



**SPECIAL CALLED MEETING OF THE
PLANNING AND ZONING COMMISSION
MUNICIPAL BUILDING - 301 NORTH STAGECOACH
BOARD OF ALDERMAN CHAMBERS**

TUESDAY, FEBRUARY 3, 2015

WORKSHOP AGENDA – IMMEDIATELY FOLLOWING REGULAR AGENDA

1. Overview of non-residential development standards.

**SPECIAL CALLED MEETING AGENDA
SALADO PLANNING AND ZONING COMMISSION**

**TUESDAY, FEBRUARY 3, 2015 1:30 P.M.
MUNICIPAL BUILDING
301 NORTH STAGECOACH, SALADO TX
BOARD OF ALDERMAN CHAMBERS**

I. CALL TO ORDER

1. Invocation / Moment of Silence
2. Pledge of Allegiance, Texas Pledge of Allegiance

("Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.")

II. PUBLIC HEARING – n/a

III. REGULAR AGENDA

3. Consider and take action on a Concept Plan of Amity Estates, a ±177.473 acre, Five Phase, 197 lot, residential subdivision, located at the southwest corner of West Amity Road FM 1670 located in the Extraterritorial Jurisdiction of Salado.
4. Consider and take action on setting regular dates for meetings of the Salado Planning and Zoning Commission.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Village Secretary's office at (254) 947-5060 for further assistance.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 5:00 p.m., on Thursday, January 29, 2015.



Douglas A. Hansen, Village Secretary

Removed from display: _____

PLANNING & ZONING COMMISSION

AGENDA ITEM MEMORANDUM

02/03/15
Item #1
Regular Agenda
Page 1 of 1

DEPT/DIVISION REVIEW: Kim Foutz, City Administrator

ITEM DESCRIPTION: Consider and take action on a Concept Plan of Amity Estates, a ±177.473 acre, Five Phase, 197 lot, residential subdivision, located at the southwest corner of West Amity Road FM 1670 located in the Extraterritorial Jurisdiction of Salado.

STAFF RECOMMENDATION: Staff recommends approval of the Concept Plan for Amity Estates Phase II.

ITEM SUMMARY: The Concept Plan for Amity Estates Phase is a 177.473 acre, Five Phase, 197 lot single family residential subdivision located in the Salado's ETJ. The Village's engineer has provided a letter indicating the concept plan is in conformance with all requirements for this stage of review. The Village has also received a concurrence letter from the Bell County Engineer's office.

Thoroughfare Plan:

The proposed plan is in conformance with the Thoroughfare Plan; there are no new thoroughfares planned for this area. There are 4 entrance/exists to the subdivision. Bozon Drive provides a connection to both West Amity Road and FM 1670; Day Drive connects into FM 1670; and Few Oaks connects to West Amity Road. Based upon the number of lots, 4 access points meet code requirements. Few Oaks is 70' right of way throughout; Bozon Drive is 50' wide with 70' at the intersection for medians; and Day Drive has a 50' right of way.

Utilities:

Water services will be provided by Salado Water Supply Corporation through a 6-inch water line. The applicant is proposing on-site sewage facilities for all lots in the subdivision and the Village has received a concurrence letter from the Bell County Public Health District. A Homeowners Association will be formed to provide maintenance for the proposed drainage flumes, channels, and detention ponds. The Village will receive a copy of the HOA covenants prior to plat recordation.

Parkland:

No parkland dedication or fees are proposed for this subdivision as it is outside the city limits.

FISCAL IMPACT: n/a

ATTACHMENTS:

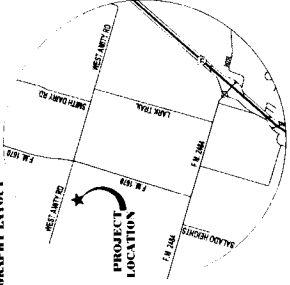
Location Map

Proposed Concept Plan

CONCEPT PLAN AMITY ESTATES SALADO ETJ, BELL COUNTY, TEXAS

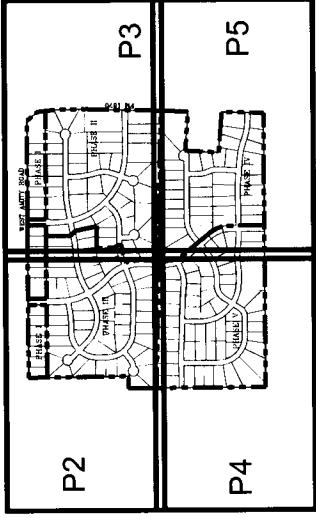
AMITY ESTATES									
CENTERLINE CALCULATIONS									
STREET NAME	MAP SHEET	AREA (SQ. FT.)	WIDTH (FT.)	PERCENTAGE	ADJUSTED AREA (SQ. FT.)	ADJUSTED WIDTH (FT.)	ADJUSTED PERCENTAGE	ADJUSTED AREA (SQ. FT.)	ADJUSTED PERCENTAGE
AMITY ROAD	P1	100,000	100	100%	100,000	100	100%	100,000	100%
AMITY ROAD	P2	100,000	100	100%	100,000	100	100%	100,000	100%
AMITY ROAD	P3	100,000	100	100%	100,000	100	100%	100,000	100%
AMITY ROAD	P4	100,000	100	100%	100,000	100	100%	100,000	100%
AMITY ROAD	P5	100,000	100	100%	100,000	100	100%	100,000	100%

