

Village of Salado, Texas  
**Planning & Zoning Commission**  
**Minutes**  
**Special Called Meeting**  
5:00 p.m. Thursday, May 19, 2016  
Municipal Building, 301 N. Stagecoach Road  
Board of Aldermen Chambers

**Members Present:** Ron Coleman, Merle Stalcup, Larry Wolfe, Jim Reed.

**Members Absent:** K.D. Hill, Alternate Curt Doucet.

**Others Present:** Kim Foutz, Village Administrator; Mary Ann Ray, Village Secretary; John Simcik, Village Engineer.

**I. Call to Order.**

Acting Chairman Merle Stalcup called the meeting to order at 5:35 p.m.

**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.

Administrator Foutz reviewed the requests for variances and explained that the requestor withdrew items e and h. There was discussion about looping the water supply, fire protection, septic systems, driveways adjacent to a 90-degree turn of the road, and other safety measures. In addition, there was discussion about future implementation of Phases II and III of the development.

She reviewed the necessary findings as required by Ordinance 2009.03, Subdivision Ordinance:

- 1) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;
- 2) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
- 3) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- 4) The waiver/suspension will not in any manner vary the provisions of the Zoning Ordinance or Comprehensive Plan or any other adopted plan(s) or ordinance(s) of the Village;
- 5) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein

*Commissioner Reed made a motion to make a recommendation to the Board of Aldermen to approve the 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, items a, c, d, f, and g as presented and b with regard to a restriction that a traffic control device be installed and making the findings as required by the Subdivision Ordinance. Commissioner Wolfe seconded. The motion carried unanimously.*

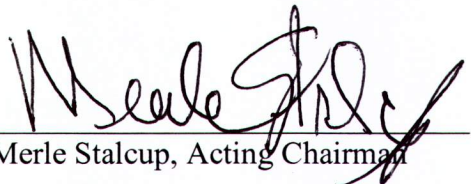
2. Presentation, discussion, and possible recommendation on the Construction/Final Plat of Phase I of the Salado Mills Subdivision, a 5.42 acre +/-, 9-lot residential subdivision out of a 64.66 +/- acre tract, generally located on Stinnett Mill Road in the extraterritorial jurisdiction of Salado.

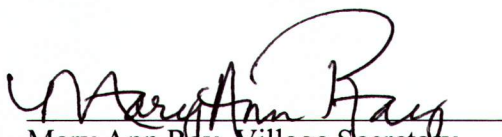
There was discussion about looping the water supply, fire protection, utility easements, and drainage.

Commissioner Reed made a motion to make a recommendation to the Board of Aldermen to approve 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 presented, subject to the waivers previously approved by the Commission. Commissioner Wolfe seconded. The motion carried unanimously.

### **III. Adjourn.**

Acting chairman Stalcup adjourned the meeting at 5:52 p.m.

  
Merle Stalcup, Acting Chairman

  
Mary Ann Ray, Village Secretary