

**Village of Salado
Planning & Zoning Commission**

**Salado Village Office
Tuesday, September 14, 2004**

Members present: Jack Herrington, Ronnie Tynes, Lloyd Parks, Jerry Johns, Darlene Walsh

Member(s) absent: none

Others Present: Suzie Epps (Village Alderman), J. Tim Brown, Gene Williams, Becca Korte, Vic Means (Village Alderman)

Chairman Herrington called the meeting to order at 1:00 pm; quorum present.

Minutes of August 17, 2004 meeting were unanimously approved.

Preliminary Plat of Mill Creek Winners Circle Addition Phase Two:

Alderman Epps presented for approval the preliminary construction plat (not the final plat) for Mill Creek Winners Circle Addition Phase Two. She explained that the Salado Village Engineer will work with developers on their proposal and that the final plat will go to Bell County for approval once the project is complete. Ronnie Tynes moved to approve the preliminary plat, Jerry Johns seconded the motion and it passed unanimously.

Request for a variance/addition to the zoning ordinance use chart:

Becca Korte, owner of Skin Deep located at 405 N. Main Street, requested the Village consider her request for a permanent cosmetics business within the Historic District; this would require a variance/addition to the existing zoning ordinance use chart. Discussion ensued reference the difference between permanent cosmetics and tattooing; Jerry Johns, landlord for Ms. Korte's business, recused himself from the discussion. Ms. Walsh stated that she personally leased, before Village zoning was enacted, an Historic District building to an individual for a permanent cosmetics business. She said that the renter will be leaving the site soon, however. Ms. Walsh said a lease was written, in coordination with the Village, that limited the business to offer

“permanent” lip liner, eye liner and beauty dots only. No other body beautification, or tattoos, were permitted. Vic Means, Village Alderman, verified that the Village was included in this decision, a copy of the lease was given to the Village to keep on file and that the business is not objectionable. Ms. Walsh stated that she understood a portion of Ms. Korte’s permanent cosmetics business was medically related, i.e., under the direction of a plastic surgeon and was, therefore, covered by medical insurance. Jack Herrington stated that we needed to be careful about how we proceed since this business involves the Salado Historic District and we do not wish to end up with a proliferation of “tattoo” businesses. Ms. Korte concurred. Mr. Herrington stated that he had spoken with the Village Planners in Dallas and that they agreed they could develop a definition to distinguish between permanent cosmetics and tattooing.

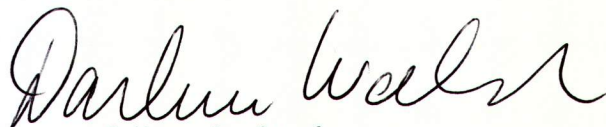
Ms. Walsh asked Ms. Korte what percentage of her Salado business she expected would be permanent cosmetics; Ms. Korte responded that she expected it to be the same as her Killeen business, i.e., 25-30% of her total beauty business. Ms. Walsh stated that while she believes that this business is a valid needed business, adding it to our list of allowable businesses in the Historic District would set a precedent. Mr. Herrington stated that he was quite certain that as time goes on other businesses would need to be added to our matrix, or categories, within the ordinance. He moved that we defer action until our Village planners and attorney could draft the appropriate language to define a permanent cosmetics business, Ronnie Tynes seconded the motion and it was carried unanimously. Jerry Johns abstained.

Sonic Plat:

Suzie Epps stated the property at the corner of North Robertson Rd. and West Village Rd. where the new Sonic will be built had never been plated. She said there is no subdivision of the property necessary, just the P&Z’s approval of the plat. Lloyd Parks moved to approve the plat, Jack Herrington seconded it and it was carried unanimously. Alderman Epps said a workshop on perimeter streets will take place in October, date to be announced.

Announcement: Next P&Z Meeting will be October 12, 1 p.m. at the Village Office.

Meeting adjourned at 1:25 p.m.

A handwritten signature in cursive script, reading "Darlene Walsh". The signature is written in black ink and is positioned above the typed name.

Respectfully submitted,
Darlene Walsh
P&Z Secretary