendering of residence



RENOVATION & ADDITION NOTES

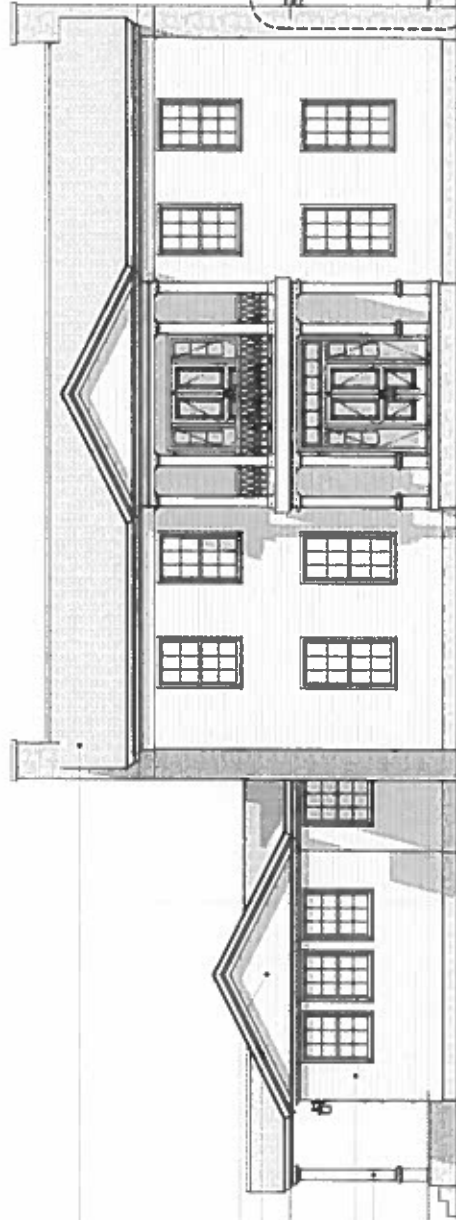
- 1 ALL REPAIRS, RENOVATIONS AND ADDITIONS TO BE COMPLETED IN ACCORDANCE WITH THE HISTORIC BUILDING REPAIR MANUAL AND APPROVALS FROM LOCAL, STATE AND NATIONAL HISTORICAL SOCIETIES
- 2 KITCHEN ADDITION, SCREENED PORCH, SOUTH PORCH & BREAKFAST PORCH TO BE SLAB ON GRADE WITH LOWERED BRICK LEDGE TO MATCH EXISTING STONE APRON
- 3 EXPOSED FASTENER METAL ROOFING TO BE REPLACED WITH A COMPOSITE SIMULATED CEDAR SHAKE ROOFING SYSTEM WITH A WEATHERED (GRAY) COLOR
- 4 NEW WINDOWS TO MATCH EXISTING PELLA ARCHITECT RESERVE IN CLASSIC PALETTE
- 5 EXTERIOR SIDING AND TRIM TO BE SHERWIN WILLIAMS ALABASTER 5W-3008, DOVER WHITE SW 6385 OR 5W-3448



FRONT ELEVATION (EXISTING) SCALE: 1/4" = 1'-0" (1/4"=1'-0" LAYOUT)
 SCALE: 1/8" = 1'-0" (1/8"=1'-0" LAYOUT)

EXISTING EXPOSED FASTENER METAL ROOF

EXISTING EXTERIOR SIDING ADDED IN THE REAR AND STRUCTURE TO BE APPROVED FROM HISTORIC SOCIETY



FRONT ELEVATION (WITH NEW KITCHEN ADDITION) SCALE: 1/4" = 1'-0" (1/4"=1'-0" LAYOUT)
 SCALE: 1/8" = 1'-0" (1/8"=1'-0" LAYOUT)

ALL ROOFING TO BE REPLACED WITH COMPOSITE SHAKE ROOFING

NEW 1/2" x 4" x 8" SILL TO MATCH EXISTING STRUCTURE WITH FINISH & SLOPE TO EXISTING STRUCTURE (AS NOTED)

T.O. FINISH GRADE (1/8"=1'-0")

EXISTING EXTERIOR SIDING TO MATCH EXISTING STRUCTURE WITH FINISH & SLOPE TO EXISTING STRUCTURE

T.O. MATCH EXISTING FINISH GRADE (1/8"=1'-0")

1 1/2:12 ROOF PITCH

T.O. PORCH BEAM (1/8"=1'-0")

COVERED PORCH ADDITION

T.O. MATCH EXISTING FINISH GRADE (1/8"=1'-0")