



REGULAR PLANNING AND ZONING COMMISSION
MEETING SALADO MUNICIPAL BUILDING
301 N. STAGECOACH, SALADO, TEXAS
JULY 14, 2026, at 6:00 P.M.

AGENDA

CALL TO ORDER

Chairman Marlene Norcross

CALL OF ROLL

Kathy Cherry, City Secretary

1. EXECUTIVE SESSION

The Planning and Zoning will enter a closed Executive Session to discuss the following:

- A. Pursuant to Texas Government Code Section 551.071, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct with legal counsel regarding:

A request to allow a firearms store in the Historic Overlay District, and discussion related to any threatened legal action.

2. RETURN TO OPEN SESSION

3. Public Comments

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

- A. June 23, 2026

5. PUBLIC HEARING

- A. Discussion, consideration, and possible action regarding a request to amend the Historic District Overlay Ordinance regulations 2023-08 to add the retail sales of firearms and ammunition as permitted use.

- B. Discuss and review Sign Ordinance 2025-02 monument sign standards and sign regulations for retail properties located adjacent to residential areas.

6. WORKSHOP

- A. Discussion, consideration, and possible action 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 and provide a recommendation to the Board of Aldermen.

- 7. 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 July 8, 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.

PUBLIC HEARING NOTICE

The Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2026, at 6:00 p.m. at the Municipal Building, 301 N. Stagecoach Road, Salado, Texas, to discuss and consider a request to amend the Historic District Overlay Ordinance 2023-08 regulations to add the retail sale of firearms and ammunition as a permitted use. If you cannot attend the meeting, please send public comments to gpence@saladotx.gov.

ORDINANCE NO. 2023-08

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS AMENDING THE EXISTING ZONING ORDINANCE TO CREATE SECTION 3.18, ESTABLISHING AN HISTORIC DISTRICT OVERLAY; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; RESERVATION OF RIGHTS; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the Board of Aldermen (the "Board") of the Village of Salado, Texas (the "Village") seeks to provide for the orderly development of land and use of property within its corporate limits and its extraterritorial jurisdiction; and

WHEREAS, the Board seeks to amend the Village's Zoning Ordinance, as amended; and

WHEREAS, the Board seeks to protect the health, safety, and general welfare of the public by adopting and enforcing zoning regulations; and

WHEREAS, pursuant to Chapter 51 of the Texas Local Government Code, the Board has determined that this Ordinance is reasonable and necessary to protect the health, safety, and general welfare of the Village of Salado; and

WHEREAS, Chapter 211 of the Texas Local Government Code specifically authorizes zoning functions and procedures for municipalities; and

WHEREAS, Section 211.003(b) of the Texas Local Government Code provides that in the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures; and

WHEREAS, Section 211.005(a) of the Texas Local Government Code authorizes the governing body of a municipality to divide the municipality into districts, within which the governing body may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land and within which zoning regulation must be uniform for each class or kind of building in a district; however, zoning regulations may vary from district to district.

WHEREAS, the Board is of the opinion and finds that its Zoning Ordinance should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE VILLAGE OF SALADO, TEXAS, THAT:

This ordinance is hereby adopted as the Subdivision Ordinance, as amended, and shall read as follows:

SECTION I. ENACTMENT PROVISIONS

- A. Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.
- B. Popular Name:** This Ordinance shall be commonly referred to as "The Zoning Ordinance."
- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply within the Village limits and its extraterritorial jurisdiction. This Ordinance applies to conduct on public streets, public street rights-of-way, public sidewalks, and public parks.
- D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

SECTION II. ADOPTION

Ordinance No. 2023-~~08~~ is hereby adopted as follows:

A. Rules of Interpretation

Words and phrases used in this Chapter shall have the meanings set forth in this section. Terms that are not defined below are given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

B. Historic District Overlay

The Zoning Ordinance of the Village of Salado, Texas shall be amended to read as described in Exhibit A to this Ordinance.

