

**Village of Salado  
Planning & Zoning (P&Z) Commission**

**Salado Village Office  
Tuesday, Nov. 11, 2006**

**Members Present:** Ronnie Tynes (Chairman), Jerry Johns, Lloyds Parks, Joe Oliver, Darlene Walsh

**Others Present:** Billy Pipes, Glen Hodge, King Copeland, Geneva Akins, John Simcik

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

Minutes of October 10, 2006 meeting were unanimously approved.

1. REQUEST FOR WINDMILL ESTATES SUBDIVISION ROAD WIDTH VARIANCE, SALADO: Billy Pipes explained to the P&Z he plans to develop the Windmill Estates Subdivision within the ETJ of Salado. The current road requirement is for a 100' right of way with a 40' paved area. He requests that the subdivision be permitted to have a 31' paved road, which is in line with current road widths throughout Salado subdivisions. Chairman Tynes explained that his main concern is for a 100' dedicated right of way for possible future expansion of properties South of Mr. Pipes property; also, the Transportation Plan provides for a future East/West road South of Salado. Mr. Johns also voiced his concerns over future transportation needs and adjacent development that might benefit from this road. Following discussion with Village engineer, John Simcik, Alderman agreed that if Mr. Pipes could provide the Village with a 100' right of way, 31' of paved road would be fine. A proposal for such was made by Jerry Johns. Lloyd Parks seconded the motion and it passed unanimously.

2. REQUEST TO ADD AUCTION BUSINESS TO THE USE CHART IN THE LOCAL RETAIL AREA: Darlene Walsh explained that she and her husband Michael purchased Harold's Piano Shop on West Village Road. They plan to work with a licensed auctioneer to open an inside only Auction Business. Plans are to have monthly auctions of antiques, furniture, and collectibles. Following questions by several neighbors to the property, and by P&Z members, a motion was made by Chairman Tynes to approve the request to add to the Village Use Chart a monthly inside only Auction Business. Jerry Johns seconded the motion and it passed unanimously.

Meeting adjourned at 1:28 p.m.



Respectfully Submitted,  
Darlene Walsh  
P&Z Secretary