- SHEET INDEX**
- P1 COVER SHEET
 - P2-D1 EXISTING DRAINAGE & TOPOGRAPHY LAYOUT
 - D1 EXISTING DRAINAGE & TOPOGRAPHY LAYOUT
 - D2 PROPOSED DRAINAGE & TOPOGRAPHY LAYOUT



NOTES

- SEE SHEET P1 FOR COVER SHEET.
- SEE SHEET P2-D1 FOR EXISTING DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P2-D2 FOR PROPOSED DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P3 FOR EXISTING DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P3-D1 FOR EXISTING DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P3-D2 FOR PROPOSED DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P4 FOR EXISTING DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P4-D1 FOR EXISTING DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P4-D2 FOR PROPOSED DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P5 FOR EXISTING DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P5-D1 FOR EXISTING DRAINAGE & TOPOGRAPHY LAYOUT.
- SEE SHEET P5-D2 FOR PROPOSED DRAINAGE & TOPOGRAPHY LAYOUT.



102 N. COLLEGE STREET
MCKINNEY, TEXAS 75069
PHONE: (254) 634-5541
FAX: (254) 634-2141

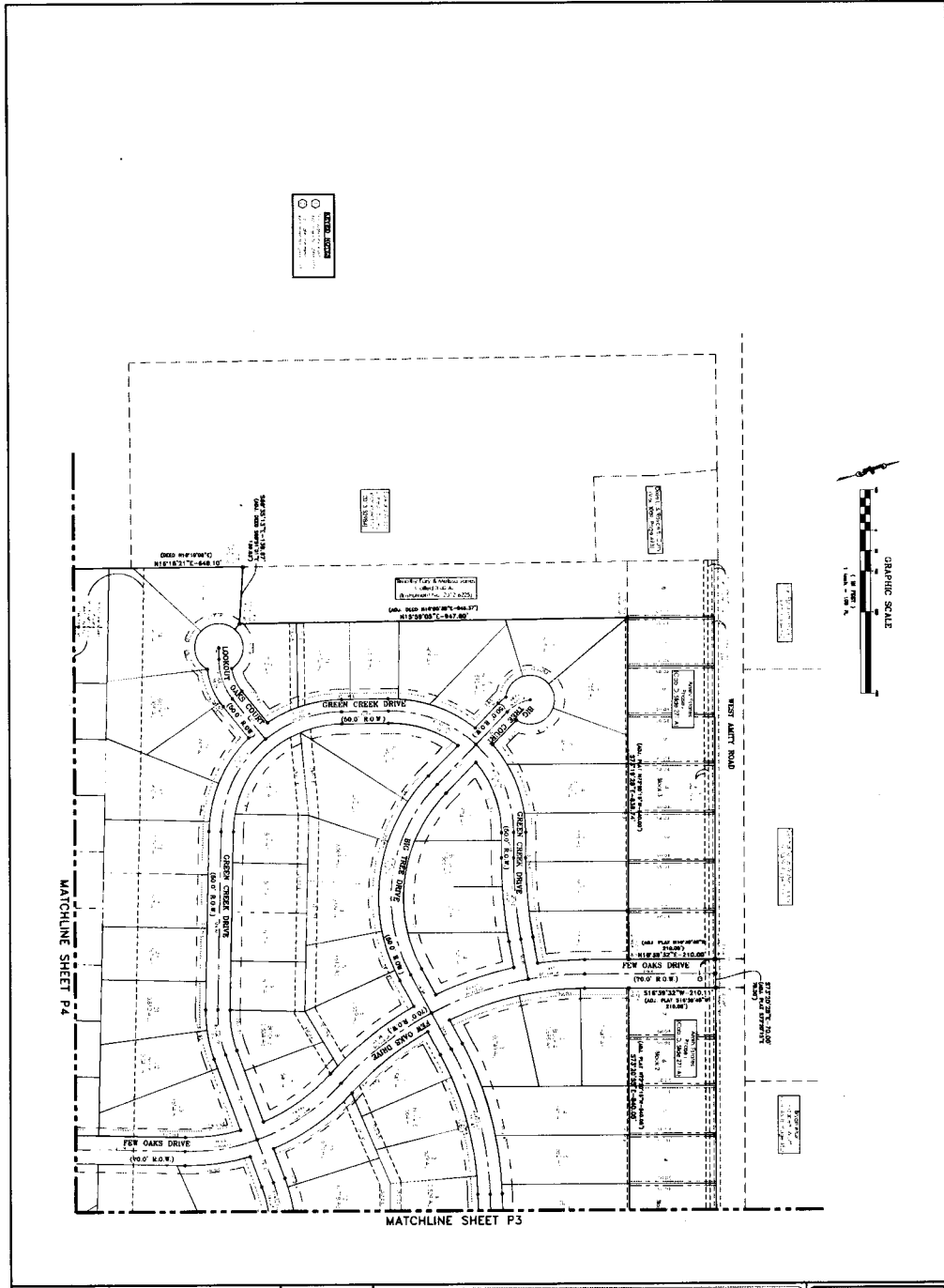
TEXAS BOARD OF ARCHITECTURE, REG. NO. 2244
T. B. L. L. P.C. ARCHITECTURE
NO. 1, 2005-02