SECTION III. RESERVATION OF RIGHTS

All rights and remedies of the Village of Salado, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting the streets and roadways of the Village which existed at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, the same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION IV. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the Village under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION V. SEVERABILITY CLAUSE

If any provision, section, sentence, clause or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this Ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board of Alderman of the Village of Salado in adopting, and of the Mayor in approving this Ordinance, that no portion thereof or provision or regulation contained herein shall be come inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION VI. REPEALER CLAUSE

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act which is prohibited by any other Ordinance.

SECTION VII. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VIII. NOTICE AND MEETING CLAUSE

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION IX. PUBLICATION

This Ordinance shall become effective immediately upon the date of its publication as required by § 52.011 of the Texas Local Government Code. The Village Secretary is hereby directed to cause the caption of this Ordinance to be published in the manner required by law.

PASSED AND APPROVED on **SECOND READING** this, the 5th day of May, 2023, by a vote of 3 (ayes) to 2 (nays) and 1 abstentions vote of the Board of Alderman of the

Village of Salado, Texas.



Michael Coggin, Mayor

ATTEST:



Don Ferguson, Village Administrator

Approved to Form:



Josh Katz, Village Attorney

Zoning Ordinance of the Village of Salado, Texas

"Section 3.19: HDO, Historic District Overlay

Purpose and Description: The Historic District Overlay is intended to preserve, enhance, and perpetuate those aspects of the properties within the District having historical, cultural, architectural, and archaeological merit, while at the same time, allowing for a vibrant mix of active storefronts featuring specialty stores, restaurants, and entertainment along with residential uses. The standards for the Historic District Overlay are intended to ensure that new development within the District will complement and build on the existing historic architectural character and integrity within the District. The boundaries of the Historic District Overlay are as defined in the Historic District Overlay Map attached as **Exhibit A**. Additional parcels may be added to the Historic District Overlay as sites outside the original boundary are identified and rezoned. Also, attached as **Exhibit B** is a list of landmarks designated by the Texas Centennial Commission, Texas Historical Commission, National Register of Historic Places and/or by the Planning and Zoning Commission and Board of Aldermen. This listing may be amended from time to time by separate resolution of the Board of Aldermen.

In addition to the general conditions set forth above, development projects within the Historic District Overlay shall meet the following additional standards.

1. **Definitions:** The following definitions are generally specific to the HDO section of the Zoning Ordinance. Definitions of other terms may be found in Section 5.8 of the Zoning Ordinance.
 - a. **Alteration:** Any change to the exterior of a Historic Landmark, building, object, structure or site within the designated district. For buildings, objects, sites or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation, painting previously unpainted surfaces, removing paint, or the changing of paint color.
 - b. **Demolition:** The intentional destruction of any building, structure, object or site, designated as a Historic Landmark or located within the Historic District.
 - c. **Historic District Overlay:** The "Historic District Overlay (HDO)" as designated by the Village Board of Aldermen, possesses a significant concentration, linkage, or continuity of buildings, structures, objects or sites united historically or aesthetically by plan or physical development. Existing within the "Historic

District” are examples of outstanding historical, cultural, architectural, or archaeological properties that are of significance in the state, nation, region and community.

- d. **Historic Landmark:** A “Historic Landmark”, as designated by the Village Board of Aldermen, is a building, structure, object or site that has outstanding historical, cultural, architectural, archaeological significance in the state, nation, region or community. The designation “Historic Landmark” recognizes that the accessory building(s), fences or other appurtenances at the site, are equally and vitally important to the preservation of the property.
 - e. **New Construction:** Any buildings, object, or structure which is relocated, assembled, produced or erected that alters the appearance of a parcel, including the replacement of a building or structure or a portion thereof that has been removed or destroyed.
 - f. **Object:** Any material thing that cannot otherwise be defined as a building or structure.
 - g. **Ordinary Repair and Maintenance:** Ordinary repair and maintenance is an in-kind replacement of materials located on the external portion of a building or structure that conform to the provisions of this ordinance. Ordinary repair and maintenance does not involve a change in design, material, or outward appearance. The replacement of a sign, building, objects or structure in its entirety does not constitute ordinary repair and maintenance.
 - h. **Rehabilitation:** The act or process of returning a building, object, or structure to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, cultural or architectural values. The historic society may help in the securing for financial help of money and supplies of materials if the structure is to be brought back to its original condition. This will keep from causing any undue financial burden on the property owner.
 - i. **Restoration:** The act or process of accurately recovering the form and details of a building, object or structure and its setting as it appeared at a particular period of time by the removal of later work or by the replacement of missing earlier work.
2. **General Criteria for External Alterations, New Development or Redevelopment:** The general design, arrangement, and character of external alterations, new development, or redevelopment shall be in harmony and consistent with and conform to the overall character of other development in the Historic District Overlay. The proposed development shall not adversely impact the overall historic, cultural, and architectural nature of designated landmark structures in the Historic District Overlay.

