

Village of Salado
Planning & Zoning Commission Meeting
Tuesday, September 21, 2010 @ 1:30PM
301 N. Stagecoach Rd.

Members Present: Ronnie Tynes, Gerry Reihlsen, Tom McMahan, Jerry Johns, Dick Prater

Members Absent:


Others Present: Dianna Zulauf, Terry Weaver, Donald & Alan Goodnight

Chair Ronnie Tynes called the meeting to order at 1:30PM. A quorum was present.

1. Replat of Hidden Springs Subdivision, Section 1, Lots 154A & 154B, Owner, William Pipes
A plat from Ronald Carroll Surveyors received September 16, 2010 was presented. This plat takes one lot and splits it into two lots. Village Engineer John Simcik has reviewed the plat and recommends approval. Bell County Health Department and TxDOT also have no objections. *Motion was made by Gerry Reihlsen to approve the replat as submitted. Motion was seconded by Dick Prater; motion carried unanimously.*
2. Review of Concept Plan for Salado Village at Eight Acres Development
Terry Weaver, Developer, presented a concept plan for a 50 acre piece of property located at the corner of IH35 and Holland Road, Salado's ETJ. This development is a Mixed Use development consisting of commercial, residential, and retail. The next phase is to plat out four lots along the edge of the property along IH35. Mr. Weaver asked the P&Z to approve the concept of the entire 50 acres as presented. *Motion was made by Jerry Johns to approve the concept of the development drawing submitted by Mr. Weaver for the Eight Lakes Development. Motion was seconded by Gerry Reihlsen; motion carried unanimously.*
3. Request to Move Existing Home to New Location on Property, 880 N. Robertson Rd.
Mr. Donald Goodnight stated that TxDOT will be taking the portion of his property that his home is currently sitting on and would like permission to move the home back onto the remaining property. The property is currently zoned Local Retail. Mr. Goodnight is seeking a variance to the Village's Zoning Ordinance which requires that grandfathered property be brought up to code once buildings are moved which in this case would prohibit Mr. Goodnight from using the property as residential. The Commission felt that since TxDOT was creating the problem, there was an unfair burden on Mr. Goodnight. *Motion was made to grant Mr. Goodnight's request and allow him to move his current home back further on to his property if need be. Mr. Goodnight will be required to produce a plat of the property indicating where all buildings are and will be setting, and meet all setbacks and Village regulations. This variance is for a two-year period, expiring September 21, 2012. Motion was seconded by Tom McMahan; motion carried unanimously.*

Meeting adjourned at 2:25PM.

Respectfully submitted,


Dianna Zulauf
Village Secretary