



Zoning Board of Adjustment Meeting
At Salado Municipal Building located at 301 N. Stagecoach, Salado Texas
On August 6, 2026, at 5:00 p.m. before the Board of Aldermen Workshop Meeting

AGENDA

CALL TO ORDER August 6, 2026, at 5:00 p.m. before the Board of Aldermen Workshop Meeting.

CALL OF ROLL Kathy Cherry, City Secretary

1. PUBLIC HEARING

Those wishing to speak must sign in before the meeting begins and observe a FIVE (5) minute time limit when addressing the Board.

- A. Discussion regarding 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.

2. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION

- A. Discussion, Consideration, and possible action regarding 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. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on July 31, 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 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

PUBLIC HEARING NOTICE

The Planning and Zoning Commission will hold a public hearing on **Tuesday, July 28, 2026, at 6:00 p.m.**, and the Board of Adjustments will hold a public hearing on **Thursday, August 6, 2026, at 5:00 p.m.**, at the **Municipal Building, 301 N. Stagecoach Road, Salado, Texas**. The public hearings are 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. If you cannot attend the meetings, please email any public comments to gpence@saladotx.gov.



VARIANCE APPLICATION

Date: 6/17/26

APPLICANT

Name: David Malone
Mailing Address: 11806 Mustang Chase
Austin, TX 78727
Daytime Phone: 512-762-5000
Fax: _____

PROPERTY OWNER

David & Mary Malone
same
E-mail: dwmalone69@gmail.com

PROPERTY DESCRIPTION

Street Address: 1317 Mill Creek Dr. Acres: .32
Location: _____
(ie: corner of _____ & _____; or, 1 mile south of FM _____; etc.)

Existing use of property: undeveloped residential lot
Are there buildings on the property? No If yes, what are they used for. _____

REQUESTED VARIANCE

I/We request a variance to Section 3.4 of the 2013-08 Ordinance which requires...
see attached PDF

Instead, I/We would like to request...

Due to...

SUBMITTAL REQUIREMENTS

pd.
✓

\$250.00 Application Fee, due at time of application and payable to the Village of Salado.

Site plan with additional information needed to properly and effectively review the request.
(All drawings must be to scale.)

PLEASE NOTE:

All agreements to the variance by neighbors of the property in question must be in writing to be submitted for support to the variance request.

No variance shall be granted unless the Zoning Board of Adjustments finds:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance.

Addendum to VARIANCE APPLICATION

Applicant: David Malone

Property: 1317 Mill Creek Dr.

Requesting a variance to the identified Section of the Zoning Ordinance above would require:

Requesting a variance to the 25' building set back

Requested variance, would like to request:

We respectfully request that the line between the east and west property pins nearest Mill Creek Dr be used to establish the line for the 25' Building Setback measurement. This variance will allow the footprint of the house to be moved 3'-6' closer to the street, which would provide much needed relief for the large oak tree and better construction access around the tree. This request is NOT requesting that any property line or pin be altered or modified.