3. **Maximum Building Size:** 6,000 square feet (Heated/Cooled Space).
4. **Maximum Lot Coverage:** Seventy percent (70%) total, including main buildings and accessory buildings.
5. **Area Regulations:**
 - a. **Minimum Lot Size:** Five thousand (5,000) square feet
 - b. **Minimum Lot Width:** Fifty feet (50')
 - c. **Minimum Lot Depth:** One hundred feet (100')
6. **Height Regulations:**
 - a. **Main Building(s):** Maximum two (2) stories or forty feet (40') for the main building(s).
 - b. **Accessory Building (s):** One (1) story for accessory buildings.
 - c. **Other:** Refer to Section V of the Zoning Ordinance, Development Standards & Use Regulations for other regulations.
7. **Setback Regulations:**
 - a. **Minimum Front Yard Setback:** Five feet (5'); all yards adjacent to a street shall be considered a front yard. See Section 5.1 through Section 5.5 for any additional setback requirements.
 - b. **Minimum Side Yard Setbacks:** Ten feet (10'); fifteen feet (15') adjacent to a public street or residential lot
 - c. **Minimum Rear Yard:** Fifteen feet (15')
8. **Pedestrian Access:** Pedestrian access shall be provided from parking areas to the main building(s). In addition, pedestrian access within the site (from building to building, from a building to an open space area, etc.) and pedestrian access to adjacent sites shall also be provided. Pedestrian-oriented site amenities such as street furniture and public spaces (gazebos, fountain areas, etc.) are encouraged.
9. **Land Uses:** The Land Use Chart is amended as described in Exhibit C to this Ordinance. See Amended Land Use Chart, attached as **Exhibit C**.
10. **Parking:** On-street parking shall be permitted. As for on-site parking, a typical ratio of parking spaces to square footage is encouraged but not mandatory. The required number of parking spaces may be reduced if parking can be shared with an adjacent development(s) or use(s). Such a reduction shall be approved as part of the site plan. In no case shall the required parking be reduced in excess of fifty percent (50%) of the required spaces. In addition to concrete and asphalt surfaces, gravel, decomposed granite, or pavers are

permitted for small parking area surfaces for parking areas with no more than twenty-five (25) parking spaces.