AMITY ESTATES

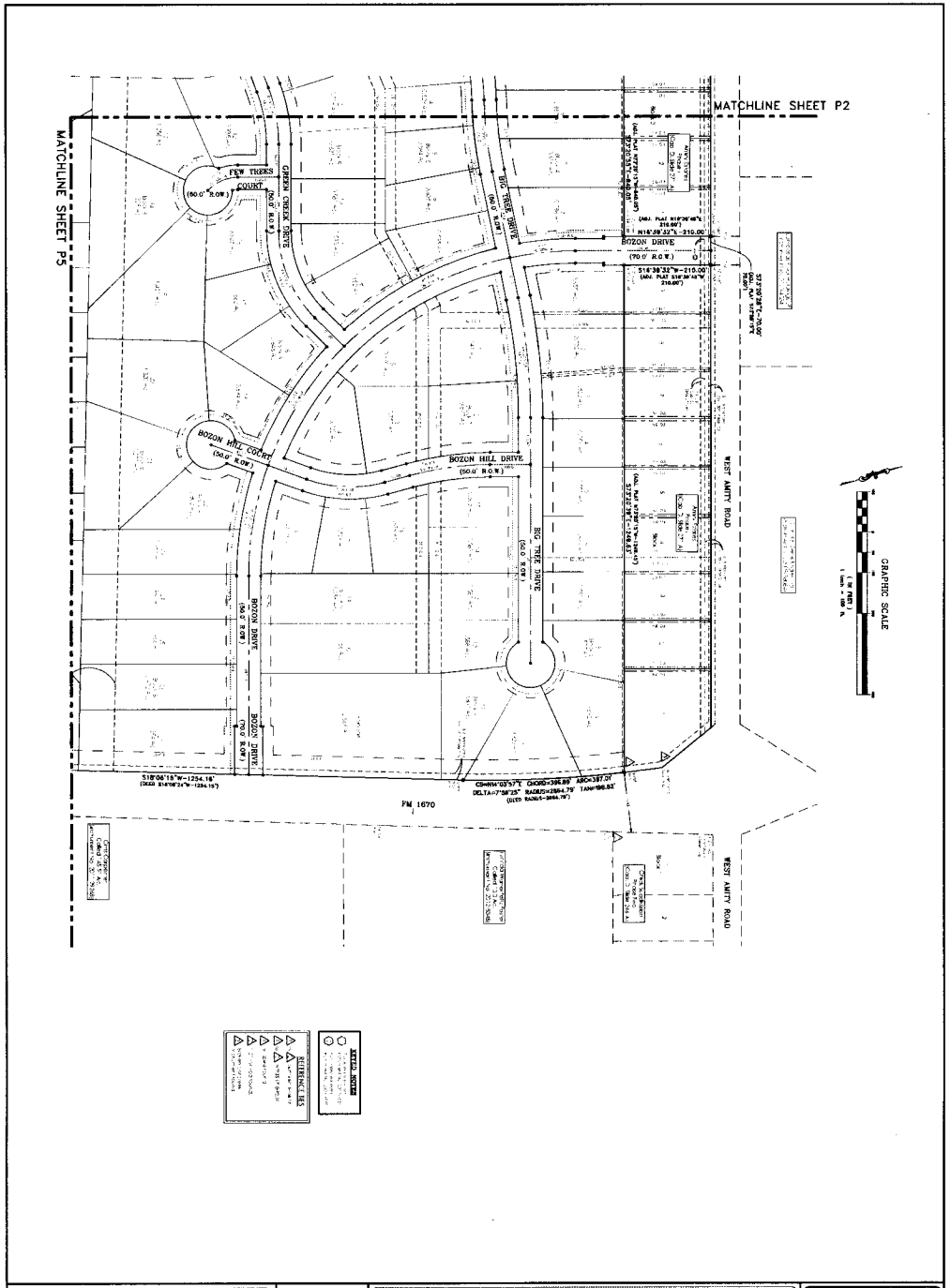
Project Name: Amity Estates
Project No.: 05-001
Date: 05-15-05
Scale: 1" = 40'



Project Number: 05-001
Drawing Number: 05-001-01

NO.	DATE	BY	CHK.
1	05-15-05	T.B.L.	T.B.L.

