

Village of Salado, Texas  
**Planning & Zoning Commission**  
**Minutes**  
**Regular Meeting**  
 6:30 p.m. Monday, April 27, 2021  
 Municipal Building, 301 N. Stagecoach Road  
 Salado, Texas

**Present:** Acting Chairman Jasen Graham; Donald Hogue; Jim Lassiter; Alternate Bill Smith; Jeanie Grant (arrived at 6:50)

**Members Absent:** Jim Hodgkin

**Others Present:** Don Ferguson, Village Administrator; Chrissy Lee, Planning & Development

***CALL TO ORDER***

Acting Chairman Graham called the meeting to order at 6:30 p.m.

**1. *CITIZENS COMMUNICATIONS***

None

**2. *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.

Approval of Minutes of the Special Called Planning and Zoning Commission meeting of April 12, 2021.

*Commissioner Lassiter made a motion to approve the consent agenda as presented. Commissioner Hogue seconded. The motion carried unanimously 4-0.*

**3. *VILLAGE ADMINISTRATOR'S REPORT***

- Development Report – Administrator Ferguson explained development in the area was on the increase. He advised Eagle Heights, Drake's Landing, and the residential plat of Sanctuary all had construction taking place.

There are five developments being closely monitored at this time; the Sanctuary South Development, Drake's Landing, Eagle Heights, the Sanctuary North Tract, and Windmill Estates. If these developments are completed in the next five years, there will be approximately 569 new single-family residences, 300 apartment units, and 40 townhomes.

He reminded the Commission that although construction had started on these developments, it would take a year for infrastructure to be completed and several more years to see the completion of all the homes.

Eagle Heights, Sanctuary North, Sanctuary South, and Drake’s Landing will all be on the wastewater system. Windmill Estates will remain outside of the city limits and utilize on-site septic. We are currently at 8% capacity at the wastewater treatment plant. Once we are at 75% capacity the city must advance to the planning stage for additional wastewater capabilities and at 90% capacity the city must start construction on expansion. If build out is completed on the projected number of homes in the next five years, the wastewater treatment plant will be at 75% capacity.

**4. DISCUSSION AND POSSIBLE ACTION**

Discuss and consider possible approving the Final Plat of Mill Creek Springs, Phase X, an approximately 40.31 acre, 65-lot, residential development located near the intersection of Royal Street and Blackberry Road in the Village of Salado E-T-J. (Village of Salado)

Ms. Lee presented Mill Creek Springs, Phase X. She advised the plat was in conformance with the approved Concept Plan on file as well as the approved Construction Plans. The Bell County Engineer’s Office has given its concurrence. Water service is provided by Salado Water Supply Corporation and all lots will have on-site sewage. All common areas and lots will be owned and maintained by the Homeowner’s Association.

*Commissioner Hogue made a motion to approve the plat as presented. Commissioner Smith seconded. The motion carried unanimously 5-0.*

*Acting Chairman Graham adjourned the meeting at 7:05 p.m.*

These minutes approved on June 8, 2021.

  
Chrissy Lee, Planning & Development

  
Chair

