

Village of Salado, Texas
Planning & Zoning Commission
Minutes
Regular Meeting
 6.30 p.m. Tuesday, May 26, 2020
 Municipal Building, 301 N. Stagecoach Road
 Salado, Texas

Present: Vice-Chair Tom McMahan; Jim Hodgins; Paul Cox

Members Absent: Chairman K.D. Hill; Donald Krause

Others Present: Don Ferguson, Village Administrator

CALL TO ORDER

Vice-Chair Tom McMahan called the meeting to order at 6:30 p.m.

1. CITIZENS COMMUNICATIONS

None

2. CONSENT AGENDA

All items listed under this section, Consent Agenda, are considered routine by the P & Z Commission and may be enacted by one motion. If discussion is desired by the P & Z Commission, any item may be removed from the Consent Agenda at the request of a Commissioner and will be considered separately.

a. Minutes, April 28, 2020 – Regular Meeting

Commissioner Hodgins made a motion to approve the consent agenda as presented. Commissioner Cox seconded. The motion carried unanimously 3-0.

3. DISCUSSION AND POSSIBLE ACTION

a. Public Hearing – Hold a Public Hearing and consider making a recommendation to the Board of Aldermen regarding the proposed creation of the SF-7A (Single-Family Home) Zoning District.

Administrator Ferguson explained the need to create a new zoning district as a result of new subdivisions that were being created in and around Salado that address smaller lots. The current code has a void when it comes to smaller lots. There are currently districts for zero-lot lines, patio homes, and condos, but not smaller single-family residential lots. There is a subdivision currently being reviewed that this proposed zoning district will address.

This new zoning district takes into consideration the minimum lot size the Planning & Zoning Commission recommended to the Board of Aldermen based on the recommendation of the Minimum Lot Size Task Force, which was subsequently approved.

The existing SF-7 (Single-Family Residential District) was used as a starting point for the new district. The minimum lot size is 6,000 square feet.

Changes to the permitted and conditional uses are as follows: community homes are not allowed; family home child care in place of residence is not allowed; public parkland/playground is allowed; municipal community centers are not allowed; and a private country club would be a conditional use.

Setbacks are as follows:

Side yard - minimum five feet (5'), fifteen feet (15') for a corner lot

Rear yard - minimum ten feet (10')

Front yard - minimum twenty feet (20')

Maximum lot coverage is seventy percent (70%). Minimum home size is 1,000 square feet.

Notice of this Public Hearing was posted in the Salado Village Voice. No comments have been received by Village staff.

Vice-Chair McMahan opened the Public Hearing.

There were no public comments and Vice-Chair McMahan closed the public hearing.

Commissioner Cox made a motion to recommend approval to the Board of Alderman as presented. Commissioner Hodgins seconded. The motion carried unanimously 3-0.

Vice-Chair McMahan adjourned the meeting at 6:44 p.m.

These minutes approved on June 30, 2020.

Chrissy Lee

Chrissy Lee, Planning & Development

K.D. Hill

Chair, K.D Hill

