

**Village of Salado
Planning & Zoning (P&Z) Commission**

**Salado Civic Center
Tuesday, April 11, 2006**

Members present: Ronnie Tynes, Jerry Johns, Lloyd Parks, Joe Oliver and Darlene Walsh

Member(s) absent: None

Others Present: Jimmie Haddon, Jack Evans, Karen V. Kinnison, Mary Hill, Nancy Light, Steve Meler, Cathy Sands, Larry Sands, Bob Howerton, Bill Dahlstrom, Terry Weaver, Joe L. Copeland, Alan Rogers, Ron Harrison, Bob Smith, Shannon Ashe, Wilber Wapta

Chairman Tynes called the meeting to order at 1:02 pm; quorum present.

Minutes of April 11, 2006 meeting were unanimously approved.

**REQUEST TO APPROVE SUBDIVISION OF PROPERTY WITHIN
THE SALADO ETJ LOCATED AT BLACKBERRY & SULPHER**

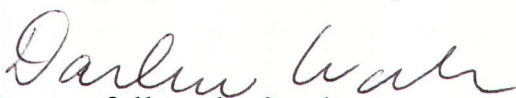
SPRINGS: Jimmie Haddon requested approval of the subdivision of property into 7 lots. Following some discussion, and acknowledgement of the approval of the division by the Village engineer, Ronnie Tynes made a motion to approve the request. Joe Oliver seconded the motion and it passed unanimously.

**REQUEST TO REZONE 14 ACRES OWNED BY MS. FRIEDA
HANKS LOCATED WITHIN THE VILLAGE ETJ:** Following a description of subdivision plans by Terry Weaver of Sterling Development to build a gated community of high end condos and townhouses on the property located off Baines Street, a number of citizens voiced concerns. Alan Rogers, property owner, expressed concern over drainage since part of this property is in a flood plain, the surrounding substandard roads to

adequately accommodate the increased population, and child safety. Property owner Nancy Light expressed concern that the current owner, who is now 90 years old, would not live to complete plans and that the properties' development would, therefore, be left to others who may not have the same intentions. The developers explained Ms. Hanks placed the property in trust to them and that they plan to carry out Ms. Hanks wishes. Chairman Tynes asked if the trust was well endowed and expressed a concern that once zoning is changed for this property, the Village will lose control over its development. Also, he expressed concern over the sewage question and stated that engineering studies need to be completed prior to a change in zoning. Also, it was suggested to the developers that they complete public workshops for concerned citizens prior to a change of zoning. The developers said they intended the discussion to be a preliminary meeting to learn more about what citizen concerns were in regards to their plans; they were happy to table the subject for now, therefore. Lloyd Parks moved to table the topic. Jerry Johns seconded the motion and it was passed unanimously.

Announcement: Next P&Z Meeting TBA.

Meeting adjourned at 1:40 p.m.


Respectfully submitted,
Darlene Walsh
P&Z Secretary

P42 Meeting
Apr 11, '06

Jim MCKE HADDON

JACK EVANS

Karen V. Kinnison

Mary Trill

Nancy Light

STEVE MILLER

Cathy Sands

Larry Sands

Bob Howerton

BILL DAHLSTROM

TERRY WEAVER

John Joe L. Lynch

Alan Rogers

Ron Harrison

Bob Smith

Willie D. Smith

Hannon Blue-Gray-Garner

6