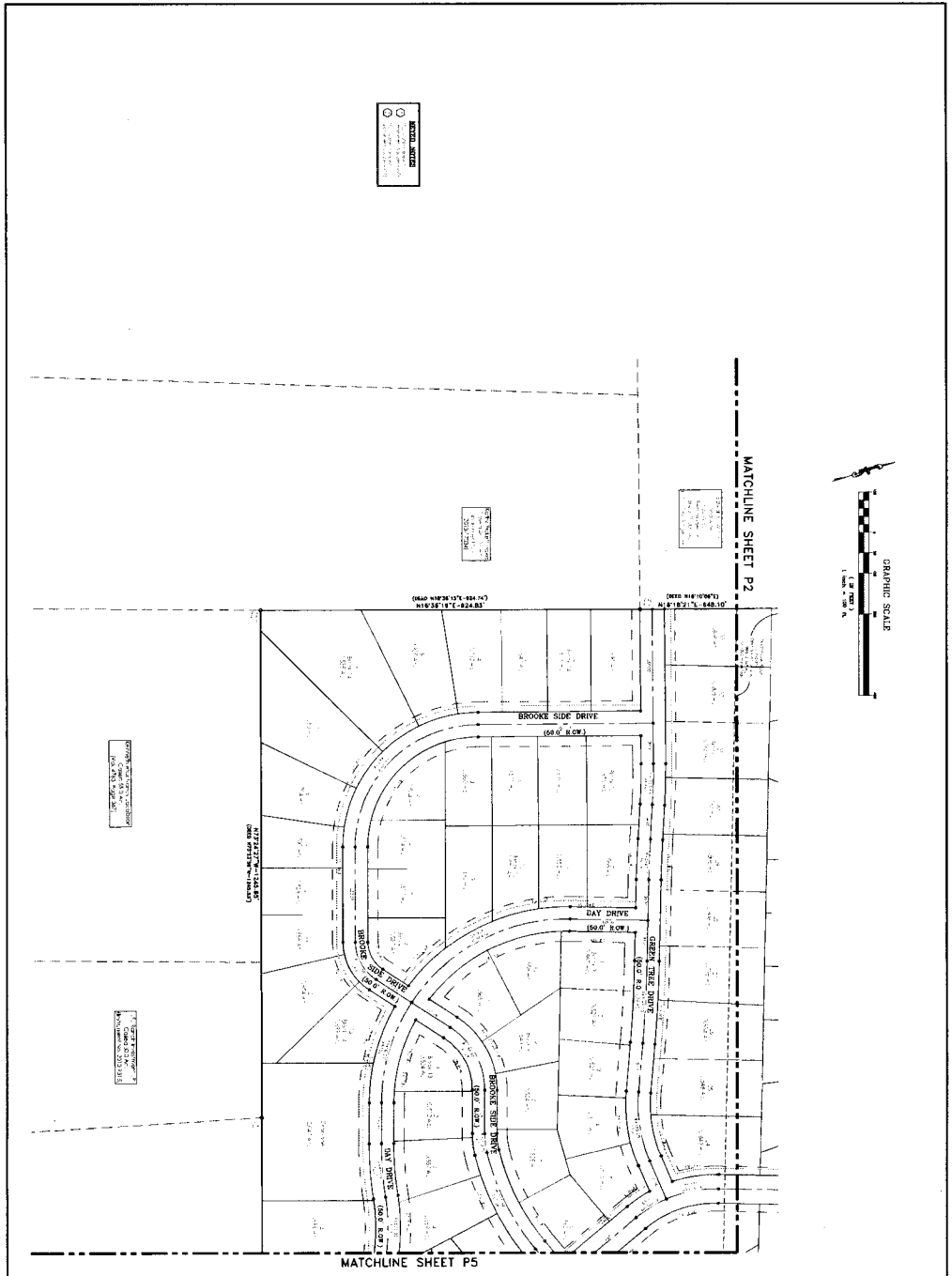


 <p>MITCHELL & ASSOCIATES, INC. ENGINEERING & SURVEYING 102 N. COLLEGE KILLEEN, TEXAS 76541 PHONE: (254) 534-5541 FAX: (254) 534-2141 STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS REG. NO. 17386/04 P. E. & S. E. AND ARCHITECTURE REG. NO. 00000-00</p>	<p>AMITY ESTATES</p> <p>CITY OF SALADO ETJ, BELL COUNTY, TEXAS</p>		 <table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>CHKD</td> </tr> <tr> <td>12-18-03</td> <td>GD/PHB</td> <td>AS/3-04-04</td> </tr> </table>	DATE	BY	CHKD	12-18-03	GD/PHB	AS/3-04-04																	
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12-18-03	GD/PHB	AS/3-04-04																								
<table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>SCALE</th> <th>REVISION</th> <th>AREA</th> </tr> <tr> <td>12-18-03</td> <td>GD/PHB</td> <td>AS/3-04-04</td> <td>17386/04</td> <td>15.82053</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>177.071 AC</td> </tr> </table>	DATE	BY	SCALE	REVISION	AREA	12-18-03	GD/PHB	AS/3-04-04	17386/04	15.82053					177.071 AC	<p>CONCEPT PLAN</p>		<table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>APPROVAL</td> <td>REVISION</td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </table>	NO.	DATE	APPROVAL	REVISION	1			
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	MITCHELL & ASSOCIATES, INC. ENGINEERING & SURVEYING 102 N. COLLEGE KILLEEN, TEXAS 76541 PHONE: (254) 834-5841 FAX: (254) 834-2141 <small>PROF. SEAL OF PROFESSIONAL ENGINEER FOR GEODESIC SURVEYING</small>				
	AMITY ESTATES CITY OF SALADO ETJ, BELL COUNTY, TEXAS CONCEPT PLAN				
DWG. No. 13-100-02 DATE: 01/13/02 DRAWN BY: COLPND CHECKED BY:	SCALE: AS SHOWN REVISIONS: 15 JUL 2003	P.L.S. 11.00 15 JUL 2003 127413 AC	REVISIONS NO. DATE BY REASON 1 01/13/02 COLPND INITIALS/CHANGES 2 01/13/02 COLPND REVISIONS 3 01/13/02 COLPND REVISIONS		

