

**Village of Salado  
Salado Municipal Building  
301 N. Stagecoach Road  
Salado, Texas**

**Minutes of Regular Planning and Zoning Commission Meeting  
August 23, 2022, at 6:30 p.m.**

The Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Chairman Don Hogue.

Commission Members Present: Jeff McClure, Don Hogue, Ron Cunningham, Jim Lassiter, and Bill Smith.

Commission Members Absent: None.

Staff Present: Village Administrator Don Ferguson

**1. Citizens Communications**

There were no citizen comments.

**2. Consent Agenda**

APPROVAL OF MINUTES OF PREVIOUS MEETINGS OF THE PLANNING AND  
ZONING COMMISSION.

Chairman Don Hogue indicated action regarding the minutes of the previous meeting of the Commission will be moved to the September 13<sup>th</sup> meeting of the Commission.

**3. DISCUSSION AND POSSIBLE ACTION**

DISCUSS AND CONSIDER ACTION REGARDING A PROPOSED CONCEPT  
PLAN AND REQUESTED VARIANCES FOR BAR V BAR RANCH, A 432.53  
ACRE RESIDENTIAL DEVELOPMENT LOCATED NEAR THE INTERSECTION  
OF FM 2484 AND CROWS RANCH ROAD IN THE E-T-J OF THE VILLAGE OF  
SALADO.

Village Administrator Don Ferguson briefed commission members on Bar V Bar Ranch, a proposed 432.53-acre residential development located near the intersection of FM 2484 and Crows Ranch Road in the E-T-J of the Village of Salado. He said the proposed subdivision will be developed in three (3) phases and have 299 residential lots. In addition, there will be 3.52 acres set aside for commercial development and 68.99 acres of dedicated parkland. He added the Salado Water Supply Corporation will provide water

service for the development while wastewater service will be provided by on-site septic facilities.

Ferguson said the developer is seeking variances from the following provisions of the Village's Subdivision Ordinance:

- *Access.* At least one point of vehicular access and two (2) temporary dead-end stub outs for every forty (40) lots
- *Block Length.* Block lengths shall not exceed 1,200 feet except when specific design criteria are met, in which case block lengths of up to 2,500 shall be allowed. Block lengths shall also not be less than 400 feet.

The developer's engineer told commission members the variances have been requested because the rural design of the proposed subdivision makes it difficult to adhere to the Village's access and block length requirements, as the requirements are more applicable to urban subdivision development.

Commissioner Jeff McClure made a motion to recommend approval of the proposed Concept Plan with the requested variances for discussion purposes. Commissioner Bill Smith seconded the motion.

After further discussion, Commissioner Jeff McClure made a motion to amend his original motion to add the recommendation that the developer add a traffic calming circle on the main road into the subdivision off FM 2484. Commissioner Smith seconded the amendment that was approved on a 5-0 vote.

Chairman Hogue called the question on the original motion as amended which was approved on a 5-0 vote.

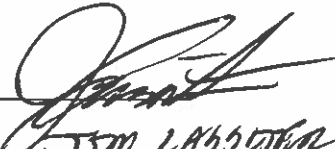
## **Adjournment**

With there being no further business, Chairman Hogue adjourned the meeting at 7:20 p.m.

These minutes approved by the Planning and Zoning Commission on September 27, 2022.

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Don Hogue  
Commission Chair



Don Hogue - VICE CHAIR

Attest :

A handwritten signature in black ink, appearing to read 'Don Ferguson', is written over a horizontal line.

Don Ferguson  
Village Administrator