

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

**Minutes of Special Planning and Zoning Commission Meeting
November 29, 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

Resident Linda Reynolds expressed her concerns regarding the openness of the Task Force process used to develop a proposed Historic District Overlay Ordinance.

2. CONSENT AGENDA

Commission member Jeff McClure made the motion to approve the minutes for the September 27, 2022, and October 25, 2022, meetings the Commission. Commission member Bill Smith seconded the motion that was approved on a 5-vote.

3. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE CONCEPT PLAN WITH A VARIANCE FOR THE ROSE WOODS SUBDIVISION, AN APPROXIMATELY 8.60 ACRE PROPOSED RESIDENTIAL DEVELOPMENT LOCATED EAST OF THE INTERSECTION OF YELLOW ROSE DRIVE AND ROSE LANE IN THE E-T-J OF THE VILLAGE OF SALADO, TEXAS. (VILLAGE ADMINISTRATOR)

Village Administrator Don Ferguson briefed commission members on the proposed Concept Plan for Rose Woods, a proposed 8.60-acre single cul-de-sac residential development located east of the intersection of Yellow Rose Drive and Rose Lane

in the E-T-J of the Village of Salado. He said the proposed subdivision will be developed in one (1) phase and have 11 one-half acre residential lots.

Ferguson said the developer is seeking one variance from the following provisions of the Village's Subdivision Ordinance:

- Access. Two (2) temporary dead-end stub outs for every forty (40) lots

Ferguson said the developer is seeking relief from the requirement to provide stub out streets to adjacent properties due to the limited size of the proposed subdivision and its location in proximity to other potential future development in the area of the proposed subdivision.

Developer Bear Rosemond answered questions the Commission.

After considerable discussion, commission member Jeff McClure made the motion to recommend approval of the proposed Concept Plan with the requested variance. Commission member Bill Smith seconded the motion that was approved on a 5-0 vote.

- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE CONCEPT PLAN WITH A VARIANCE FOR THE AMITY VILLAGE SUBDIVISION, AN APPROXIMATELY 15.019 ACRE PROPOSED RESIDENTIAL DEVELOPMENT LOCATED SOUTH OF WEST AMITY ROAD IN THE E-T-J OF THE VILLAGE OF SALADO, TEXAS.

Village Administrator Don Ferguson briefed commission members on the proposed Concept Plan for Amity Village, a proposed 15.019-acre single cul-de-sac residential development located south of West Amity Road in the E-T-J of the Village of Salado. He said the proposed subdivision will be developed in one (1) phase and have 23 one-half acre residential lots.

Ferguson said the developer is seeking one variance from the following provisions of the Village's Subdivision Ordinance:

- Access. Two (2) temporary dead-end stub outs for every forty (40) lots

Ferguson said the developer is seeking relief from the requirement to provide stub out streets to adjacent properties due to the limited size of the proposed subdivision and its location in proximity to other potential future development in the area of the proposed subdivision.

Developer Bear Rosemond answered questions the Commission.

After considerable discussion, commission member Jeff McClure made the motion to recommend approval of the proposed Concept Plant with the requested variance. Commission member Ron Cunningham seconded the motion that was approved on a 5-0 vote.

After the discussions and votes, commission members indicated an interest in revisiting that portion of the Subdivision Ordinance relating to access and stub out requirements to better address smaller subdivisions.

(C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED HISTORIC DISTRICT OVERLAY ORDINANCE.

Village Administrator Ferguson briefed commission members on the revised proposed Historic District Overlay Ordinance.

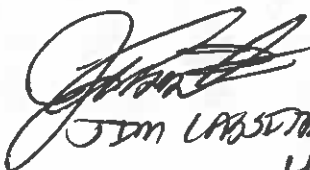
After considerable discussion, commission member Jim Lassiter made the motion to request the proposed ordinance be referred to the Commission for review prior to the Board of Aldermen making a decision to move forward with the public hearing and approval process. Commission member Jeff McClure seconded the motion that was approved on a 5-0 vote.

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 December 13, 2022.

Don Hogue
Commission Chair



JIM LASSITER - VICE CHAIR
4/9/24

Attest :

Don Ferguson
Village Administrator