



**VILLAGE OF SALADO
PLANNING AND ZONING COMMISSION**

SPECIAL CALLED MEETING

**5:00 P.M. THURSDAY, MAY 19, 2016
BOARD OF ALDERMEN CHAMBERS
MUNICIPAL BUILDING, 301 N. STAGECOACH ROAD**

I. CALL TO ORDER

II. REGULAR AGENDA

1. Presentation, discussion, and possible recommendation on requests for waivers to the Subdivision Ordinance and the Technical Construction Standards and Specifications Manual for the Construction/Final Plat of Phase I of the Salado Mills Subdivision, a 5.42 acre +/-, 9-lot residential subdivision out of a 64.66 +/- acre tract, generally located on Stinnett Mill Road in the extraterritorial jurisdiction of Salado, as follows:
 - a. Streets: Section 5.5a and 5.5b Street Improvements; Section 5.9a and 5.9b Improvement of Adjacent (Perimeter) Streets and Utilities; Section 3.1c1 Responsibility of Streets and Thoroughfares; Section 3.1c2 General Adequacy Policy for Streets; Section 3.1c3 Road Network; Section 3.1c5 Off Site Improvements; Section 3.1c7 Street Construction; and Section 3.1 Construct improvements or escrow for construction cost; and Section 3.5 sidewalks; Section 6.10 Deferral of Required Improvements; Section 2.f2 Timing of Improvements; and Section 3.1d Escrow Policies and Procedures.
 - b. Streets: Section 3.1a Sight distances for driveways and public safety; and Section 2.2e2 Letter from Bell County acknowledging and approving proposed driveway location points.
 - c. Wastewater: Section 2.2e2 Certificate from the Bell County Health Department for on-site sewage; Section 3.9c4 Proof of utility service and Section 3.9c8 Approval from utility providers; Section 3.9 Water and Wastewater Facility Design, and the Technical Construction Standards and Specifications Manual
 - d. Approval of a Concept Plan: Sections 2.2a Procedures; Section 2.2b Concept Plan, Section 2.2h Concept Plan, and Section 2.3 Approval of a Concept Plan prior to Construction/Preliminary Plat; and Section 3.1c9 Phased Development. This waiver authorizes the Concept Plan to be reviewed and considered prior to Phase II instead of Phase I.
 - e. Fire Hydrants: Section 3.9 fire hydrants; Section 5.8e placement of fire hydrants; Section 3.9a3 Design and construction of a fire protection and suppression system; TCSS Manual; Fire Department requirements; and Fire Code Requirements.
 - f. Access and Road network: Section 3.1c Reserve an access road entrance coming off of Stinnett Mill in Phase I; Section 3.1g2 Provide for future access such as by stubbing streets

- g. Water and Wastewater Facility design: Section 3.9 Water and wastewater design including fire protection and fire suppression
- h. Drainage: Section 3.10 Stormwater Collection and Conveyance Systems; and Technical Construction Standards and Specifications Manual

NOTE: These waivers do not include waiver of written concurrence from the Bell County Engineers Office. Approval of Phase I is subject to Bell County Commissioners Court approval.

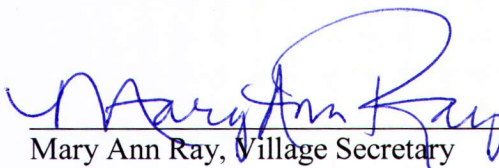
- 2. Presentation, discussion, and possible recommendation on the Construction/Final Plat of Phase I of the Salado Mills Subdivision, a 5.42 acre +/-, 9-lot residential subdivision out of a 64.66 +/- acre tract, generally located on Stinnett Mill Road in the extraterritorial jurisdiction of Salado.

III. ADJOURN

The Village of Salado reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Economic Development).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Village Secretary's office at (254) 947-5060 for further assistance.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 5:00 p.m. on Monday, May 16, 2016.


Mary Ann Ray, Village Secretary

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