SHEET P-3

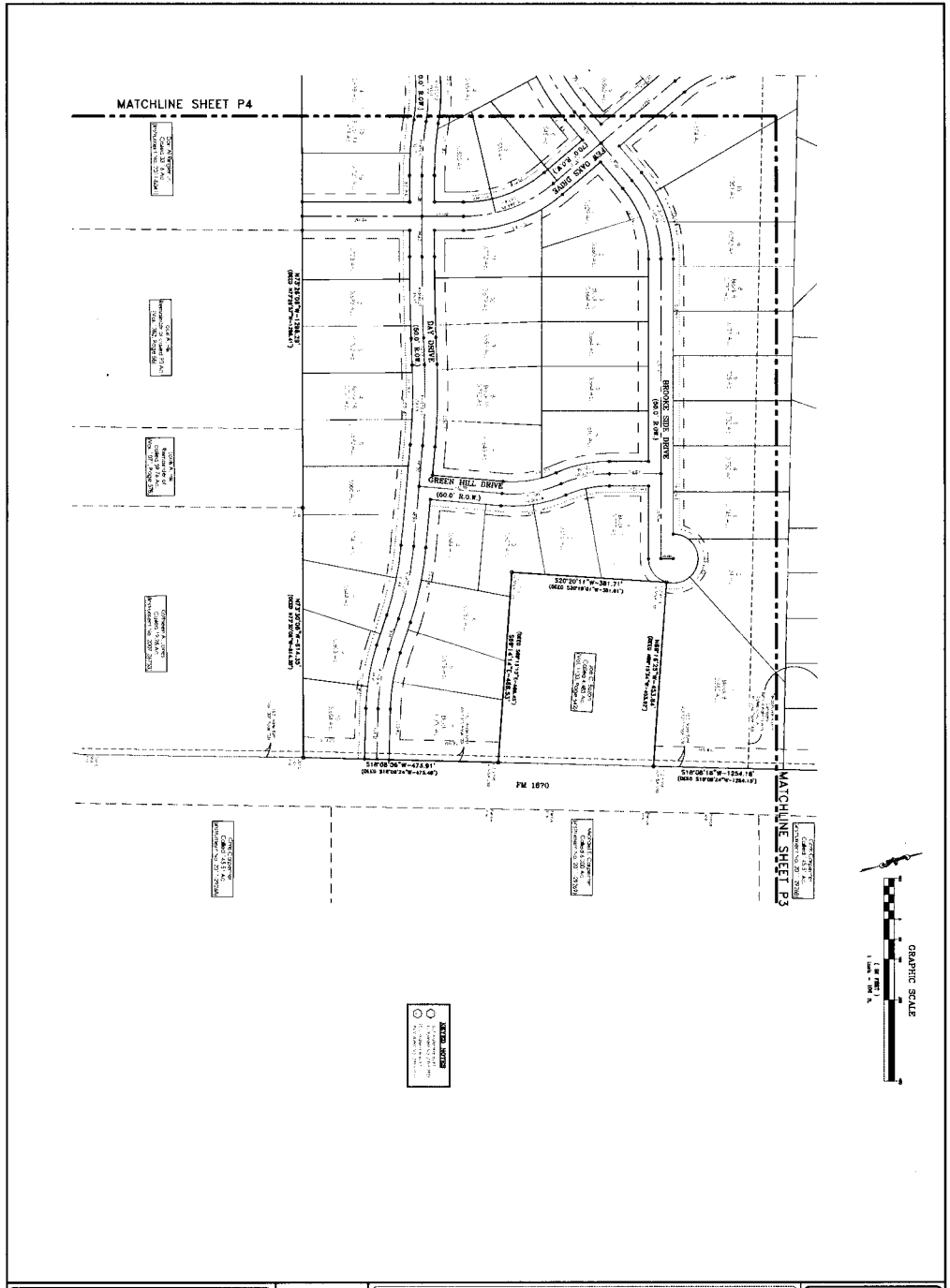


MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 121 W. COLLEGE
 KILLEEN, TEXAS 78541
 PHONE: (254) 834-5841
 FAX: (254) 834-2141
 EQUAL OPPORTUNITY AFFIRMATION: We do not discriminate on the basis of race, sex, or religion in our advertising or in our business operations.
 I. S. P. & L. INC. APPROVED FOR RECORDING

AMITY ESTATES
 CITY OF SALADO ETJ, BELL COUNTY, TEXAS
CONCEPT PLAN

DATE	BY	CHKD	APPD
12-18-12	CO/PM	AM/SM	AS/SM
