

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
 4:00 p.m. Tuesday, November 27, 2018
 Municipal Building, 301 N. Stagecoach Road
 Salado, Texas

Present: Chairman Larry Roberson; Vice-Chair Susan Terry; Ronnie Tynes; Tom McMahan; K.D. Hill

Members Absent: None

Others Present: Don Ferguson, Village Administrator, Alternate Jasen Graham

CALL TO ORDER

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

PUBLIC COMMENTS

None

1. 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.

Consider approving the Consent Agenda item(s):

- a. Minutes, November 13, 2018 – Regular Meeting

Commissioner Tynes made a motion to approve the Consent Agenda. Vice-Chair Terry seconded. The motion carried unanimously (5-0).

2. REGULAR SESSION

- a. Hold a public hearing and consider possible action regarding a proposed amendment to the Village of Salado's Comprehensive Plan, adopted under Ordinance No. 2004.06, amending the Future Land Use Map, for a property located along Pace Park Road, known as Pace Park. (Pace Park Comp Plan Amendment)

Mr. Ferguson introduced Robin Miga, Planner, with the Bojoroquez Law Firm.

Ms. Miga explained staff is recommending to make amendments to the Future Land Use Map to designate the property known as Pace Park as Parks.

Public Hearing was opened.

Linda Reynolds, 507 Santa Rosa – Voiced concern about other parks in town. Wanted to ensure Pace Park would stay in the Historic District.

Mr. Ferguson explained that the only two public parks in town were Pace Park and Sirena Park.

Public Hearing was closed.

Commissioner Tynes made a motion to recommend approval as presented. Vice-Chair Terry seconded. The motion carried unanimously (5-0).

- b. Hold a public hearing and consider possible action regarding a proposed amendment to the Village of Salado's Comprehensive Plan, adopted under Ordinance No. 2004.06, amending the Future Land Use Map, for a property generally located east of IH 35, west of Main Street, south of Pace Park Road, and North of Royal Street, known as Sirena Park. (Sirena Park Comp Plan Amendment)

Ms. Miga explained staff is recommending to make amendments to the Future Land Use Map to designate the property known as Sirena Park as Parks.

Public Hearing was opened.

Darlene Walsh, 1110 Mill Creek Drive, - Wanted to point out that the plat now shows the property as rectangle and it currently is not. Wanted to know if only half a property could be re-zoned.

Linda Reynolds, 507 Santa Rosa – Received several phone calls from interested parties who were unable to attend meeting because of the scheduled time.

Public Hearing was closed.

Mr. Ferguson clarified properties are not zoned based on BellCad. Single properties can have multiple zonings.

Vice-Chair Terry made a motion to recommend approval as presented. Commissioner Tynes seconded. The motion carried unanimously (5-0).

- c. Hold a public hearing and consider possible action regarding a proposed amendment to the Village of Salado's Zoning Ordinance, adopted under Ordinance No. 2003.12, listed in Section 3, Zoning Districts, to add a new zoning district classification for Public Facilities, and amend Section 4.1 Use Regulations. (Public Facilities District)

Ms. Miga explained that the Comprehensive Pan talks about Public Facilities District. This includes properties such as Post Offices, municipal buildings, and school districts. This item is to request the district be created as it does not currently exist.

Vice-Chair Terry asked what the purpose of this category. Mr. Ferguson advised we are trying to true up our zoning with actual land use.

Commissioner Hill asked if this was redundant as there are parks allowed in other districts. Ms. Miga replied most cities have a Public Facilities Zoning District.

Mr. Ferguson explained overlays are more for larger areas not necessarily individual pieces of property. Mr. Ferguson also read out the permitted uses by right and uses allowed with a conditional use permit.

Commissioner Hill advised she would like to see listed uses numbers 4, 16, 17, 18, and 20 moved to conditional use.

Public Hearing was opened.

Public Hearing was closed.

Commissioner Tynes made a motion to recommend approval as with the changes to the conditional uses stated by Commissioner Hill. Vice-Chair Terry seconded. Discussion followed. Airports and bus stations as conditional use were requested to be added to the use chart. The motion carried unanimously (5-0).

- d. Hold a public hearing and consider possible action regarding a proposed amendment to the Village of Salado's Zoning Ordinance, adopted under Ordinance No. 2003.12, listed in Section 3, Zoning Districts, to add a new zoning district classification for Private Recreation, and amend Section 4.1, Use Regulations. (Private Recreation Zoning District)

Ms. Miga explained that the Comprehensive Plan talks about Private Recreation Zoning District. This item is to request the district be created as it does not currently exist.

Public Hearing was opened.

Ron Gravett, 1229 Sulpher Wells Road – Representing the group that owns the Country Club and Sheryl Park. The property trying to be rezoned would create extreme damage to owners who are all Salado residents. Would like to be allowed to continue to operate as is. If it is approved damages can be expected as this will impact the ability to sell the property. Please vote no to this recommendation.

Mr. Ferguson reminded the Commission that this was not a zoning discussion. This is the addition of a zoning district.

Tim Fleischer, 912 Cedar Park Circle – Concern is that you restrict property owners because once you zone it there is a limitation to what they can do with their own property. Golf courses and parks are already existing and allowed in the single-family residential zoning district.

Mr. Ferguson explained that we were not here to talk about a rezoning, but rather the creation of a new zoning district. Property can be zoned and zoning can be changed at any time.

Public Hearing was closed.

Discussion followed about the need for private vs. recreational districts and the comp plan. Mr. Ferguson explained staff was trying to follow the approved Comp Plan which calls out the private recreation district. Mr. Ferguson explained the zoning process.

More discussion followed about zoning, property rights, creating zoning districts, and private recreation. Mr. Ferguson explained this is a clean-up issue. Stating these properties should have been zoned according their land use when the Comp Plan was created.

Commissioner Tynes voiced his concern that this action was crippling the owners of the golf course.

Commissioner Hill felt this was unnecessary as these uses are already allowed either by right or conditional use permit in the existing zoning districts.

Vice-Chair Terry made a motion to recommend denial as presented. Commissioner Tynes seconded. Discussion followed. The motion carried 3-2 with Chairman Roberson and Commissioner McMahan voting against.

- e. Hold a public hearing and consider possible action regarding a proposed amendment to the Village of Salado's Zoning Ordinance, adopted under Ordinance No. 2003.12, listed in Section 5.8 Definitions, to amend the definition for Private Recreation Facility or Private Park. (Private Recreation Definition Amendment)

Ms. Miga explained that the current definition does not allow for a day use type of process. The definition is limiting to member only services.

Mr. Ferguson said that the definition, if applied as is, is in conflict with existing uses.

Public Hearing was opened.

Linda Reynolds, 507 Santa Rosa – Reiterated that for many people who enjoy the parks, they were not able to be at this meeting because of the scheduled time. Voiced the need for public recreation areas.

Ron Gravett, 1229 Sulpher Wells Road – For land owners to have to take a series of steps to protect their own land is an issue. This definition has ulterior motives. Please do not allow contained attack on private property.

Public Hearing was closed.

Commissioner McMahan made a motion to recommend approval as presented. Discussion followed. Vice-Chair Terry made a motion to recommend approval as presented. Commissioner McMahan seconded. The motion carried (4-1) with Commissioner Tynes voting against.

3. **ADJOURN**

Chairman Roberson adjourned the meeting at 5.15 p.m.

These minutes approved on January 22, 2019.


Chrissy Lee, Planning & Development


~~Larry Roberson, Chairman~~ Acting
Tom McLahan

