Village of Salado, Texas
Planning & Zoning Commission
Minutes
Special Called Meeting
6:30 p.m. Tuesday, February 2, 2021
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Acting Chairman Jim Hodgin; Jasen Graham; Donald Hogue (*The meeting was conducted via videoconference*.)

Members Absent: None

Others Present: Chrissy Lee; Planning & Development

CALL TO ORDER

Acting Chairman Hodgin called the meeting to order at 6:39 p.m.

1. *CITIZENS COMMUNICATIONS*

None

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.

a. Minutes, August 4, 2020 – Special Called Meeting
b. Minutes, August 25, 2020 – Regular Meeting
c. Minutes, November 10, 2020 – Regular Meeting

Ms. Lee made noted a correction to the Special Called Meeting Minutes of August 4, 2020 regarding the lot sizes for the Eagle Heights Development. Lot sizes range from .17 acres to .41 acres. The minutes sent out in the packet incorrectly stated lots ranged from 1.7 acres to .41 acres.

Commissioner Hogue made a motion to approve the consent agenda with the correction to the August 4, 2020 Minutes, as stated by Ms. Lee. Commissioner Graham seconded. The motion carried unanimously 3-0.

3. *DISCUSSION AND POSSIBLE ACTION*

a. Presentation, discussion, and possible action on the Construction Plat/Plans and requested waivers for Eagle Heights, a ± 86.678, mixed use development located at the southwest corner of the intersection of Williams Road and West Village Road, Salado, Texas.

Ms. Lee presented the Construction Plat and Plans for Eagle Heights. She advised the Plat/Plans had been reviewed by John Simcik, Village Engineer. Aside from the requested waivers, the Plat/Plans conform to the approved Concept Plan on file, the approved development agreement, and all other Village requirements.

The applicant, Quadruple Bogey, is seeking waivers to the following requirements:

Item 3.1r of the Subdivision Ordinance requires that temporary dead-end streets have a temporary turnaround (cul-de-sac) if more than one (1) lot fronts on a dead-end street. The applicant is requesting a waiver to this requirement on the west end of Eagle Heights Drive and the south end of Soaring Eagle Drive.

The 25-Year Storm Sewer Results indicate water spreads along Soaring Eagle Way ranging from 16.73-feet to 21.90-feet. Soaring Eagle Way is classified as a minor collector and as such, is required to have one traffic lane open each direction. The applicant is requesting a waiver to this requirement.

Jared Bryan with Quadruple Bogey explained the waiver request for turnarounds at Eagle Heights Drive and Soaring Eagle Drive was to allow for connections with future developments that would help facilitate traffic flow through the subdivision. Future connections to these two streets also align with the Village of Salado's Future Transportation Plan.

Justin Fuller, engineer for the applicant, presented data regarding the water spread on Soaring Eagle Way. With the waiver, there would not be one lane of traffic open in each direction, but there would be a single lane twelve feet wide in the middle of the road that would potentially carry 1.44 inches of water. This level of water is below the 3.94 inches considered traversable by both emergency and passenger vehicles.

Ms. Lee advised the Commission that a previous similar waiver had been granted to Mill Creek Springs, Phase X and the proposed calculations by Mr. Fuller fall under the threshold allowed for that development.

Commissioner Hogue made a motion to recommend approval with waivers to the Board of Aldermen as presented. Commissioner Graham seconded. The motion carried unanimously 3-0.

Acting Chairman Hodgin adjourned the meeting at 7:34 p.m.

These minutes approved on April 12, 2021.

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Chair

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Chrissy Lee, Planning & Development