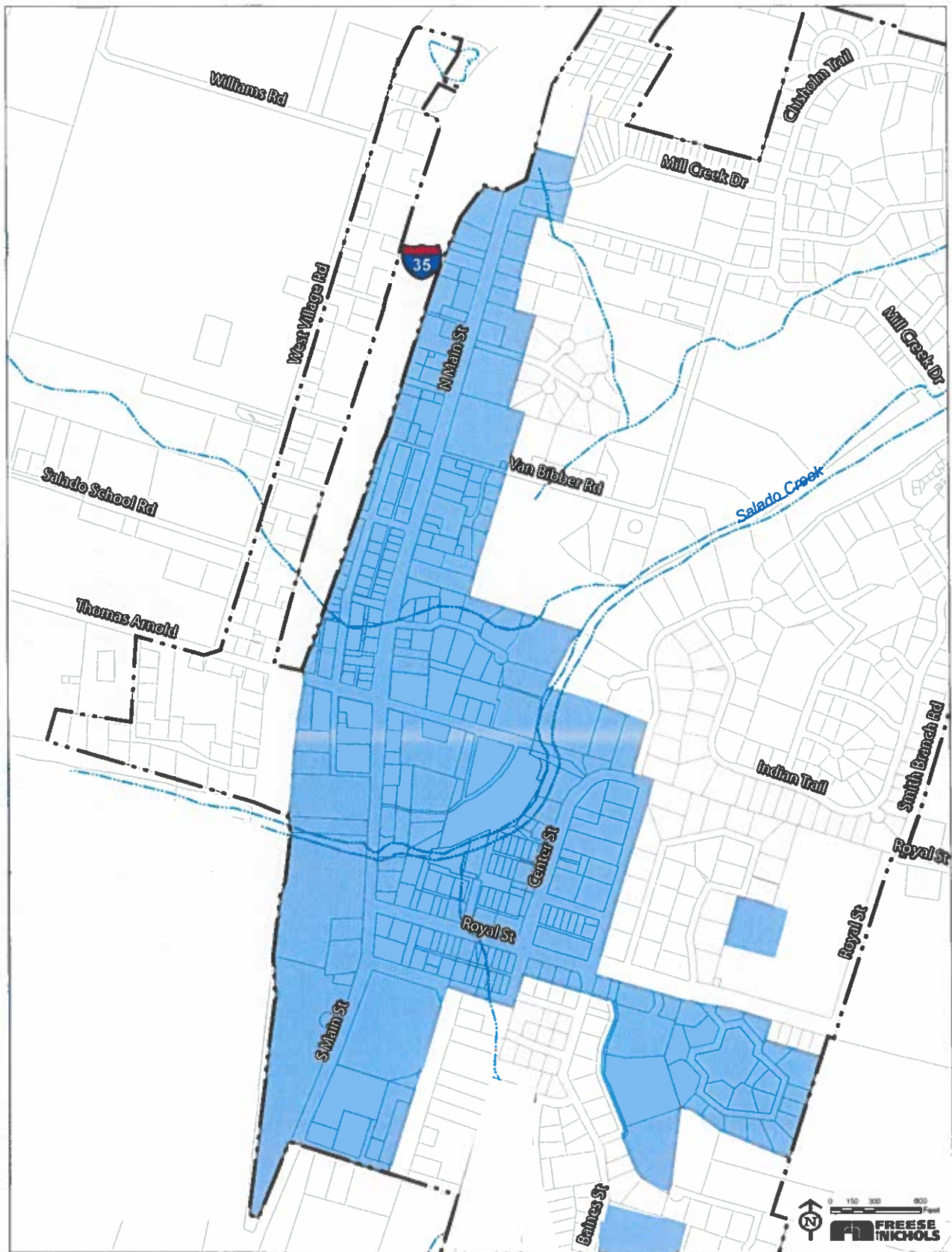
11. **Landscaping Requirements:** Refer to Section 5.2 of the Zoning Ordinance.
12. **Sign Requirements:** Refer to Ordinance 2012-01 (Sign Regulations).
13. **Lighting Requirements:** Refer to Comprehensive Plan (Amended 2019) & Ordinance 2013-08 Zoning Ordinance.
14. **Recreational Vehicles, Travel Trailers, etc.:** For properties with frontage on Main Street, a recreational vehicle, manufactured home, travel trailer, or motor home may be stored on the property provided it is not visible from the public right of way on Main Street. Such vehicles may not be used for on-site dwelling or non-residential purposes.

Recreational vehicles, manufactured homes, travel trailers, or motor homes may be stored on the properties on Main Street and visible from the public right of way for community events authorized by the Village of Salado. In such cases, the subject vehicle may be used for on-site dwelling and non-residential purposes for a period not to exceed three (3) consecutive days.

For properties not fronting Main Street that are located within the District, a recreational vehicle, manufactured home, travel trailer, or motor home may be stored on the property and be visible from the public right of way which fronts the property. In such cases, the subject vehicle may not be used for on-site dwelling or non-residential purposes.
15. **Temporary Facilities:** There shall be no permanent use of temporary facilities or buildings.
16. **Food Trucks:** Food trucks are permitted and regulated by Ordinance 2018-08.
17. **Open Storage:** Open storage shall be regulated by the requirements relating to open storage set forth in the underlying zoning district for a property.
18. **Outside Display for Retail Uses:** Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, that is associated with a primary retail use is permitted on the same lot as that retail use in the front yard area. Outside display shall be limited to the following:

- a. Outside display areas shall not be placed or located more than thirty feet (30') from the main building.
- b. Outside display areas shall not occupy any of the parking spaces that are required by this Ordinance for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.