SCALE	PLAT	1ST COPY	AREA
AS SHOWN	1/8" = 1'-0"	15.0000	177.412 AC.

SHEET P4



MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 W. COLLEGE
 KILLEEN, TEXAS 76541
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 FAX: (254) 834-2141

AMITY ESTATES
 CITY OF SALADO ETJ, BELL COUNTY, TEXAS
CONCEPT PLAN

NO.	DATE	BY	CHKD.
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SHEET 25

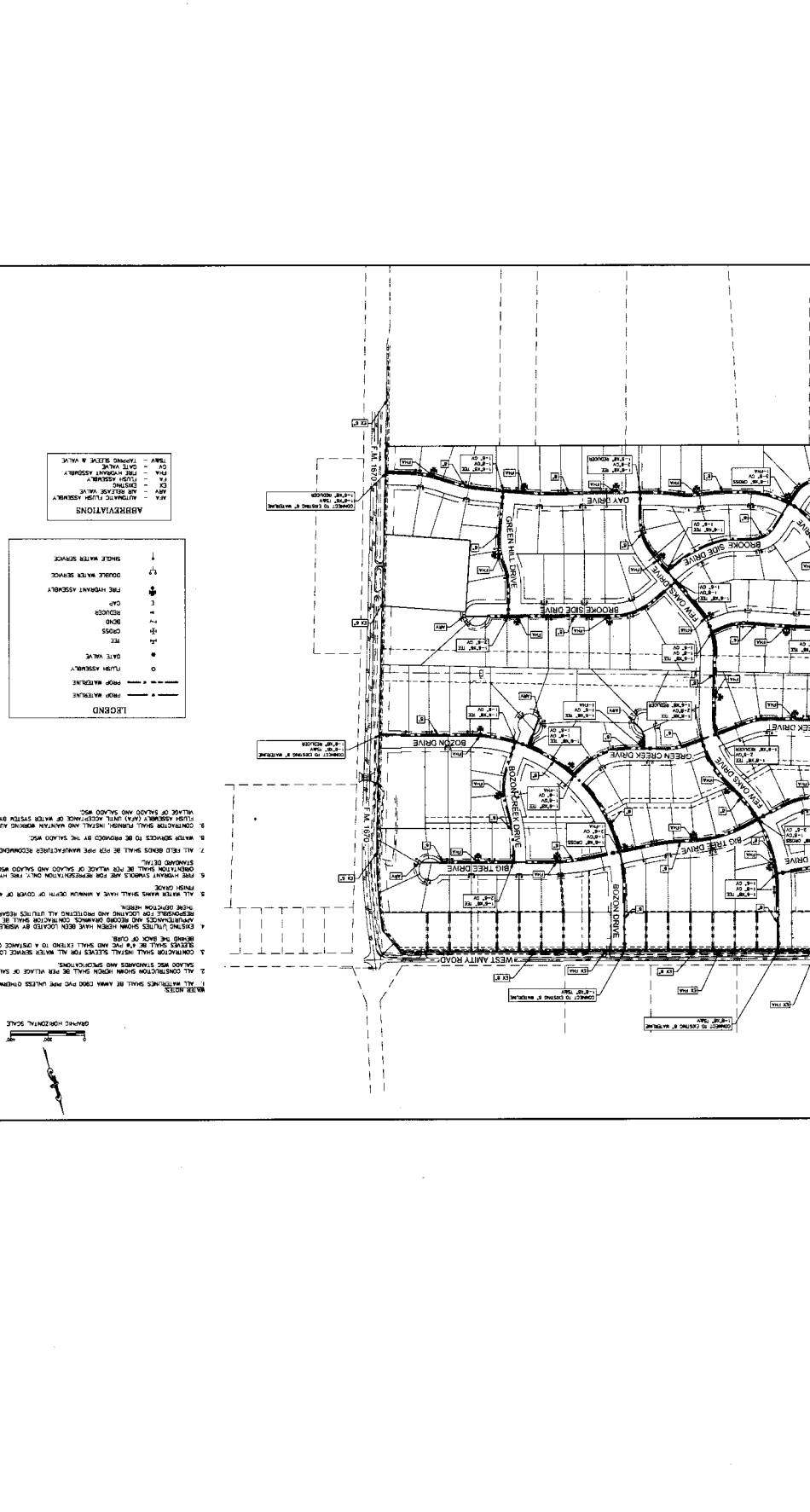
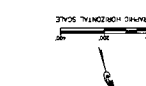
LEGEND

