

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
 6:30 p.m. Tuesday, July 14, 2020
 Municipal Building, 301 N. Stagecoach Road
 Salado, Texas

Present: Chairman K.D. Hill; Donald Krause; Jim Hodgins; Paul Cox (*The meeting was conducted via videoconference.*)

Members Absent: None

Others Present: Don Ferguson, Village Administrator; Chrissy Lee, Development Services Director

CALL TO ORDER

Chairman Hill 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.

a. Minutes, June 30, 2020 – Special Called Meeting

Commissioner Hodgins made a motion to approve the consent agenda as presented. Commissioner Cox seconded. The motion carried unanimously 4-0.

3. *DISCUSSION AND POSSIBLE ACTION*

a. Hold a public hearing and consider making a recommendation to the Board of Aldermen regarding a request to re-zone 3.946 acres, located at 248 Van Bibber Road, From SF-7 (Single-Family Residential) to SF-21 (Single-Family Estate).

Ms. Lee advised property owners Roy and Deanna Robinson had submitted an application to re-zone 248 Van Bibber Road from SF-7 (Single-Family Residential) to SF-21 (Single-Family Estate Residential). The property currently has a barn that also functions as the main residence on it. The applicants would like to build a new single-family residence on the property while keeping the living quarters in the barn. This will create an accessory dwelling unit on the property which is not allowed in SF-7 without a Conditional Use Permit. Re-zoning the property to SF-21 would allow for an accessory dwelling unit without obtaining a Conditional Use Permit. As a larger property, the SF-21 zoning designation is appropriate.

Notice of the public hearing was posted in the Village Voice on June 25, 2020. Additionally, notices were sent to nineteen property owners within 200' of the proposed re-zoning. The Village staff has received no responses.

Chairman Hill asked if this new zoning would allow for the use of short-term or long-term rentals like Air B & B. Ms. Lee advised it would not.

Commissioner Cox made a motion to recommend approval to the Board of Alderman as presented. Commissioner Krause seconded. The motion carried unanimously 4-0.

- b. Presentation, discussion, and possible action on the Construction/Final Plat of Drake's Landing Phase I, a \pm 20.061-acre, 59 lot subdivision located on Royal Street in the Village of Salado, Bell County, Texas.

Ms. Lee presented the Construction/Final Plat of Drake's Landing, Phase I, a \pm 20.061-acre, 59 lot subdivision located on Royal Street. This is the first phase of a three-phase subdivision totaling 54.29 acres. The property was recently zoned SF-7A (Single-Family Residential).

Water will be provided by the Salado Water Supply Corporation. Wastewater will be provided by the Village of Salado. All common lots will be owned and maintained by the Home Owner's Association.

Village Engineer John Simcik, has reviewed the plat and finds it to be in conformance with all Village codes and requirements.

Commissioner Cox questioned why approval of the plat was necessary if it had met all requirements. Ms. Lee advised the Village of Salado Subdivision Ordinance requires formal approval by the Planning and Zoning Commission.

Commissioner Hodgin made a motion for approval as presented. Commissioner Cox seconded. The motion carried unanimously 4-0.

Chairman Hill adjourned the meeting at 6:45 p.m.

These minutes approved on August 4, 2020.

Chair, K.D Hill

Chrissy Lee, Planning & Development