

Village of Salado, Texas  
**Planning & Zoning Commission**  
**Minutes**  
**Regular Meeting**  
4:00 p.m. Tuesday, August 13, 2019  
Municipal Building, 301 N. Stagecoach Road  
Salado, Texas

**Present:** Chairman K.D. Hill; Vice-Chair Tom McMahan; Donald Krause; Jim Hodgin; Paul Cox

**Members Absent:** None

**Others Present:** Chrissy Lee, Planning & Development

**1. CALL TO ORDER**

Chairman Hill called the meeting to order at 4:00 p.m.

**2. PUBLIC COMMENTS**

None

**3. 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, January 22, 2019 – Regular Meeting
- b. Minutes, June 11, 2019 – Regular Meeting
- c. Minutes, July 23, 2019 – Regular Meeting

*Commissioner Hodgin made a motion to approve the consent agenda as presented. Vice-Chair McMahan seconded. The motion carried unanimously 5-0.*

**4. REGULAR SESSION**

- a. Presentation, discussion, and possible action on the Construction Plat/Plans of Amity Estates Phase V, a ± 41.397-acre, 57 lot subdivision located at the intersection of West Amity Road and F.M. 1670 in the Village of Salado Extraterritorial Jurisdiction.

Mrs. Lee presented the Construction Plat/Plans of Amity Estates Phase V. She advised the Commission that the plat was in conformance with the approved Concept Plan on file and the Village of Salado Subdivision Ordinance. Both the Village engineer, John Simcik, and the Bell County Engineer's office had reviewed the plat/plans and had no further comments. This is the final phase in a five-phase development.

*Vice-Chair McMahan made a motion to approve the Construction Plat/Plans of Amity Estates Phase V as presented. Commissioner Cox seconded. The motion carried unanimously 5-0.*

- b. Presentation, discussion, and possible action on a Concept Plan revision and associated waivers for Mill Creek Springs, a subdivision located near the intersection of Blackberry Road and Royal Street in the Village of Salado Extraterritorial Jurisdiction.

Mrs. Lee presented a revision to the Mill Creek Springs Concept Plan on file. She explained this is a 12-phase subdivision with phases 1-8 completed. The revision was to modify the configuration of phases 10-12. The developer was additionally asking for a waiver to the Village of Salado Technical Standards, specifically section 5.5, Drainage System Requirements, and Section 5.4, Water Spread Limits.

Section 5.5 requires that "unlined channels only be considered for quantities of flow equivalent to the capacity of a 72" pipe". The applicant would instead like to use grass lined channels to appropriately convey water through the subdivision, while keeping the aesthetics of a natural channel.

Section 5.4 requires that "Minor Collector grade roads be designed to convey 25-year storm drainage while keeping 1 full traffic lane open each direction". The applicant is proposing to use the collector grade roadway to convey water up to no more than the top of curb. The maximum depth of water in an 8' "open lane" would be no deeper than 2" under these design conditions.

The waivers come as a response to the Villages requirement that Meadow Crest Drive be built to a minor collector standard as per the Transportation Plan. The applicant will build the road to this standard but request that drainage requirements be that of a residential street.

Discussion took place regarding the grass lined channel, curb and gutter, sidewalks and traffic flow.

*Commissioner Hodgins made a motion to recommend approval of the Concept Plan revision and associated waivers for Mill Creek Springs as presented. Commissioner Cox seconded. The motion carried unanimously 5-0.*

- c. Discuss and consider possible action on changing the time of the Planning & Zoning Commission meetings.

Chairman Hill advised the meetings had previously been changed from noon to the current time of 4 p.m., but by changing the times again it may allow for more citizens to attend.

Administrator Ferguson advised that the time was not set by ordinance and could be adjusted when needed.

Comment from citizen Roger Mullins, resident in Salado Mills - believes meetings on important matters should be held at a time when citizens who work are able to attend.

*Commissioner Cox made a motion to change the time of the regularly scheduled P&Z meetings to 6:00 p.m. Vice-Chair McMahan seconded. Commissioner Krause recommended a time of 6:30. Chairman Hill noted the BOA meetings are also held at 6:30, Commissioner Cox amended his motion to change the time of the meetings to 6:30. Vice-Chair McMahan seconded. The motion carried unanimously 5-0.*

## **5. PUBLIC HEARING**

- a. Hold a public hearing, discussion, and possible action on a Re-plat of Salado Mills Phase II, a ± 11.24-acre, 38 lot subdivision located on Stinnett Mill Road in the Village of Salado Extraterritorial Jurisdiction.

