

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

**Minutes of Regular Planning and Zoning Commission Meeting
October 25, 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, Jim Lassiter, Bill Smith, and Ron Cunningham.

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 Hogue indicated the minutes of September 27th meeting of the Commission would be considered at the next meeting of the Commission.

3. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED FINAL PLAT AND REQUESTED VARIANCES FOR THE BOYNTON ADDITION, PHASE 2, A RESIDENTIAL SUBDIVISION LOCATED IN THE 500 BLOCK OF BAINES STREET LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS.

Village Administrator Ferguson briefed commission members on the proposed final plat for the Boynton Addition, Phase 2, located in the 500 block of Baines Street.

Ferguson said the proposed plat will create eight (8) new lots from four (4) existing lots. He said access to the newly created lots will come directly from either Baines Street or one (1) of two (2) 18-foot-wide private, concrete surfaced, access easements constructed and maintained by the developer.

Ferguson said two (2) of the proposed lots (Lots 1 & 2 Block 3), will require a variance because both lots fall short of the Village's 35' minimum lot width requirement. He said the developer indicated the configuration of the two (2) lots was necessary to preserve several large trees located on the subject lots.

Ferguson said the Village staff and Village Engineer have reviewed the proposed final plat for compliance with the provisions of the Village of Salado's Subdivision Ordinance and recommend approval of the proposed plat contingent on the following:

- Approval of variance from the lot width requirements for Lots 1 and 2 in Block 3.
- Provision of a 15' wastewater easement between Lots 3 and 4 of Block 1 for a proposed 6" wastewater line.
- Provision of documentation regarding the ownership and maintenance of the proposed 18' access easement to serve Lot 1 Block 1.

Jim Boynton, the developer, answered several questions from the Commission about the wastewater service road maintenance and the future plans for a mobile home located on one of the lots in the planned development.

Commission member Jeff McClure made the motion to recommend approval of the proposed plat with the contingencies presented by staff. Commissioner Bill Smith seconded the motion that was approved on a 5-0 vote.

The Village Administrator asked that the record also reflect that the developer indicated the mobile home located in the development will be replaced at some point with a regular home and at that time will be tied into the Village's wastewater system.

- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED CONSTRUCTION PLAT AND CONSTRUCTION PLANS FOR PHASE 1 OF SALADO CENTER, A MIXED-USE SUBDIVISION LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF FM 2484 AND IH-35 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE VILLAGE OF SALADO, TEXAS. (VILLAGE ADMINISTRATOR)

Village Administrator Ferguson briefed commission members on the proposed construction plat and construction plans for Phase 1 of the Salado Center Development to be located at the intersection of FM 2484 and Interstate 35.

Ferguson said the Village Engineer has reviewed the proposed construction plat and construction plans and found them to be in compliance with the provisions of the Village of Salado's Subdivision Ordinance. He said the staff recommends approval of the proposed plat and construction plans.

Commissioner Jeff McClure made the motion to recommend approval of the plat and construction plans as presented. The motion was seconded by Commissioner Bill Smith. The motion passed on a 5-0 vote of the Commission.

(C) DISCUSS AND CONSIDER ISSUES RELATING TO THE VILLAGE OF SALADO SUBDIVISION ORDINANCE. (VILLAGE ADMINISTRATOR)

Village Administrator Ferguson reported the staff is working on a final draft of the proposed changes to the subdivision ordinance the Commission has been discussing. He asked if there were any "last minute" changes to include in the document.

Commission members indicated they had no further changes.

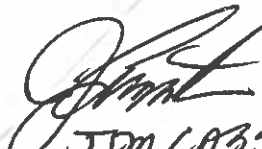
Ferguson indicated the draft ordinance will be presented to the Commission at a future meeting.

Adjournment

With there being no further business, Chairman Hogue adjourned the meeting at 7:05 p.m.

These minutes approved by the Planning and Zoning Commission on November 29, 2022.

Don Hogue
Commission Chair


JIM CASSEN - VILLAGE CHAIR
4/9/24

Attest :

Don Ferguson
Village Administrator