

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
6.30 p.m. Tuesday, October 8, 2019
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Vice-Chair Tom McMahan; Donald Krause; Jim Hodgkin; Paul Cox; Alternate Jasen Graham

Members Absent: Chairman K.D. Hill

Others Present: Chrissy Lee, Planning & Development

1. CALL TO ORDER

Vice-Chair McMahan called the meeting to order at 6:30 p.m.

2. PUBLIC COMMENTS

Linda Reynolds, 507 Santa Rosa – Thanked Don Ferguson for mentioning HB2439, which took away a municipalities authority to regulate building material, during the last BOA meeting. Did not believe those regulations applied to the Historic District. Wants to make sure Historic District regulations are not diminished by an overlay district.

Judy Fields, 818 Blaylock Circle – Informed the Commission she had been in recent contact with the National Parks Association and feels Salado could lose some homes that are designated as historic if an overlay is approved. Says the Texas Historical Society does not recommend overlay districts. She doesn't want to limit growth in the Village, but wants to work with P&Z and the Village to preserve the Historic District.

Marianne Fiorenza, 117 Salado Creek Place – Owns a home in the Historic District and does not want to have to designate it as a bed and breakfast. She is not in favor of an overlay district.

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, September 24, 2019 – Regular Meeting

Commissioner Hodgkin 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 402 Home Place Lane, Salado as per Section 3.15K, Permitting Process. (Becky Butscher)

Ms. Lee presented the project for 402 Home Place. The applicant is proposing an addition to her current residence. The addition will be 224 sq. ft. and finished with gray hardi-plank siding with white trim to match the existing exterior. The homeowner's association has reviewed and approved the plans. The Historic Society has no objections.

Alternate Commissioner Graham made a motion to approve the project located at 402 Home Place as presented. Commissioner Cox seconded. The motion carried unanimously 5-0.

- 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)

Ms. Lee presented the project for 681 N. Main Street. The applicant is proposing an addition to the existing residence, as well as updates and repairs to the roof, siding, and porches. The applicant has sought the guidance of local, state, and national historic agencies in the design of this project. The applicant is proposing to repaint the home in a shade of Sherwin Williams white.

Alternate Commissioner Graham asked if the drainage and site plan had been reviewed. Ms. Lee explained that as this project was not in the floodplain, there would be no drainage review as a result of the proposed addition.

Judy Fields, 818 Blaylock – Spoke on behalf of the Historic Society expressing their approval of this project.

Commissioner Hodgkin made a motion to approve the project located at 681 N. Main Street as presented. Commissioner Cox seconded. The motion carried unanimously 5-0.

Vice-Chair McMahan adjourned the meeting at 6:47 p.m.

These minutes approved on Dec. 10, 2019

Chrissy Lee
Chrissy Lee, Planning & Development

Kathy Michael
Chairman

