

Salado Historical Society

Special Subject Meeting

August 5, 2019 – City Municipal Building

Board of Directors in attendance: Judy Fields, President (1), Marianne Fiorenza (2), Hulda Horton (3), Jeanie Lively (4), Tom McMahan (5), Linda Reynolds (6), Cathy Sands (7), Bonnie Smith, Treasurer (8), Dave Williams, VP (9). Directors not in attendance: Becky Butscher (10), Lauren Drake (11), Shirley Lett (12), Gary Stripling, Secretary (13), Sandi Wicker, Past President (14).

The meeting was called to order at exactly 6 p.m. by Judy Fields, President.

Prayer: A moment of silent prayer was extended for the City of El Paso and the families involved in the shooting over the weekend.

Before introductions, Marianne Fiorenza (Program Chairman) passed out slips of paper asking for suggestions for the upcoming November chili supper.

Judy Fields explained that no business meeting was taking place as this meeting was specifically called for explaining an Historic District Overlay (HDO).

Judy Fields introduced Don Ferguson, City Administrator. Mr. Ferguson gave a power point presentation with explanation of an Historic District Overlay (HDO). The City Council is considering this for Salado. A Team consisting of the Board of Aldermen, Salado Historical Society Representatives, property owners, and the Comprehensive Planning Committee will be making recommendations for re-zoning, regulations, and extension of HDO. These recommendations would be published with at least two public meetings for input before the BOA would vote on the issue.

Land Use Regulation

An overlay district is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties, in addition to those standards of the underlying zoning district. Communities often use overlay zones to protect special features such as historic buildings, wetlands, steep slopes, (business quarters) and waterfronts.

Don Ferguson said the HDO is not intended to choke you to death, but intend to protect the already established historic district.

Examples of HDO Regulations

- Architectural Features
- Building Materials and color
- Individual building elements
- Site design
- Signage and lighting
- Mass and scale
- Specific land use (e.g. drive-thru establishments)

The above are some of the regulations that can help protect historic buildings within the already established historic district. It is important that the overlay district regulations not be overboard, but not too weak either.

Don Ferguson showed a map of extended HDO which included the historic Salado Cemetery, the Robertson Plantation, the historic Methodist Church Chapel, etc. Maurice Carson asked if this could be posted on the Village web site with the current historic district underneath in a different color. Don Ferguson said, “Yes, that could be done.”

So What is the Issue?

Issue that came up during the review of the Comprehensive Planning Meeting had these points. Jim Lassiter is the Chairman of the Comprehensive Planning Committee.

- All properties located in what is known as the Village’s Historic area are individually zoned historic district (HD), as opposed to being zoned according to their land use which is the normal zoning practice.
- In the HD zoning district many of the zoning restrictions in place aren’t tailored toward historic preservation.
- To address these issues, there is a need to properly identify and map Salado Historic District property. Zone the properties within the identified District per their use and establish an overlay zoning district that places additional zoning restrictions intended to preserve the historic character of the identified district.

Retail properties would be zoned Local Retail; residential neighborhoods and properties would be zoned as residential, properties used as offices would be zoned as such and commercial properties would be zoned commercial.

Don Ferguson received questions from the audience. To see the live streaming of the meeting go to Facebook and search “Salado Fed Up”. Meeting adjourned at 7 p.m.

Minutes submitted by Bonnie V. Smith, Treasurer