Mrs. Lee reminded the Commission that in April, a Concept Plan revision had been recommended for approval by P&Z and subsequently approve by the BOA, The revision included a replat of Phase II, which was now ready for consideration.

The Re-plat has been submitted to reduce the number of lots in the currently filed Phase II down to 38, which will allow the developer to proceed with the 11 lots proposed in Phase III while maintaining his current 1 means of ingress/egress. The Re-plat is also necessary to construct the roadway to the new Phase III. Additionally, drainage tracts were created by the Re-plat which will be maintained by the homeowner's association. The Re-plat has met all requirements of the VOS Subdivision Ordinance and has been reviewed and approved by the Village Engineer and the Bell County Engineer's Office.

As a special note, Texas Local Government Code, Chapter 212 states that if a subdivision plat or re-plat has met all requirements of the approving entity, then the plat or re-plat shall be approved.

Staff published notice of the Public Hearing in the Salado Village Voice on July 11, 2019. Additionally, notice was sent to 63 property owners within the subdivision and 18 property owners within 200'.

As of August 8, 2019, 37 responses were received in favor and 4 opposed.

Chairman Hill opened the meeting for public hearing.

Dave Swarthout, 11300 Stinnett Mill – concerns over the use of golf carts and lack of traffic control devices.

Charlene Hamilton, Salado Mills resident – concerned with the added traffic an additional phase with more homes would bring. Desired to live on a quite cul-de-sac which is one of the reasons why she purchased this home. Was never advised by the developer of his future plans to add more homes. Has never been contacted by the HOA although she has had to pay fees up front. Also concerned with the use of golf carts coming into or through the subdivision from neighboring subdivisions.

Joanna Iglehart, 1031 Ferguson Mill – Just closed on house and was not informed of this change to the subdivision by the developer/seller. Concerns about traffic and safety. Concerned that she was not informed prior to her purchase that lots would be added.

Ray Linder – Salado Mills resident – not directly affected by the changes but feels it is unfair to the other homeowners.

Roger Mullins, 1063 Ferguson Mill – nothing on original plat that shows a future expansion or new road. Wants a quiet place to call home. Purchased to build on a cul-de-sac in a small subdivision with minimal traffic. Opposed to this re-plat.

Chairman Hill thanked the commenters for their thoughts. She stated the Commission empathized with their frustrations and concerns, but their role was to ensure the re-plat met all requirements set forth by the Village and if it did so, to recommend approval.

Mrs. Lee went over a brief background of Salado Mills informing the Commission that the additional land that was purchased by the developer was done so after the original Concept Plan had been approved. She reiterated that the Concept Plan revision had been approved in April.

Commissioner Cox expressed his understanding of the resident's concerns, but felt they were more related to the HOA.

Vice-chair McMahan said he appreciated all of the comments and felt there were valid points made. He pointed out that many of the concerns were beyond the jurisdiction of the P&Z Commission. The decision must be made based on the requirements being met.

Commissioner Krause reminded the commission that traffic and appropriate traffic control devices were discussed during the Concept Plan revision.

*Commissioner Cox made a motion to recommend approval of the Re-plat of Salado Mills Phase II as presented. Commissioner Krause seconded. The motion carried unanimously 5-0.*

## **6. WORKSHOP**

- a. Discuss and consider modification to the Village of Salado Subdivision Ordinance regarding parkland dedication.

Village Administrator Ferguson spoke with the Commission about proposed changes that would be brought forward regarding parkland dedication both in the Village limits and in the ETJ. He staff was preparing a couple of different options to bring to the Commission shortly. The recommendation is to encourage park land dedication and discourage the fee in lieu of. The new ordinance will look at things like cost of land, density of development, and the cost of park development.

Discussion took place about allowing greenspace, trails, water parks, splash pads. Etc. as parkland.

- b. Discussion regarding the use of Christmas lights in the Historic District.

Chairman Hill informed the Commission that several members of the business community had approached her with the idea of mandatory soft white Christmas lights for use on Main Street during the Christmas Stroll.

After discussion it was decided that the Village would try to encourage the use of soft white lights and would seek to see if Ace Hardware would provide a discount to merchants wanting to purchase these lights.

*Chairman Hill adjourned the meeting at 5:34 p.m.*

These minutes approved on SEP 24 2019

Chrissy Lee

Chrissy Lee, Planning & Development

K. Hill  
Chairman

