

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

**Minutes of Special Planning and Zoning Commission Meeting  
August 29, 2023, at 6:30 p.m.**

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

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

Commission Members Absent: Ron Cunningham.

Staff Present: Village Administrator Don Ferguson

**CALL TO ORDER**                      AUGUST 29, 2023, AT 6:30 P.M.

**CALL OF ROLL**                      VILLAGE ADMINISTRATOR

**1. CITIZENS COMMUNICATIONS**

There were no citizen comments.

**2. CONSENT AGENDA**

APPROVAL OF MINUTES OF PREVIOUS MEETINGS OF THE PLANNING AND ZONING COMMISSION.

Commissioner Robert Schwindt made a motion to approve the minutes of the July 23, 2023, meeting of the Planning and Zoning Commission. Commissioner Jeff McClure seconded. The motion was approved on a 5-0 vote.

**3. PUBLIC HEARING AND POSSIBLE ACTION**

HOLD A PUBLIC HEARING AND CONSIDER ACTION REGARDING A REQUEST FOR A CONDITONAL USE PERMIT TO ALLOW MIXED BEVERAGE SALES ON PROPERTY ZONED HISTORIC DISTRICT (HD) AND LOCATED AT 112 N. MAIN STREET IN SALADO, BELL COUNTY, TEXAS.

Village Administrator Don Ferguson said the applicant, Travis Zatopek, is seeking a Conditional Use Permit (CUP) to sell mixed beverages at *Terlingua On Main* - a new Main Street mixed-use commercial development located at 112 N. Main Street.

Currently, Ferguson said the development features a boutique, recreation area, food trucks and an open-air bar that serves beer and wine with a pre-existing TABC permit. Should the CUP be granted, he said the new TABC permit will be required that allows the sale of beer, wine, and mixed beverages on the property.

Ferguson said the subject property is zoned Historic District (HD) and is located within the boundaries of the Historic District Overlay. As such, he said a CUP is required to serve mixed beverages on properties located within the Overlay District.

Public notice of the CUP request was published in the Salado Village Voice and property owners within 200 feet of the subject property were also advised of the request. To date, Ferguson said no comments have been received by the Village regarding the request.

Representatives of applicant briefed commission members on their business plans, noting the business will be family-oriented and not stay open past 11 p.m. on any given night.

Acting Chairman Lassiter opened the public hearing on the CUP application.

Several residents expressed support for the proposed CUP, indicating the business will be a unique family-oriented environment that will be an asset to Main Street and the community as a whole.

There were no comments opposed to the CUP.

Acting Chairman Lassiter closed the public hearing at 7:09 p.m.

Commissioner McClure made a motion to recommend approval of the CUP application to allow the sale of mixed beverages at 112 N. Main Street with no conditions. Commission Lennox Alfred seconded. The motion was approved on a 5-0 vote.

#### **4. DISCUSSION AND POSSIBLE ACTION**

**DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED AMENDING PLAT OF LOT 8, SHEPHERD'S GLEN SUBDIVISION LOCATED ON STAGHORN LANE IN THE E-T-J OF THE VILLAGE OF SALADO, TEXAS.**

Village Administrator Ferguson said the applicant, Shepherd's Glen Village Association, is proposing to amend the existing plat of Shepherds Glen Subdivision, Lot 8, to include 0.147 acres acquired from an adjacent property owner. Lot 8 serves as a common area for the subdivision located in the Village's E-T-J.

Ferguson said the Village Engineer reviewed the proposed amending plat and found it to be in compliance with the Village's Subdivision Regulations.

Travis Quicksaw, the applicant's surveyor, answered questions from commission

members regarding the proposed plat.

Commissioner McClure moved to recommend approval of the proposed amending, as presented. Commissioner Robert Schwindt seconded. The motion was approved on a 5-0 vote.

**ADJOURNMENT**

With there being no further business, Acting Chairman Lassiter adjourned the meeting at 7:29 p.m.

These minutes were approved by the Planning and Zoning Commission on September 12, 2023.

  
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JIM LASSITER  
Commission Chair

4/9/24

Attest :

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Don Ferguson  
Village Administrator