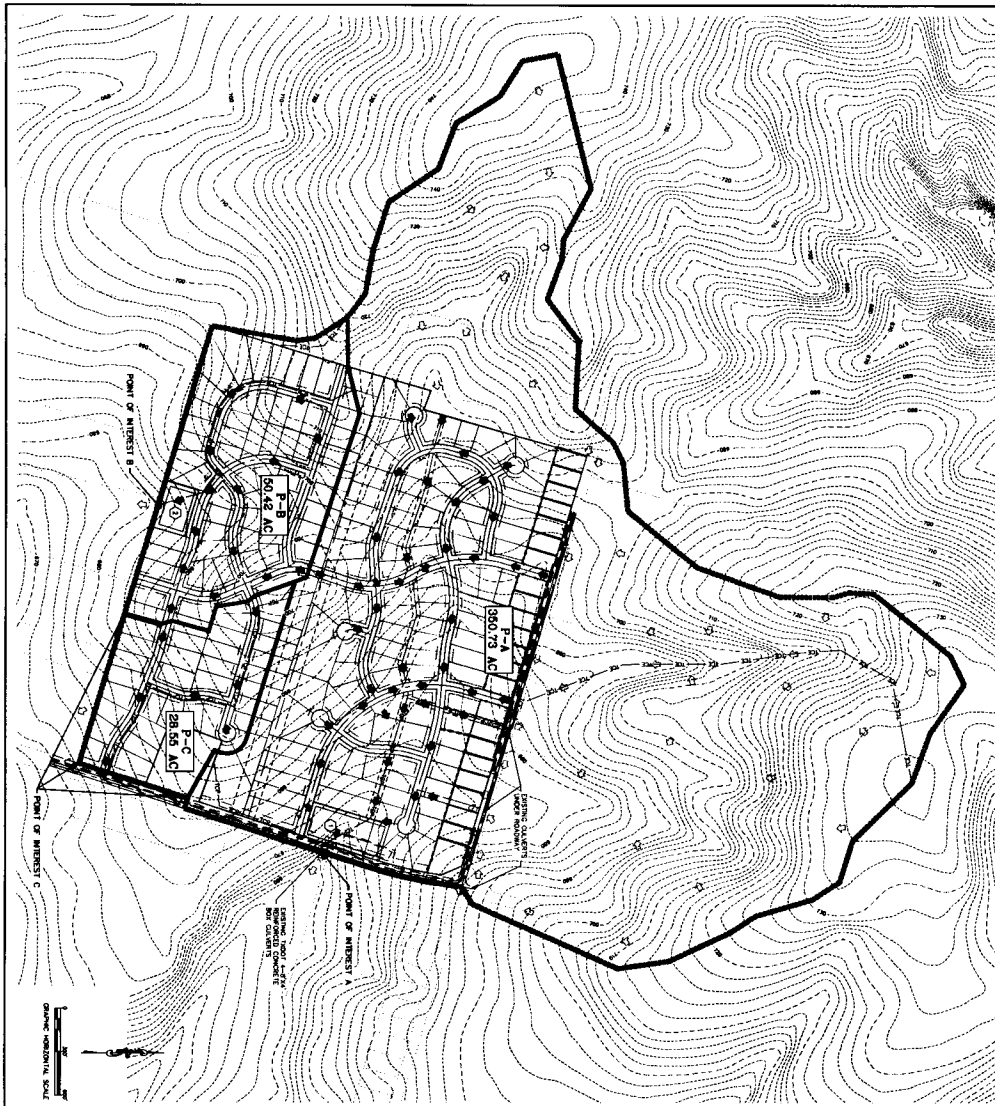
	FIRE HYDRANT ASSEMBLY
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	PROP. WATERLINE
	FLUSH ASSEMBLY
	GATED VALVE
	MANHOLE
	CROSS
	ROAD
	CURB
	FIRE HYDRANT