- c. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - d. Outside display areas shall not extend into public right-of-way or onto adjacent property.
 - e. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
19. **Consultation Required:** Individuals seeking building permits for external alterations, new development or redevelopment on a property located within the District shall contact the Salado Historical Society to seek input and non-binding recommendations prior to submitting a building permit application.
20. **Commission Briefing Required:** The Planning and Zoning Commission shall be briefed by the Village Administrator or his/her representative on building permit requests for new development within the Historic District Overlay, excluding remodel and repair work, prior to the issuance of the requested building permits by the Village staff.



Proposed
Historic District
Village Of Salado

SALADO HISTORIC BUILDINGS WITH
REGISTERED TEXAS HISTORIC LANDMARKs [RTHL] or
TEXAS HISTORICAL COMMISSION [THC] MARKERS and/or
On the NATIONAL REGISTRY OF HISTORIC PLACES [NRHP]

#	BUILDING	DATES	RTHL/THC	NRHP
1.	Anderson House & Store	1965/1983	✓	✓
2.	Armstrong-Adams House	1985/1983	✓	✓
3.	George W. Baines House	1981/1983	✓	✓
4.	Barbee-Berry Mercantile Building	1983		✓
5.	Berry-Vickrey House	1962	✓	
6.	Barton House	1983	✓	✓
7.	J.M.G. Davis House	1983		✓
8.	M. H. Denman Cabin	1968	✓	
9.	Fowler House	1968/1983	✓	✓
10.	Capt. Robert Bonner Halley House	1962/1983	✓	✓
11.	Hendrickson-Caskey House	1995		✓
12.	Norton-Orgain House ¹	1991/1992	✓	✓
13.	Col. E.S.C. Robertson Home ²	1967/1983	✓	✓
14.	Major A.J. Rose House	1978/1983	✓	✓
15.	Salado United Methodist Church	1969/1983	✓	✓
16.	Stagecoach Inn + Boundary Increase	1962/1983/2017	✓	✓✓
17.	Stinnett's Mill ³	1962	✓	
18.	Levi Tenney House	1983		✓
19.	Twelve Oaks	1962/1983	✓	✓
20.	Tyler House	1936/1983	✓	✓
21.	Vickrey House	1983		✓
22.	White-Aiken House ⁴	1983		✓

Note: 19 buildings are located within the Salado Village limits.

¹ SHS Landmark award in 1992.

² Outside of Salado Village limits. In 1936, Robertson Plantation was included in the Historic American Buildings Survey and received a Texas Centennial marker.

³ Outside of Salado Village limits.

⁴ Outside of Salado Village limits.

**SALADO HISTORIC SITES WITH
TEXAS HISTORICAL COMMISSION [THC] MARKERS or on
NATIONAL REGISTRY OF HISTORIC PLACES [NRHP]**

#	HISTORIC SITE	DATE	THC	NRHP
1.	Alexander's Medicinal Distillery	1964	✓	
2.	Davis Mill Site ⁵	1936/1983	✓	✓
3.	Dodd's Creek Bridge	2000	✓	
4.	First Baptist Church of Salado	2000	✓	
5.	Hamblen-Aiken Cemetery ⁶	2020	✓	
6.	Thomas Jones Mill ⁷	1983		✓
7.	Main Street Bridges	1986	✓	
8.	Old Salado Graveyard ⁸	2000	✓	
9.	Robertson Family Cemetery ⁹	2018	✓	
10.	Salado	2009	✓	
11.	Salado Cemetery	1969	✓	
12.	Salado Church of Christ ¹⁰	1988	✓	
13.	Salado College/Thomas Arnold HS ¹¹	1983/1975		✓ ✓
14.	Salado Creek	1967	✓	
15.	West Salado Cemetery ¹²	1990	✓	

Note: 13 are located within the Salado Village limits.