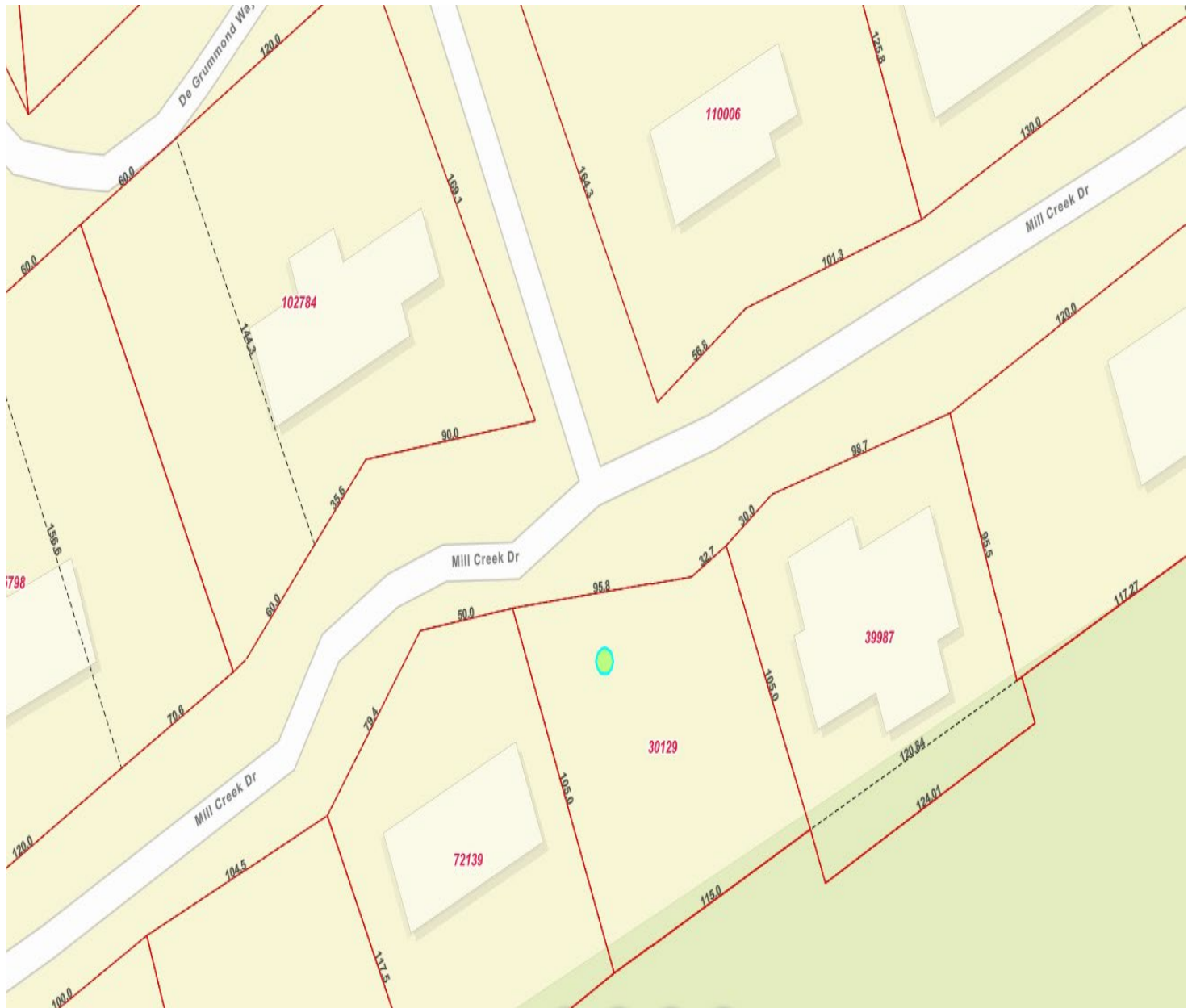
This request is filed for the following reasons:

