

Village of Salado
Planning & Zoning Commission
Salado Civic Center
Tuesday, July 13, 2004, 1:00 pm

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

Member(s) absent: Darlene Walsh

Others Present: Vic Means, Suzi Epps, Tim & Linda Brown, Sue Ellen Slagel, Kelly Zwinggi

Chairman Jack Herrington called the meeting to order at 1:00 pm, quorum present. Minutes of the June 8, 2004 P&Z meeting were unanimously approved.

Mr. Kelly Zwinggi asked the commission to approve his plat of the Blassingame property that is to be subdivided into three lots off of Chisholm Trail. The fourth lot on the plat is a quarter acre lot that will be given to Melanie Kirchmeier. Lot 2 has some area that is inside the flood plain, building will have to be done outside of that. The Salado Water Corporation will send directly to the Village a letter indicating that they can provide a water meter at this address.

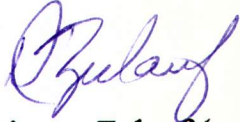
Motion was made by Ronnie Tynes to approve the submission as is with the forthcoming letter from the Salado Water Corporation. Motion was seconded by Jerry Johns, motion carried unanimously.

Mr. Kelly Zwinggi also presented a plat of a new six lot subdivision at the corner of Baines and Holland Rd. The plat showed two "flag" lots which are discouraged by the Village Subdivision ordinance. Mr. Zwinggi explained that flag lots were drawn in because all lots were to be accessed from Baines due to TxDOT rules restricting access from Holland Road. (The speed limit on Holland Road is too high right there for residential access.) Mr. Zwinggi stated that building a street in the property that would allow access to all lots would not be economical.

Motion was made by Ronnie Tynes to (reluctantly) approve the Baines Street Subdivision as presented leaving the flag lots because it is the only way to economically access all six lots from Baines Street. Motion was seconded by Lloyd Parks, motion carried unanimously.

Meeting adjourned at approx. 1:25 pm

Respectfully submitted,



Dianna Zulauf (setting in for Darlene Walsh)

Village Secretary