

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

**Salado Village Office
Tuesday, June 10, 2008**

Members Present: Ronnie Tynes (Chairman), Jerry Johns, Joe Price, Gerry Reihsen, Darlene Walsh

Others Present: Dianna Zulauf (Village Secretary), Jim Lassiter (Hidden Glenn owner/developer), Victor Turley, Sharon Dunlap & John Simcik (Village Engineer)

Chairman Tynes called the meeting to order at 1:04 pm; quorum present

Minutes of the April 8, 2008 P&Z meeting were unanimously approved.

1. **CONSIDERATION OF HIDDEN GLENN PHASE I SUBDIVISION**
CONCEPT PLAN: Jim Lassiter explained that Phase I of the subdivision includes 9.083 acres and is located at the corner of Mary Lane and Vanessa Street in the ETJ of Salado. Phase I will include 24 two and three bedroom condo units; Phase II, which includes 9.627 acres, will bring the total acreage to be developed to 18.71 acres. Mr. Lassiter said that a variance is requested for a private street since there will be fewer than the required 30 lots in Phase I of the proposed gated community. County and TECQ standards will be met for drainage and septic systems; a homeowners association will pay for the building and road maintenance for the subdivision. After discussion and review of the proposed plat by members of the P&Z and the owners/developers, Joe Price moved to approve the concept plan and Jerry Johns seconded the motion. It passed unanimously.

2. **CONTINUED REVIEW OF COMPREHENSIVE PLAN:** Following some discussion of changes discussed to date to the current Salado Village Comprehensive Plan, Jerry Rheisen agreed to draft a letter of recommended changes following a review of each street in the current Transportation Plan. A motion was made by Joe Price, and seconded by Jerry Johns, to pass to Aldermen all recommended changes to the Comprehensive Plan discussed to date.

Meeting adjourned at 2:15 p.m.

Respectfully Submitted,
Darlene Walsh, P&Z Secretary