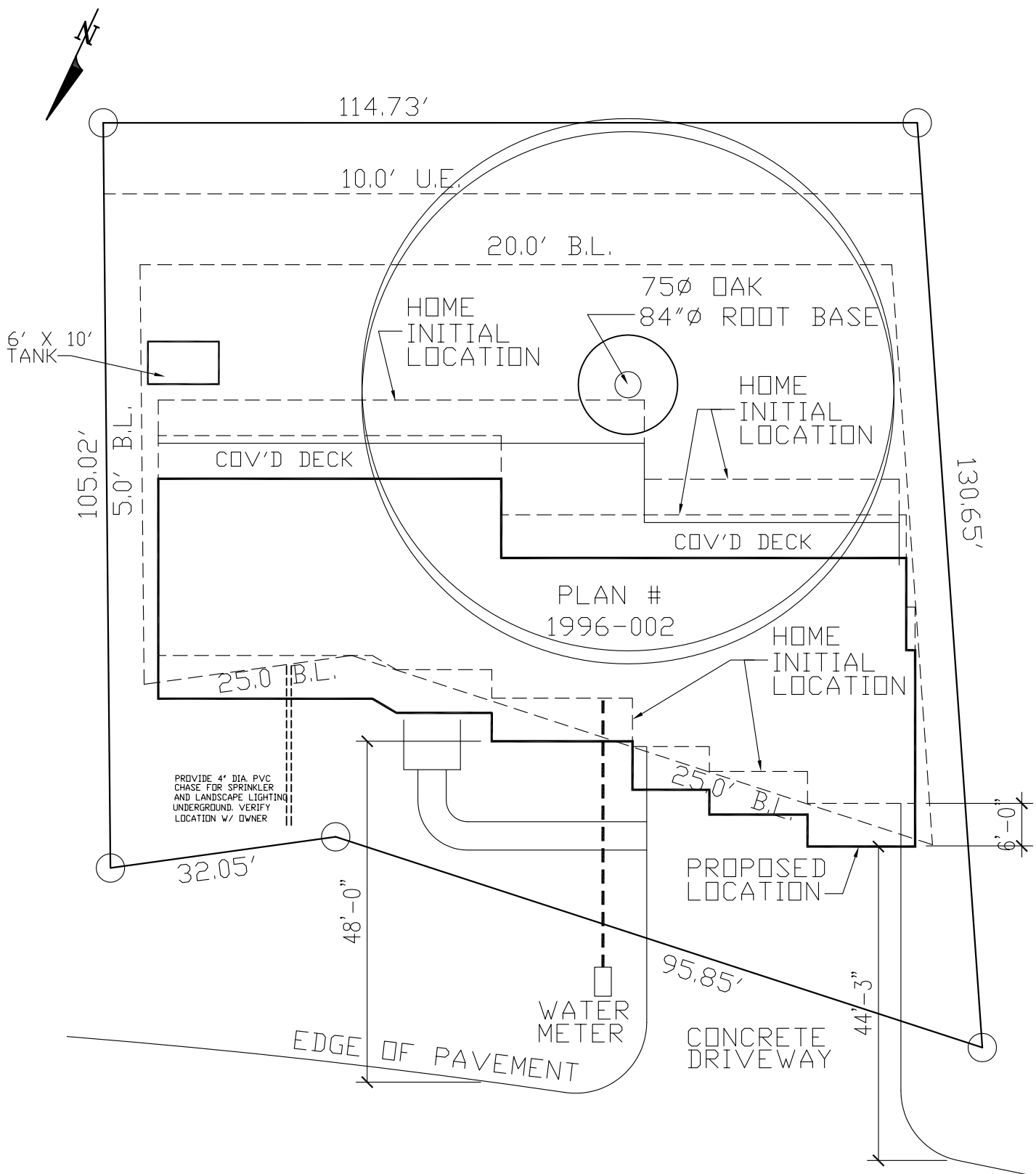
The tree's location was inaccurately recorded in the initial property survey (see attached document (00-1996-002-SITE (4)-site). This error wasn't realized until after start of construction. Preliminary foundation work revealed that the location of the tree butted up to the foundation on the back side of the house. The best solution for the preservation and health of the tree is to move the home foundation away from the tree several feet.

2. The property line on the street side of the lot is defined by three pins. A line drawn between the east and west property pins highlights that the middle pin is significantly offset from this line (see attached document 00-1996-002-SITE-PROPOSED.pdf) . This offset creates a "V notch" in the front property line, which adversely affects the ability to relocate the house farther away from the tree.

3. The front property pins on the east and west side of said lot are 23' to 24 ' from the edge of asphalt of Mill Creek Dr. When this distance is added to the 25' building set back from the property line, there's approximately 48' between the house and the street. If the house foundation is shifted 3' to 6' closer to the street, that distance would be 42' to 45', which indicates there's ample room to move the footprint of the house without adversely affecting the neighborhood. But most importantly, this provides much needed space for the health of this majestic tree.

