

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
6.30 p.m. Tuesday, December 10, 2019
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

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

Members Absent: None

Others Present: Don Ferguson, Administrator; Chrissy Lee, Planning & Development

1. CALL TO ORDER

Chairman Hill called the meeting to order at 6:30 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, October 8, 2019 – Regular Meeting
- b. Minutes, November 12, 2019 – Regular Meeting

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

4. STAFF REPORT

- *Upcoming Zoning Cases*
- *Historic Overlay District Task Force*
- *Upcoming Commission Training*

Mr. Ferguson advised the Commission that the zoning of the newly annexed school properties as well as the Rosamond tract would be coming up in January.

Paul Cox was appointed the representative for the Historic Overlay District Task Force.

Mr. Ferguson advised the Commission of upcoming training opportunities with CTCOG. The training would take place at city hall in late January and would be approximately 3-4 hours.

5. **REGULAR SESSION**

- a. Discuss and consider possible action regarding a request for a permit to construct a sidewalk/ramp and handicap parking space on property located at 120 Royal Street, Salado, Texas, and zoned Historic District (HJ). (Darlene Walsh, Applicant)

Ms. Lee presented the request for a permit to construct a sidewalk/ramp and handicap parking space at 120 Royal Street. She explained the plans were designed by an architect and had been reviewed by Bureau Veritas and comply with all local building codes. The new sidewalk/ramp and handicap parking space would be ADA compliant. The Historic Society has no objections.

Commissioner Krause made a motion to approve the item as presented. Commissioner Hodgkin seconded. The motion carried unanimously 5-0.

- b. Discuss and consider possible action regarding a request for a permit to construct a ramp and sidewalk on property located at 520 South Main Street, Salado, Texas, and zoned Historic District (HD). (Raney & Associates, Applicant)

Ms. Lee presented the request for a permit to construct a sidewalk/ramp at 520 South Main Street. She explained the plans were designed by an architect and had been reviewed by Bureau Veritas and comply with all local building codes. She also advised the project had been started prior to the issuance of a building permit as the property owner was unaware a permit was needed. The work was allowed to be completed since the existing sidewalk had already been torn up and the uncompleted project posed a safety hazard. The project has passed all inspections and the new sidewalk and ramp is ADA compliant. The Historic Society has no objections.

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

- c. Discuss and consider possible action regarding a request for a permit to construct an accessory building, an addition to a single-family residence and changing the façade to the residence on property located at 801 Center Circle, Salado, Texas, and zoned Historic District (HD). (Jimmy Smith, Applicant)

Ms. Lee presented the request for a permit to construct an accessory building, an addition to a single-family residence and the change to the façade of a residence located at 801 Center Circle. She explained the applicant intended to add a second story to the existing home and change the front façade. She pointed to the pictures in the agenda packets which showed the existing home and depictions of what the renovations would look like. She also advised the Commission of an accessory building the applicant wishes to build behind the main residence. Plans were sent to Bureau Veritas and have been deemed compliant with all local building codes. The Historic Society has no objections to the project.

Discussion took place in regards to the location of the house.

Commissioner Cox made a motion to approve the item as presented. Commissioner Hodgkin seconded. The motion carried unanimously 5-0.

- d. Discuss and consider possible action regarding a proposed Construction Plat/Plans for Salado Mills Phase III, a subdivision located on Stinnett Mill Road in the Extraterritorial Jurisdiction of the Village of Salado. (Development Services Director)

Ms. Lee presented the Construction Plat/Plans for Salado Mills Phase III. This is the third phase in a five-phase development. This phase consists of 11 residential lots on 25.77 acres. The phase does conform to the concept plan on file and has been reviewed by both the Village Engineer and the County Engineer and all requirements have been met.

Commissioner Krause asked how many lots were allowed in a subdivision prior to the requirement of a second entrance. Ms. Lee advised 49 lots were allowed with one entrance. Discussion continued in regards to their second entrance requirement and how that would be met with the future phase 5.

Commissioner Cox made a motion to approve the item as presented. Commissioner Hodgkin seconded. The motion carried unanimously 5-0.

- e. Discuss and consider possible action regarding a proposed Construction Plat/Plans for Salado Mills Phase IV, a subdivision located on Stinnett Mill Road in the Extraterritorial Jurisdiction of the Village of Salado. (Development Services Director)

Ms. Lee presented the Construction Plat/Plans for Salado Mills Phase IV. This is the fourth phase in a five-phase development. This phase consists of 2 residential lots on 2.85 acres directly fronting Stinnett Mill Road. The phase does conform to the concept plan on file and has been reviewed by both the Village Engineer and the County Engineer and all requirements have been met. Common areas will be maintained by the HOA.

Chairman Hill asked about a neighboring driveway and whether that would interfere with the plat. Ms. Lee advised that driveway was outside of the plat and would not be affected.

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

- f. Discuss and consider possible action making a recommendation to the Board of Aldermen regarding the findings of the Village of Salado Minimum Lot Size Task Force. (Village Administrator)

This item was postponed until January.

- g. Discuss and consider possible action regarding changes in the existing Parkland Dedication and fee requirements for subdivisions in Salado and its ETJ.

Mr. Ferguson recapped discussions from previous meetings where it was determined our current parkland dedication requirements were inadequate and dated. The new ordinance updates the calculation methodology for determining fees. It also establishes a new development fee. The thought process behind the development fee is if parks are developed to meet the additional growth, the developer should be responsible and not the tax payers. This modification also updates the land dedication requirements.

During this process, staff looked at the current level of service and the existing land dedicated for park use. Calculations looked at things like population and number of dwelling units which allowed staff to come up with a balanced approach to fees and land requirements.

The new policy would require 1-acre of parkland for every 95 dwelling units in the subdivision. A fee in lieu of is still an option for the developer. The current ordinance has a fee of two-hundred dollars per dwelling unit, the new ordinance will increase that fee significantly. Those exact numbers are still being worked out based on current land values in the Village and its ETJ. After discussions with the Tax

Appraisal District of Bell County it was determined the average cost per acre is around fifty thousand dollars. Mr. Ferguson advised that amount may be hard to justify, but the new amount would be considerable. The new fee in lieu of may come in somewhere around six-hundred eighty-five dollars a dwelling unit.

The newly established development fee will be used to construct new parks. It will include incentives for the developer to build the parks and request reimbursement of seventy-five percent of the cost to build once construction is complete. The policy also establishes amenity requirements and park specifications.

In summary the developer would have four options. The ability to not dedicate public parkland, but instead pay a fee in lieu of. The option to dedicate public parkland and pay the development fee, with the Village will constructing the park. The developer could also choose to dedicate the parkland, pay the development fee, construct the park themselves, and request a refund of a portion of the development fee back. The fourth option is for the developer to not dedicate public parkland and build a private park instead. This option still requires the fee in lieu of and the payment of development fees.

Discussion took place about the proposed changes to the parkland dedication requirements and fees. Mr. Ferguson advised the numbers would continue to be worked on for the fees and a clean version of the ordinance would be prepared for future consideration by the Commission.

Chairman Hill adjourned the meeting at 7:40 p.m.

These minutes approved on 14 Jan 2020



Chrissy Lee, Planning & Development



Chairman

