

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

**Minutes of Regular Planning and Zoning Commission Meeting  
February 14, 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, Jim Lassiter, Bill Smith, and Ron Cunningham.

Commission Members Absent: None.

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.

Chairman Hogue said the minutes from the January 24<sup>th</sup> Commission Workshop will be considered at the February 28<sup>th</sup> Commission Meeting.

**3. DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE FINAL PLAT FOR SOUTH SHORE ESTATES SUBDIVISION, A RESIDENTIAL DEVELOPMENT LOCATED OFF BREWER LANE IN THE E-T-J OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS. (VILLAGE ADMINISTRATOR)

Village Administrator Ferguson briefed commission members on South Shore Estates, an 80+ acre proposed residential development located off Brewer Lane in the ETJ of the Village of Salado.

Ferguson said the concept plan, construction plat and construction plans were approved last year. He said the developer has provided the road bond required for the final plat to be approved.

Commissioner Jeff McClure moved to approve the Final Plat for the South Shore Estates Subdivision, as presented. Commissioner Bill Smith seconded. The motion carried on a 5-0 vote.

- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED PLAT FOR PHASE I OF THE MUSTANG SPRINGS DEVELOPMENT LOCATED OFF FM 2843 IN THE E-T-J OF THE VILLAGE OF SALADO, TEXAS. (VILLAGE ADMINISTRATOR)

Village Administrator Ferguson briefed commission members on a proposed construction/final plat for Phase I of the Mustang Springs development to be located off FM 2843 in the E-T-J of the Village of Salado.

Mustang Springs is a proposed three-phase 1,105.60-acre mixed-use development that will eventually be annexed into the Village.

Ferguson said the concept plan for the development is part of a Mustang Springs Development Agreement that was recently approved by the Board of Aldermen. He said that agreement grants variances from the Village's Subdivision Ordinance relating to block length, right-of-way width, drainage design, lot width and connectivity.

The Village Administrator said the developer has submitted the proposed construction/final plat for Mustang Springs Phase I which consists of approximately 355 acres and a total of 135 single-family residential estate lots, with each lot being a minimum of two-acres in size.

Ferguson said the Village Engineer has reviewed the proposed plat for compliance with the Subdivision Ordinance and the Mustang Springs Development Agreement. Based on that review, Ferguson said the Village staff recommends approval of the proposed Phase I construction/final plat with the two (2) following conditions:

- A plat note shall be added indicating that no building permits will be issued by the Village until such time as TXDOT permits for the connections to FM 2843 are provided to the Village
- The developer shall provide bond or letter of credit for the public improvements to be constructed prior to filing of the plat.

While property owners in Phase I will have the option of connecting to a central wastewater system or having a septic system, Ferguson said properties in the remaining phases of the development will be required to connect to the central wastewater system.

He added construction plans for Phase I will be submitted for review and approval prior to the construction of the planned improvements.

Following a brief discussion, Commissioner McClure moved to recommend approval of the Phase I Construction/Final Plat for Mustang Springs with the conditions noted by the Village Administrator. Commissioner Bill Smith second. The motion carried on a 5-0 vote.

(C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED HISTORIC DISTRICT OVERLAY ORDINANCE. (VILLAGE ADMINISTRATOR)

Chairman Hogue recapped the recent workshop that the Commission held with the Historic District Overlay Task Force regarding the proposed Historic District Overlay Ordinance.

Salado Historical Society representative Bev Turnbo recommended the proposed ordinance be modified to ensure the Commission is at least briefed on new development within the Historic District prior to the issuance of building permits.

Following a brief discussion, Commissioner McClure moved to recommend the Board of Aldermen initiate the approval process for the proposed Historic District Overlay Ordinance with the following changes:

- Modify the language addressing Open Storage to state "Open Storage shall be regulated by the requirements relating to open storage set forth in the underlying zoning district for a property".
- Modify the language to state that food trucks are permitted and regulated by separate ordinance.
- Modify the Land Use Chart, under Institutional Government, to make "Antenna/Commercial" a Conditional Use (C).
- Modify the Land Use Chart, under Institutional Government, to make "Telephone Exchange Switching Station" a Conditional Use (C).
- Modify the Land Use Chart, under Institutional Government, to make "Civic Club" a Permitted Use (P).
- Remove properties on the west side of Interstate 35 from the Historic District Overlay boundaries.
- Add church properties back into the boundaries of the Historic District Overlay boundaries.
- Require the Planning and Zoning Commission receive a staff briefing on building permits for new development within the Historic District Overlay prior to permit issuance.
- Using the vision language in the Historic District Overlay Ordinance as a guide, modify vision language to promote a consistent appearance on both sides of the IH-35 frontage road in Salado.

Commissioner Bill Smith seconded.

After a brief discussion, Commissioner McClure made the motion to amended his original motion to include the Walsh and Fowler House properties within the northern boundaries of the Historic District Overlay. Commissioner Jim Lassiter seconded. The motion to amend carried on a 4-1 vote, with Chairman Hogue voting no.

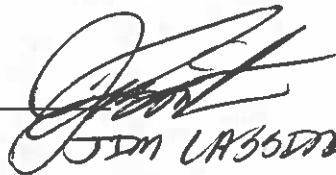
Chairman Hoque called the question on the original motion, as amended. The motion carried on a 5-0 vote.

**ADJOURNMENT**


With there being no further business, Chairman Hogue adjourned the meeting at 7:50 p.m.

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

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Don Hogue  
Commission Chair

 4/9/24  
JIM LASSITER VICE-CHAIR

Attest :

  
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Don Ferguson  
Village Administrator