1317 Mill Creek Variance – Bell Cad 30129. MILL CREEK SECTION 1, BLOCK 004, LOT 0012





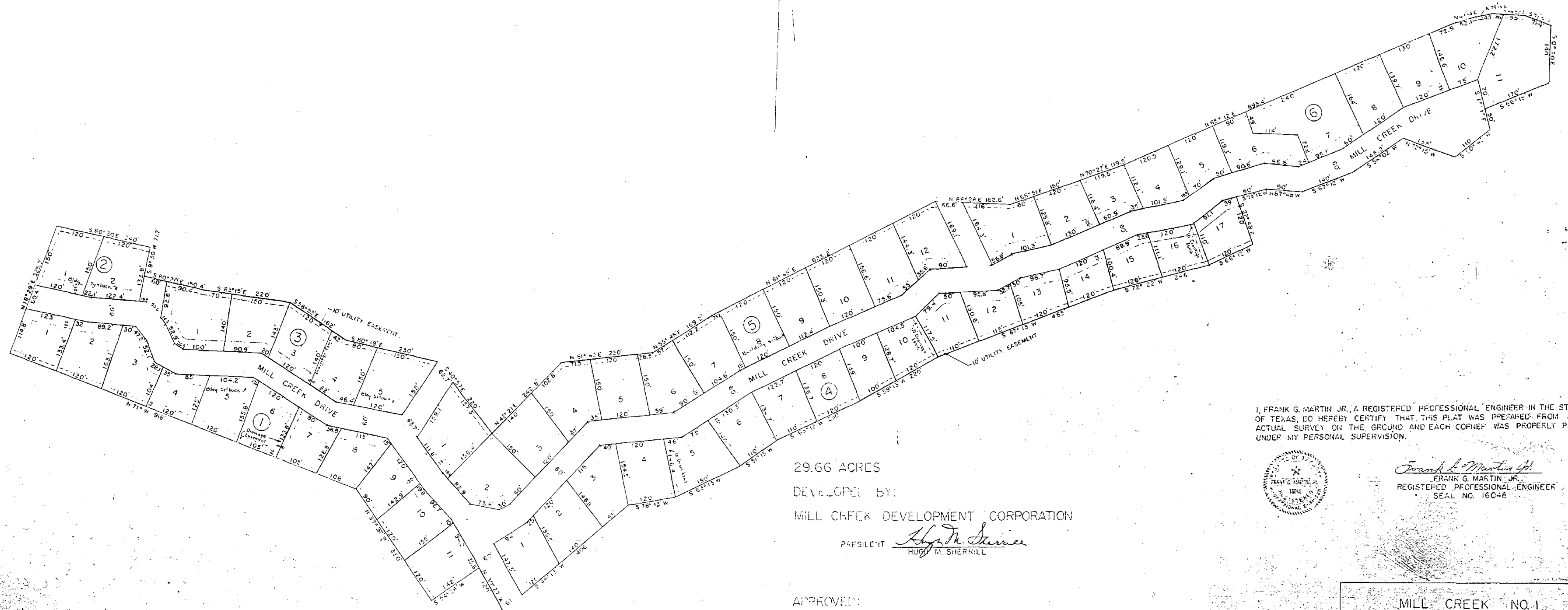
MILL CREEK DRIVE

1317 MILL CREEK DRIVE
 LOT - 12
 BLOCK - 4
 MILL CREEK No. 1

C²RD
 COOK RESIDENTIAL DESIGN
 371 MILL CREEK DRIVE, SUITE 1, SALADO TEXAS
 817-947-5800

SCALE:	1"=20'-0"
PLAN NO:	1996-002
DATE:	07/20/26
DWN BY:	ACC
SITE NO:	

A
244 B



29.66 ACRES

DEVELOPED BY:

MILL CREEK DEVELOPMENT CORPORATION

PRESIDENT *Hugh M. Siernill*
HUGH M. SIERNILL

APPROVED:

COMMISSIONERS OF BELL COUNTY

Raymond Throckmorton
RAYMOND THROCKMORTON

JULY 5, 1963

DEDICATION VOL. 880 PAGE 20

I, FRANK G. MARTIN JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND EACH CORNER WAS PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



Frank G. Martin Jr.
FRANK G. MARTIN JR.
REGISTERED PROFESSIONAL ENGINEER
SEAL NO. 16046

MILL CREEK NO. 1
G. F. LANKFORD SURVEY ABSTRACT 510
BELL COUNTY, TEXAS
SURVEYED BY:
FRANK G. MARTIN JR., COUNTY SURVEYOR, BELL CO.
JUNE 3, 1963 SCALE 1" = 100'