



REGULAR PLANNING AND ZONING COMMISSION
MEETING SALADO MUNICIPAL BUILDING
301 N. STAGECOACH, SALADO, TEXAS
AUGUST 11, 2026, at 6:00 P.M.

AGENDA

CALL TO ORDER

Chairperson Marlene Norcross

CALL OF ROLL

Kathy Cherry, City Secretary

1. PUBLIC COMMENTS

- A. The Planning and Zoning Commissioners welcomes comments from citizens on issues and items of concern not on the agenda. Those wishing to speak must sign in before the meeting begins and observe a five (5) minute time limit when addressing the board. Speakers will have one (1) opportunity to speak during this time. Inquiries about matters not listed on the agenda will either be directed to staff or placed on a future agenda for Planning and Zoning consideration. No discussion or final action will be taken by the Planning and Zoning Commission during the public comment period of the meeting.

2. Discussion, consideration, and possible action to approve the meeting minutes:

- A. July 14, 2026
- B. July 28, 2026

3. PUBLIC HEARING

- A. Conduct a continuation of the public hearing from July 28, 2026, Planning and Zoning Commission meeting to consider a variance request for the property at 1317 Mill Creek Drive to reduce the required 25-foot front building setback by 3 – 6 feet to preserve a large oak tree.
- B. Conduct a public hearing to consider a variance request for an accessory building setback for the property located at 1601 Stagecoach Circle, Salado, Texas.
- C. Conduct a public hearing regarding the Salado Sanctuary Phase 1B Replat. The purpose of the replat is to create two public access roads so that lots along Crinum Lily Drive and Basketflower Circle front a public street in compliance with subdivision requirements.

4. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION

- A. To consider a variance request for the property at 1317 Mill Creek Drive to reduce the required 25-foot front building setback by 3 – 6 feet to preserve a large oak tree.
- B. To consider a variance request for an accessory building setback for the property located at 1601 Stagecoach Circle, Salado, Texas.
- C. To consider the Salado Sanctuary Phase 1B Replat to create two public access roads so that lots along Crinum Lily Drive and Basketflower Circle front a public street in compliance with subdivision requirements.

5. WORKSHOP SESSION

- A. **Discussion Only (No Action Will Be Taken)** regarding potential amendments to the Village Code concerning recreational vehicle (RV) and Boat parking in residential driveways, including consideration of directing the Planning and Zoning Commission to review the current ordinance 2020.09 and provide a recommendation to the Board of Aldermen. This item is part of an ongoing review and discussion process and may be considered at future workshops and public hearings.
- B. **Discussion Only (No Action Will Be Taken)** regarding Driveways and On Streets, including impacts on traffic flow, neighborhood access, and public safety. This item is part of an ongoing review and discussion process and may be considered at future workshops and public hearings.
- C. **Discussion Only (No Action Will Be Taken)** regarding Safety Near Intersections and Sidewalks, including visibility, pedestrian accessibility, and related safety concerns. This item is part of an ongoing review and discussion process and may be considered at future workshops and public hearings.

- 6.** Discussion Only (**No Action Will be taken**) Matters related to planning, zoning, and development within the City of Salado.

ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building by August 5, 2026, by 5:00 p.m.

Kathy Cherry

Kathy Cherry, City Secretary

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Kathy Cherry, City Secretary, at 254-947-5060 at least 48 hours in advance. Hearing-impaired or speech-disabled persons equipped with telecommunication devices may utilize the statewide relay Texas Program at 1-800-735-2988.