ABBREVIATIONS

1" SLOPE	1" SLOPE
4" SLOPE	4" SLOPE
8" SLOPE	8" SLOPE
12" SLOPE	12" SLOPE
16" SLOPE	16" SLOPE
20" SLOPE	20" SLOPE
24" SLOPE	24" SLOPE
30" SLOPE	30" SLOPE
36" SLOPE	36" SLOPE
42" SLOPE	42" SLOPE
48" SLOPE	48" SLOPE

1. ALL WATERLINES SHALL BE 1000 PPD PVC UNLESS OTHERWISE NOTED.
2. ALL CONNECTION SHOWN SHALL BE AT THE VILLAGE OF SALADO AND SALADO MUD SHOULDER AND SHALDON ROADS.
3. CONCEPTOR SHALL INSTALL SLICES FOR ALL WATER SERVICE LONG TAPS. SLICES SHALL BE 4" PVC AND SHALL EXTEND TO A DISTANCE OF 7' BEHIND THE BACK OF CURB.
4. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY UTILITY LOCATING AND RECORDING. ALL UTILITIES DEPARTMENTS OR JURISDICTIONS AND DEPT. SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN.
5. THE HYDRANT STANDS ARE FOR REFERENCE ONLY. THE EXACT LOCATION SHALL BE PER VILLAGE OF SALADO AND SALADO MUD SHOULDER AND SHALDON ROADS.
6. THE HYDRANT SHALL BE 50% PPD MANUFACTURER RECOMMENDATIONS STANDARD DETAIL.
7. ALL FIELD NOTES SHALL BE 50% PPD MANUFACTURER RECOMMENDATIONS STANDARD DETAIL.
8. WATER SERVICES TO BE PROVIDED BY THE VILLAGE OF SALADO AND SALADO MUD SHOULDER AND SHALDON ROADS.
9. CONCEPTOR SHALL PROVIDE ACCESS OF WATER SERVICE BY THE VILLAGE OF SALADO AND SALADO MUD SHOULDER AND SHALDON ROADS.





KEY NOTES

1. SEE PLAN FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. SEE PLAN FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.
4. SEE PLAN FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED.

NOTES

1. THIS MAP IS A PROPOSED DRAINAGE AND TOPOGRAPHY MAP FOR THE VILLAGE OF SALADO, BELL COUNTY, TEXAS. IT IS BASED ON A SURVEY OF THE PROPERTY AND A DRAINAGE STUDY CONDUCTED BY THE ENGINEER. THE DRAINAGE STUDY WAS CONDUCTED USING THE RATIONAL METHOD AND TAKES INTO ACCOUNT THE PROPOSED DEVELOPMENT AND THE EXISTING TOPOGRAPHY. THE DRAINAGE SYSTEM IS DESIGNED TO DRAIN ALL OF THE PROPERTY AND TO PREVENT FLOODING AND EROSION. THE TOPOGRAPHY IS SHOWN AS CONTOUR LINES AT 5' INTERVALS. THE PROPOSED DRAINAGE SYSTEM IS SHOWN AS SOLID LINES. THE EXISTING DRAINAGE SYSTEM IS SHOWN AS DASHED LINES. THE PROPOSED DRAINAGE SYSTEM IS DESIGNED TO DRAIN ALL OF THE PROPERTY AND TO PREVENT FLOODING AND EROSION. THE TOPOGRAPHY IS SHOWN AS CONTOUR LINES AT 5' INTERVALS. THE PROPOSED DRAINAGE SYSTEM IS SHOWN AS SOLID LINES. THE EXISTING DRAINAGE SYSTEM IS SHOWN AS DASHED LINES.

LEGEND

- PROPOSED DRAINAGE SYSTEM
- - - EXISTING DRAINAGE SYSTEM
- PROPOSED LOT BOUNDARIES
- - - EXISTING LOT BOUNDARIES
- PROPOSED DRIVEWAYS
- - - EXISTING DRIVEWAYS
- PROPOSED SIDEWALKS
- - - EXISTING SIDEWALKS
- PROPOSED UTILITY LINES
- - - EXISTING UTILITY LINES
- PROPOSED EROSION CONTROL MEASURES
- - - EXISTING EROSION CONTROL MEASURES
- PROPOSED FLOOD CONTROL MEASURES
- - - EXISTING FLOOD CONTROL MEASURES

PROPOSED DRAINAGE & TOPOGRAPHY MAP

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12/06/2014

AMITY ESTATES
CONCEPT PLAN
 VILLAGE OF SALADO ETJ, BELL COUNTY, TEXAS

PROPOSED DRAINAGE & TOPOGRAPHY MAP

SHEET 22

DATE	12/15/14	NAME OF SHEET	PROPOSED DRAINAGE & TOPOGRAPHY MAP
NO.	22	PROJECT	AMITY ESTATES