

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
4:00 p.m. Tuesday, June 12, 2018
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Chairman Larry Roberson, K.D. Hill, Ronnie Tynes, Alternate GeorgeAnn Valentine

Members Absent: Tom McMahan, Vice-Chair Susan Terry

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

1. CALL TO ORDER

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

2. 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, April 10, 2018 – Regular Meeting

Commissioner Hill made a motion to approve the Consent Agenda. Chairman Roberson seconded. The motion carried unanimously (4-0).

3. REGULAR SESSION

a. Discuss and consider issues relating to the possible development of regulations to address yard parking and the parking of recreational vehicles, trailers, and boats within the corporate limits of the Village of Salado.

Administrator Ferguson advised the Commission that the Board of Alderman had been deliberating the parking of recreational vehicles, boats, and trailers after being approached with concerns from the Mill Creek Community Association. In effect, the Mill Creek Community Association is not able to enforce the deeds/restrictions of their bylaws. They are seeking help from the Village with an Ordinance to enforce their restrictions.

The Village BOA passed an Ordinance which was later repealed due to citizen feedback. The BOA is now seeking input from the P&Z Commission on this matter. Mr. Ferguson explained that cities generally do not enforce deed restrictions, however, concerns could be addressed in a number of other ways such as Conditional Use Permits or amending the Zoning Ordinance with an overlay not applicable to the entire city.

Commission Tynes agreed that the matter needed to be addressed, but felt it was more complex than people want it to be and voiced concern over how the Village can make a fair decision.

Alternate Valentine asked if restrictions could be predicated on the amount of land involved. Mr. Ferguson said that was a possibility and could be addressed with a Conditional Use Permit after a public hearing.

Chairman Roberson commented that many don't have access to parking boats in the rear yard and a boat parked in the driveway should not be a problem.

Discussion was continued with Commissioner Hill asking how a CUP would be enforced. Mr. Ferguson explained that a CUP puts the decision back in the hands of the neighbors and a plan would be developed for enforcement.

Conversation continued on whether or not MCCA had done research to find out if they had the authority to enforce their own restrictions. It was determined that they do not have that ability.

Darlene Walsh of 1110 Mill Creek Drive spoke on these types of regulations already being addressed in both the Zoning Ordinance and the Comprehensive Plan, specifically under Section 5 – Development and Use. She also felt this was a safety issue.

Judy Field of 818 Blaylock confirmed that after much research, the MCCA covenants were unenforceable. She implored the Commission to strongly consider the Historic District and restrictions on parking.

The Commission asked Mr. Ferguson how big of a problem this issue was in the Village. Mr. Ferguson replied that he had received less than a handful of comments in the last year.

The Commission instructed staff to prepare a draft CUP Ordinance to address the matter and present it at a future meeting for further consideration.

4. **ADJOURN**

Chairman Roberson adjourned the meeting at 4:50 p.m.

These minutes approved on 4/26/18


Larry Roberson, Chairman


Chrissy Lee, Planning & Development

