

Village of Salado  
**Planning & Zoning Commission Meeting**  
Tuesday, October 12, 2010 @ 1:30PM  
301 N. Stagecoach Rd.

Members Present: Ronnie Tynes, Gerry Reihsen, Tom McMahan, Jerry Johns

Members Absent: Dick Prater

Others Present: Dianna Zulauf, Scott Murrah

Chair Ronnie Tynes called the meeting to order at 1:30PM. A quorum was present.

1. Conditional Use Permit Request from Salado Creek Winery to Sell Alcohol in the Historic District  
Jon Moore, owner of the Salado Creek Winery, is moving to a new location inside the Historic District, 227 N. Main Street. Chief Hensley has determined that the new location is not within 300 feet of a church or school. Notices to property owners within 200 feet were notified by mail; there were no comments received.  
*Motion was made by Jerry Johns to grant Mr. Moore's request for a Conditional Use Permit to sell alcohol at 227 N. Main Street. Motion was seconded by Gerry Reihsen; motion carried unanimously.*
2. Windmill Farm Estates Development Concept Plan and Possible Zoning of the Property  
Scott Murrah, developer and representative for property owner Billy Pipes, explained that the concept is to divide 70.241 acres into 50 lots for single family residences. The Village Engineer has reviewed the plan and it appears to meet the requirements of the Village's Subdivision Ordinance.  
*Motion was made by Jerry Johns to approve the concept plan for Windmill Farm Estates as presented. Motion was seconded by Gerry Reihsen; motion carried unanimously.*  
The Village is in discussions with the property owner and developer regarding bring this new subdivision into the Village limits. It is currently in Salado's ETJ and is contiguous with the Village's city limits.  
*Motion was made by Gerry Reihsen to zone Windmill Farms Estates Single Family Residential (SF-7) if it is brought into the Village limits. Motion was seconded by Jerry Johns; motion carried unanimously.*

Meeting adjourned at 1:45PM.

Respectfully submitted,



Dianna Zulauf  
Village Secretary