⁵ NRHP Archeological site #41BL242. Texas Centennial marker.

⁶ Designated by THC as a Historic Texas Cemetery (HTC). SHS Landmark award in 1986.

⁷ NRHP Archeological site #41BL243. SHS Landmark award in 1986.

⁸ Designated by THC as a Historic Texas Cemetery (HTC).

⁹ Outside of Salado Village limits. Designated by THC as a Historic Texas Cemetery (HTC).

¹⁰ Salado Church of Christ is also a 2000 SHS Landmark awardee.

¹¹ Salado College is NRHP Archeological site #41BL241. Thomas Arnold has a THC marker.

¹² Outside of Salado Village limits. Designated by THC as a Historic Texas Cemetery (HTC).

Uses	(P) Permitted Use. (C) Conditional Use: () Not Permitted
AGRICULTURE	
Bulk Grain and/or Feed Storage	
Farms, General (Crops)	
Farms, General (Livestock/Ranch)	
Greenhouse (Non-Retail/Hobby)	P
Livestock Sales	
Orchard/Crop Propagation	C
Plant Nursery (Grown for Commercial Purposes)	P
Stable, Commercial	
Stables (Private, Accessory Use)	
Stables (Private, Principal Use)	
RESIDENTIAL	
Accessory Building/Structure (Residential)	P
Accessory Building/Structure (Non-Residential)	P
Accessory Dwelling	P
Caretaker's/Guard's Residence	C
Community Home	
Duplex / Two-Family (Defined under Two-Family Dwelling)	C
Family Home (Adult Care in Place of Residence)	P
Family Home (Child Care in Place of Residence)	P
Four Family (Quadraplex)	C
Garage Conversion	C
Home Occupation	C
Living Quarters On-Site With A Business	P
Multiple-Family Dwelling	
Private Street Subdivision	
Residential Loft	P
Rooming/Boarding House (Defined Under Boarding or Rooming House)	C
Single Family Dwelling, Detached	P
HUD-Code Manufactured Home (Defined Under Manufactured Housing)	
Single Family Industrialized Housing I.s. (Defined Under Manufactured Housing)	
Single Family Dwelling, Attached (Townhouse) 	C
Patio Homes (Zero Lot Line Dwelling)	P
Swimming Pool (Private)	P
Three Family (Triplex)	C

Uses																				
OFFICE																				
Armed Services Recruiting Center	P																			
Check Cashing Service	P																			
Credit Agency	P																			
Insurance Agency Offices	P																			
Offices (Brokerage Services)	P																			
Offices (Health Services)	P																			
Offices (Legal Services)	P																			
Offices (Medical Office)	P																			
Offices, Professional and General Business (U)	P																			
Offices (Parole-Probation)																				
Real Estate Offices	P																			
Telemarketing Center (U)	P																			
Bank	P																			
Savings and Loan	P																			
Security Monitoring Company (No Outside Storage)	P																			
Uses																				
PERSONAL & BUSINESS SERVICES																				
Appliance Repair	C																			
Artist Studio (U)	P																			
Ambulance Service (Private) (U)																				
Automobile Driving School																				
Automatic Teller Machines (ATM's)	P																			
Barber Shop (Non-College)	P																			
Beauty Shop (Non-College)	P																			
Bed & Breakfast Inn or Facility(s) (U)	P																			
Communication Equipment (Installation and or Repair No outdoor sales or storage)																				
Computer Sales	P																			
Cooking School	P																			
Credit Unions	P																			
Dance/Drama/Music Schools (Performing Arts)	P																			
Extended Stay Hotels Motels (Residence Hotels) (U)	P																			
Exterminator Service (No outdoor sales or storage)																				
Financial Services (Advice-Invest)	P																			

[illegible]

