

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
4:00 p.m. Tuesday, April 23, 2019
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

Present: Acting Chairman Tom McMahan; K.D. Hill; Donald Krause; Jim Hodgin; Paul Cox

Members Absent: None

Others Present: Chrissy Lee, Planning & Development

1. CALL TO ORDER

Acting Chairman McMahan called the meeting to order at 4:02 p.m.

2. PUBLIC COMMENTS

Judy Fields, 818 Blaylock Circle – Encouraged the Commission to preserve the Historic District. Informed them of a new form she was creating to help with building in the Historic District. She also informed of a visitor who came to Salado and took video and pictures which would be shared to social media.

Darlene Walsh, 1001 Mill Creek Drive – Explained her role in the development of the first Comprehensive Plan and Zoning Regulations for the Village. Encouraged the Commission to uphold the Comprehensive Plan and Zoning Ordinance.

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. None

4. REGULAR SESSION

- a. Presentation, discussion, and possible action on a revised Concept Plan and associated waiver for Salado Mills a ± 94.10-acre, 91 lot residential subdivision on Stinnett Mill Road in the Village of Salado Extraterritorial Jurisdiction.

Ms. Lee presented the revised Concept Plan for Salado Mills. She advised the waiver for off-set street distance was being requested as a result of lots surrounding the proposed new connection already having

been sold. The Ordinance requires 150' off-set and the developer is proposing 75'. Discussion followed as the members of the Commission reviewed the large set of plans. It was explained that the revised Concept Plan is a result of the developer purchasing an adjacent piece of property and incorporating it into his existing subdivision. The revision involves adding a new phase, re-ordering the construction of phases, and re-platting portions of the existing Phase II.

Commissioner Cox made a motion to recommend approval to the Board of Aldermen of the revised Concept Plan and associated waiver for Salado Mills a ± 94.10-acre, 91 lot residential subdivision on Stinnett Mill Road in the Village of Salado Extraterritorial Jurisdiction. Commissioner Krause seconded the motion with the condition of ensuring appropriate traffic control devices. Commissioner Cox modified his motion to include the condition. The motion carried 4-1, with Commissioner Hill opposed.

- b. Presentation, discussion, and possible action on a proposed accessory building in the Historic District located at 602 Old Town Road as per Section 3.15K, Permitting Process.

Ms. Lee presented the request for an accessory building at 602 Old Town Road. She explained the accessory building was to be identical to an existing building already on the property. The proposed building is in conformance with all requirements of the Zoning Ordinance as it relates to placement and materials.

Discussion followed in regards to the placement and appropriateness of the building.

Commissioner Hill made a motion to approve a proposed accessory building in the Historic District located at 602 Old Town Road as per Section 3.15K, Permitting Process. Commissioner Cox seconded. The motion carried unanimously 5-0.

5. **ADJOURN**

Acting Chairman McMahan adjourned the meeting at 4:37 p.m.

These minutes approved on 11 June 19


Chairman


Chrissy Lee, Planning & Development

