

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

**Minutes of Regular Planning and Zoning Commission Meeting
February 28, 2023, 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, and Ron Cunningham.

Commission Members Absent: Jim Lassiter and Bill Smith.

Staff Present: Village Administrator Don Ferguson

1. CITIZENS COMMUNICATIONS

There were no citizen communications.

2. CONSENT AGENDA

**APPROVAL OF MINUTES OF PREVIOUS MEETING OF THE PLANNING AND
ZONING COMMISSION.**

Commissioner Jeff McClure made the motion to approve the minutes from the January 24th Commission Workshop and the February 14th Commission Meeting. Commissioner Ron Cunningham second the motion that was approved on a 3-0 vote.

3. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED CONSTRUCTION/FINAL PLAT AND CONSTRUCTION PLANS FOR STINNETT MILL ESTATES PHASE II LOCATED OFF STINNETT MILL ROAD IN THE E-T-J OF THE VILLAGE OF SALADO, TEXAS.

Village Administrator Don Ferguson said Stinnett Mill Estates is a proposed 70-acre residential development in the E-T-J of the Village of Salado. He said the proposed residential subdivision will be developed in three (3) phases and have a total of eighty-three (83) lots.

Ferguson said the concept plan and the Phase I construction/final plat and construction plans were approved in January of last year. He said the Phase II construction/final plat and construction plans have been reviewed and found by the Village Engineer to be in compliance with the Village's Subdivision Ordinance.

Ferguson said the Village staff recommended approval of the proposed construction/final plat and construction plans with the following two (2) conditions.

- Final plat acceptance is contingent on completion of the public facilities of the project or the necessary assurances for completion in accordance with the Subdivision Ordinance.
- Final plat will not be approved for filing until the Stinnett Mill Estates Phase I Final Plat has been filed at Bell County and appropriate references to the Phase I plat can be made on the plat.

Following a brief discussion, Commissioner McClure made the motion to recommend approval of the proposed construction/final plat and construction plans with the stated conditions. Chairman Hogue seconded the motion that was approved on a 3-0 vote.

- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING PROPOSED REPLAT OF THE LINDA VENTURA SUBDIVISION, LOTS 7&20, BLOCK 1, LOCATED OFF BAINES STREET WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SALADO.

Village Administrator Ferguson said the applicant is proposing to replat Lots 7 & 20, Block I of the Linda Ventura Subdivision to create four (4) new residential lots that will be known as Lots 1,2,3 & 4, Block A, all at least one-half acre in size. He said Lots 3 & 4 will have frontage on Santa Maria Road while Lots 1 & 2 will have frontage on Baines Street.

Ferguson said the Village Engineer has reviewed the proposed replat and found it to be in compliance with the Village's Subdivision Ordinance. He said the staff recommended approval of the plat, as presented.

Commissioner Cunningham made the motion to recommend approval of the proposed plat. Commissioner McClure seconded the motion that was approved on 3-0 vote.

- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING PROPOSED MODIFICATIONS TO THE IH-35 WEST SIDE OVERLAY DISTRICT ORDINANCE.

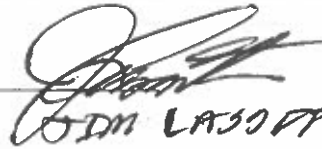
Chairman Hogue stated the agenda item would be moved to the next Commission meeting when more members were present.

ADJOURNMENT

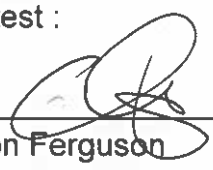
With there being no further business, Chairman Hogue adjourned the meeting at 6:45 p.m.

These minutes approved by the Planning and Zoning Commission on March 28, 2023.

Don Hogue
Commission Chair

 4/9/24
DON LASOTTA - VICE CHAIR

Attest :



Don Ferguson
Village Administrator