Uses																			
TRANSPORTATION & AUTO SERVICES																			
Antique Vehicle Restoration	C																		
Auto Body Repair																			
Auto Financing & Leasing (Indoor) (A)	P																		
Automobile Accessory Installation (Minor) (A)																			
Auto Interior Shop Upholstery																			
Auto Muffler Shop																			
Auto Paint Shop																			
Automobile Repair, Major (A)																			
Automobile Repair, Minor (A)																			
Auto Tire Repair Sales (Indoor)																			
Auto Wrecker Service																			
Auto Laundry or Car Wash, Unattended (A)																			
Auto Laundry or Car Wash, Attended (A)																			
Limousine Taxi Service																			
Parking Lot Structure, Commercial (Auto) (A)	P																		
Quick Lube Oil Change Minor Inspection																			
Tire Dealer, With or Without Open Storage (A)																			
Uses																			
AMUSEMENT & RECREATION SERVICES																			
Amusement Devices/Arcade (Four or More Devices) (A)																			
Amusement Services (Indoors) (A)																			
Amusement Services (Outdoors) (A)																			
Billiard Pool Facility (Three or More Tables)																			
Bingo Facility																			
Bowling Center																			
Broadcast Station (with Tower)																			
Country Club (Private) (A)	C																		
Music Dancing Facility	P																		
Day Camp for Children (A)	C																		
Dinner Theatre	C																		
Driving Range																			
Earth Satellite Dish (Private, less than 3' in diameter)	P																		

[illegible]



July 7, 2026

Village of Salado
301 N. Stagecoach
Salado, Texas 76571

Attn: Mr. John Benson

Re: Application to amend Historic District Overlay Ordinance 2023-08 to
permit retail firearm sales

Dear Mr. Benson,

Thank you for the opportunity to respond to the subject request to amend the use chart in the Historic District Overlay ordinance to allow a retail firearms business within the Historic District. Ms. Pence sent the subject application packet to the Salado Historical Society (SHS) on June 25, 2026 for our input and non-binding recommendations to the Board of Aldermen and Planning and Zoning Commission.

The State of Texas (see Texas Local Government Code Chapter 229.001) has largely taken away local control over commercial firearm sales within municipalities, even in historic districts. Because of the State's explicit preemption law, SHS is not in a position to object to amending the use chart in the HDO ordinance to permit retail gun sales. However, the Village retains the authority to enforce aesthetic guidelines on any business located within the Historic District. To that end, SHS recommends the following:

- SHS is grateful that the proposed firearms business is not visible from a major thoroughfare. To retain the character of the Village, there should be no visibility of a gun store either on Main Street, Royal Street or the I-35 east access road.

- The proposed firearms store development project should adhere to all of the requirements in Section 3.19 of the Historic District Overlay. Specifically, signage for the gun store should comport with the limitations in Ordinance 2012-01.
- Security may become an issue as gun stores are sometimes targeted for burglaries, break-ins or armed robberies. SHS recommends that the gun store owners voluntarily work with our Salado police to ensure building and public security.

Again, thank you for the opportunity to comment on the use of buildings within the Historic District. If you have any questions, please feel free to contact me.



Beverly Turnbo
Acting President

✓ Cc: Ms. Gina Pence

Published on *Salado Texas* (<https://www.saladotx.gov>)

Home > Development Applications > Zoning Application > Webform results > Zoning Application

Submission information

Form: Zoning Application ^[1]

Submitted by Visitor (not verified)

Fri, 06/05/2026 - 7:57am

104.36.120.69

Application Type

Changes to Zoning Ordinance

Zoning Project Information

Name of Subdivision or Project

677 N Statecoach Rd, Suite B

Physical Location of Property

677 N Stagecoach Rd, Suite B

Brief Legal Description of Property

A retail property located in the historic district. Built in 1998. Building has insulated wood and metal siding, a metal roof with gutters and downspouts, a covered front porch, exterior lighting, an automatic overhead garage door to the warehouse/garage room, central heating and air conditioning in the retail/showroom area, concrete floors in the retail/showroom area.

