

Village of Salado, Texas  
**Planning & Zoning Commission**  
**Minutes**  
**Special Called Meeting**  
 6.30 p.m. Tuesday, June 30, 2020  
 Municipal Building, 301 N. Stagecoach Road  
 Salado, Texas

**Present:** Chairman K.D. Hill; Donald Krause; Jim Hodgins; Paul Cox (*The meeting was conducted via videoconference.*)

**Members Absent:** Tom McMahan

**Others Present:** Don Ferguson, Village Administrator

***CALL TO ORDER***

Chairman Hill called the meeting to order at 6:30 p.m.

***1. CITIZENS COMMUNICATIONS***

None

***2. 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. Minutes, May 26, 2020 – Regular Meeting***

*Commissioner Hodgins made a motion to approve the consent agenda as presented. Commissioner Krause seconded. The motion carried unanimously 4-0.*

***3. VILLAGE ADMINISTRATOR'S REPORT***

- A resignation letter has been received from Tom McMahan. The Board of Alderman will be considering nominations for the vacancy.
- The Economic Development Advisory Board has elected Don Krause as the interim chairman. The Board of Aldermen is in the process of filling vacancies at this time. The advisory board is meeting and starting to develop strategies for economic development in the community.
- Commission member training has been placed on hold at this time. There may be some opportunities for virtual training in the future.
- Master plans for future subdivisions are currently under review and will be presented at a future date. A rezoning case will be heard in upcoming meeting. Additionally, changes to the Fence Ordinance and Subdivision Ordinance will be brought before the commission at a future date.

***4. DISCUSSION AND POSSIBLE ACTION***

- a. Hold a public hearing and consider making a recommendation to the Board of Aldermen regarding a Village-initiated request to zone 54.029 acres, located northeast of the intersection of Royal Street and Smith Branch Road, as SF-7A (Single-Family Residential).

Administrator Ferguson presented the zoning of Drake's Landing which was recently annexed into the Village of Salado. The Village recently created the SF-7A district to meet the need of subdivisions with smaller minimum lot sizes. This subdivision meets the requirements of this district. The permitted and conditional uses are very much the same as those allowed in other residential districts throughout the Village.

Minimum side yard setback is ten feet (10'), the minimum front yard setback is twenty feet (20'), and the minimum rear yard setback is ten feet (10'), with the exception of lots that are adjacent to existing residential lots that abut properties that have twenty-five feet (25') setbacks, in which case the rear yard setback has to be twenty-five feet (25').

There was one public comment received by email from Betty Lum which reads as follows: The proposed lot size in the annexed property is too small. I hope the BOA will consider increasing the lot size. I take this opportunity to thank the BOA for their service to this community.

Administrator Ferguson reminded the Commission that the Concept Plan for this development has already been approved.

Commissioner Krause was assured any replat of this subdivision would have to come the Commission for approval.

Mrs. Rasmussen and her husband joined the meeting with the following comments: Their property backs up to the new development and they are wanting to see how the development will play out.

Chairman Hill confirmed this subdivision had received a waiver for their minimum lot size. Administrator Ferguson confirmed they did as a result of the zoning districts that were available at that time. This new zoning district recognizes smaller lots and the subject development meets those requirements.

Administrator Ferguson advised the next step from this developer will be submission of the Construction/Final Plat. In response to Mrs. Rasmussen, Administrator Ferguson advised the minimum lot size in the SF-7A zoning district is 6,000 square feet. Mrs. Rasmussen asked if Smith Branch Road would be maintained by the Village. Mr. Ferguson explained the existing road will be maintained, but the property Mr. Rosamond owns is private property.

*Commissioner Cox made a motion to recommend approval to the Board of Alderman as presented. Commissioner Krause seconded. The motion carried unanimously 4-0.*

*Chairman Hill adjourned the meeting at 07:01 p.m.*

These minutes approved on July 14, 2020.

  
Chrissy Lee, Planning & Development

  
Chair, K.D Hill

