

**Village of Salado
Salado Municipal Building
301 N. Stagecoach Road
Salado, Texas
Minutes of Regular Planning and Zoning Commission
Meeting June 11, 2024, at 6:30 p.m.**

The Planning and Zoning Commission meeting was called to order at 6:30 p.m. by Chairman Jim Lassiter.

Commission Members Present: Jim Lassiter, Bev Turnbo, Ron Cunningham, Jeff McClure and Robert Schwindt (Alternate). Members absent: Lennox Alfred.

Staff Present: Village Administrator Manny De La Rosa

1. PUBLIC COMMENTS

No Public Comments

2. DISCUSSION AND POSSIBLE ACTION

- A. Consideration and possible action to approve Meeting Minutes of May 14, 2024.

Motion made by Ron Cunningham and seconded by Jeff McClure to approve the May 14, 2024 Meeting Minutes as written. All approved and motion carried by a vote of four in favor, none opposed.

- B. Consideration and possible action on West Amity Subdivision Phase 2 Final Plat.

Mr. De La Rosa explained the process for addressing all items. Discussion included lot sizes due to the need for septic systems. Motion by Bev Turnbo and seconded by Ron Cunningham to approve the final plat as presented. All approved and motion carried by a vote of four in favor, none opposed.

- C. Discussion and possible action on proposed IH-35 West Side Overlay District amending Zoning Ordinance.

Mr. De La Rosa explained that this process has been ongoing for almost two years. He is asking for direction and input from appointed and elected officials. He would like to begin putting the information together for final approval. Several members commented that they understood that the ordinance was ready for the next step in November but that the ball had been dropped.

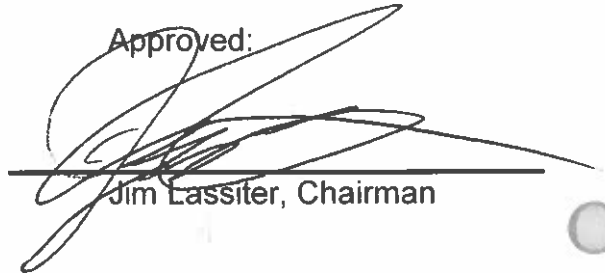
Jeff McClure commented that there seemed to be a consensus from citizens that we would not restrict what went on in the buildings but rather that the appearance of the buildings be ordered and pleasant. Beverly Turnbo said her suggestion was that the boundaries run from 2484 North to just past Johnny's. Discussion included whether the ordinance has been presented to the Aldermen. Mr. De La Rosa explained it had not and further, that it had not had legal review. Chairman Lassiter said instructions had been given to move forward with the ordinance in November, but nothing happened after that. He

also explained that the consensus was to portray the area with a certain character. Discussion included that a consensus was reached with no objections in approving the ordinance. Chairman Lassiter discussed the consensus of the meetings with the landowners. There was unanimous consent from the landowners after those meetings. Chairman Lassiter said the intent was that only the properties on the frontage road and facing or backing West Village Road were to be included. Mr. De La Rosa stated he needs direction from the stakeholders. It was discussed that the boundaries need to be articulated and defined. Mr. De La Rosa was requested to proceed as discussed.

ADJOURNMENT

The meeting was adjourned at 7:19 p.m.

Approved:



Jim Lassiter, Chairman

Attest:



Debra Bean, City Secretary