

**Village of Salado
Planning & Zoning Commission**

**Salado Village Office
Tuesday, June 8, 2004, 1:04 pm**

Members present: Jack Herrington, Chairman, Ronnie Tynes, Lloyd Parks, Jerry Johns, Darlene Walsh

Member(s) absent: None

Others Present: Owners and residents of properties located across the street from the Brookshire Brother shopping center as well as Rick Ashe, Vic Means, Suzi Epps, Tim Brown, Gail Barnard

Chairman Harrington called the meeting to order at 1:04 pm, quorum present. Minutes of the April 13, 2004 P&Z meeting were unanimously approved.

Request to Rezone Property for Quick Lube Business: Chairman Harrington offered Mr. McDaniel the opportunity to address the P&Z and the residents/owners of the property located across from where he proposes to build a Quick Lube/State Auto Inspection business i.e., 213 Mill Creek Dr. Mr. McDaniel explained that he has an agreement to purchase one-half acre of land on which to build his business from the current owner of the strip center. Current plans for Mr. McDaniel's Quick Lube's 30' X 50' facility do not include any direct ingress/egress touching Mill Creek Dr. Also, he said there would be no resubdivision or selling off of land for other businesses, no smell, no outside lights, a professionally planned and installed septic system, and no outside debris. One resident who asked that the P&Z "stick to the current zoning" for this area asked Mr. McDaniel if he would like to have this type of business across from his house? Other issues raised included backup by autos waiting for service and the possibility of screening with trees. Chairman Harrington asked for a vote; not one resident/owner voted to change the zoning to permit the facility. Mr. McDaniel stated the current Salado Village zoning allows for this type of business only in Regional Retail and/or Business Park of which the Village currently has neither. Several

P&Z members explained to Mr. McDaniel that a Quick Lube business would be permitted in an area zoned "Commercial"; Mrs. Walsh explained that there is a commercially zoned Salado property currently on the market for sale. It is located on the West side of IH35 at the location of the Salado Hardware/carwash/laundry business. Mr. Tynes explained that a Quick Lube business is prohibited currently in the areas zoned "Local Retail" and this is not an accident. He explained that if we change zoning for one, others will ask for zoning changes and some may be for businesses that we do not wish to have in Salado. Mr. Harrington explained that the P&Z is new and struggling with the new requirements and their application. However, he said that our Village attorney had been consulted reference "spot zoning" and that his advise is that we can not do this without opening ourselves to future lawsuits. Chairman Herrington expressed his belief that this business is desirable and needed in our community and a "good idea". Even though the spots for this type of business according to Mr. Johns is limited, both he and Mr. Parks agreed that the business is needed and would be welcomed once an appropriate location is identified. Mr. Tynes moved that the request be denied, it was seconded, and the motion passed unanimously.

Question from J. Tim Brown, Carriage Place citizen: Tim Brown, a resident of Carriage Place, requested to know if anything further has been submitted regarding the development of Carriage Place Square. Chairman Herrington said that nothing further has been submitted to date.

Meeting adjourned at approx. 1:41pm

Announcements:

Next P&Z meeting, if necessary, will be Tuesday, July 6, 2004 at 1pm at the Salado Village Office.

Respectfully submitted,

Darlene Walsh
P&Z Secretary

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ATTENDEES

Name

SAM FIESTER

CLARK MCDANIEL

Shelma Janner

Dances Carroll

Anna Holt

LARRY BERRIER

Donothy Smith

VERNON HOLT

Austin Pfister

J. Tim Brown

Gale Barrard

Garrie Miles

Elie Meun

increased

Speed limit

It's widening & effect on main st