Metes and Bounds Description

677_n._stagecoach_rd_-_ms.pdf ^[2]

Acreage of Property

1,673

Existing Zoning of Property

Historic District - Not Permitted

Proposed Zoning of Property

Historic District- Permitted

Applicant's Information

Applicant/Owner/Requestor's Name

Tawnya Dankert

Name of Contact Person

Tawnya Dankert

Title of Contact Person

Owner

Name of Company

The Ammo Can, Guns and Ammunition LLC

Street/Mailing Address

1301 Hare Rd

City

Salado

State

Texas

Zip Code

76571

Phone Number

7074841102

Fax Number**Email Address**

tawnya.dankert@outlook.com

Request for Zoning Ordinance Change

Changes to Zoning Ordinance, Request for:

Zoning Ordinance Section:

ord_2023-08

Zoning Ordinance Page:

Page 4 within the uses chart

Changes to Zoning Ordinance, Add:

Add a P, representing "Permitted" within the Historic District. If being permitted is not voted as a yes, then add C, representing "Conditional Use"

Changes to Zoning Ordinance, Delete:**Changes to Zoning Ordinance, Change:**

Change to P, representing "Permitted" within the Historic District. If being permitted is not voted as a yes, then change to a C, representing "Conditional Use"

Authorization

I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Name of Applicant

Tawnya Dankert

Title of Applicant

Owner

Date

Fri, 06/05/2026

Zoning Applicable Fees

[Home](#) [Logout](#) [Accessibility](#) [Dashboard](#)

Government Websites by CivicPlus®

Source URL: <https://www.saladotx.gov/node/4208/submission/3362>

Links

[1] <https://www.saladotx.gov/development-services/webform/zoning-application> [2]

https://www.saladotx.gov/system/files/webform/677_n._stagecoach_rd_-_ms.pdf



DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Broker License No. 0511146

Phone (254) 771-5959

RETAIL/SHOWROOM/WAREHOUSE in Historic Salado For Lease

677 N. Stagecoach Rd, Suite B (IH-35 Frontage Rd)
Salado, TX 76571



- ◆ Highly VISIBLE along 
- ◆ DOWNTOWN Historic Salado

Greg Davis, CCIM, SIOR
greg@dbcre.com
254-771-5959 x 5

Lane Hutka, CCIM
lane@dbcre.com
254-771-5959 x 3

Bre Alvarado
breanna@dbcre.com
254-771-5959 x 8



CCIM Institute
Commercial Real Estate's
Global Standard for Professional Achievement

6 South 1st Street, Temple, TX 76501
www.dbcre.com



Individual Membership
SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS



DB Commercial Real Estate

A DAVIS-BEEVERS COMPANY

Broker License No. 0511146
Phone (254) 771-5959

RETAIL/SHOWROOM/WAREHOUSE in HISTORIC SALADO FOR LEASE

677 N. Stagecoach Rd, Suite B (IH-35 Frontage Rd)
Salado, Texas 76571

Suite B: 1,673 SF

PROPERTY DESCRIPTION:

The property has access by way of IH-35 Frontage Road and Main Street.

Built in 1998. Building has insulated wood and metal siding, a metal roof with gutters and downspouts, a covered front porch, exterior lighting, an automatic overhead garage door to the warehouse/garage room, central heating and air conditioning in the retail/showroom area, concrete floors in the retail/showroom area.

The Property is also improved with a septic system, shared rock/gravel parking lot, and excellent signage opportunity along the IH-35 Frontage Rd and along Main Street.

TRAFFIC COUNTS:

90,163 VPD along IH-35 (TxDOT 2022)
2,802 VPD along Main Street (TxDOT 2022)

ZONING:

Historical District

PARKING:

Shared gravel parking

LEASE RATE:

\$2,091.00/month (\$1.25/SF/mo.) + utilities.

Plus increases in taxes and insurance over base year amounts.

Water is not separately metered so Tenant will reimburse Landlord each month for Tenant's prorata share of water.

Tenant is responsible for all other utilities paid directly to providers.

3% per annum increases in the lease rate.

3 year minimum term.

SECURITY DEPOSIT:

Equal to one month's rent.

Tenant is responsible to verify all information contained herein. The statements and figures contained herein, while not guaranteed, are secured from sources DBCRE believes authoritative. No representations or warranties, either expressed or implied, or made as to the accuracy of the information contained herein. Tenant should assume that DBCRE represents Landlord, unless otherwise informed. All information subject to change. 677 N. Stagecoach Road, Salado; 7/2025.



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Phone (254) 771-5959

INTERIOR PICTURES



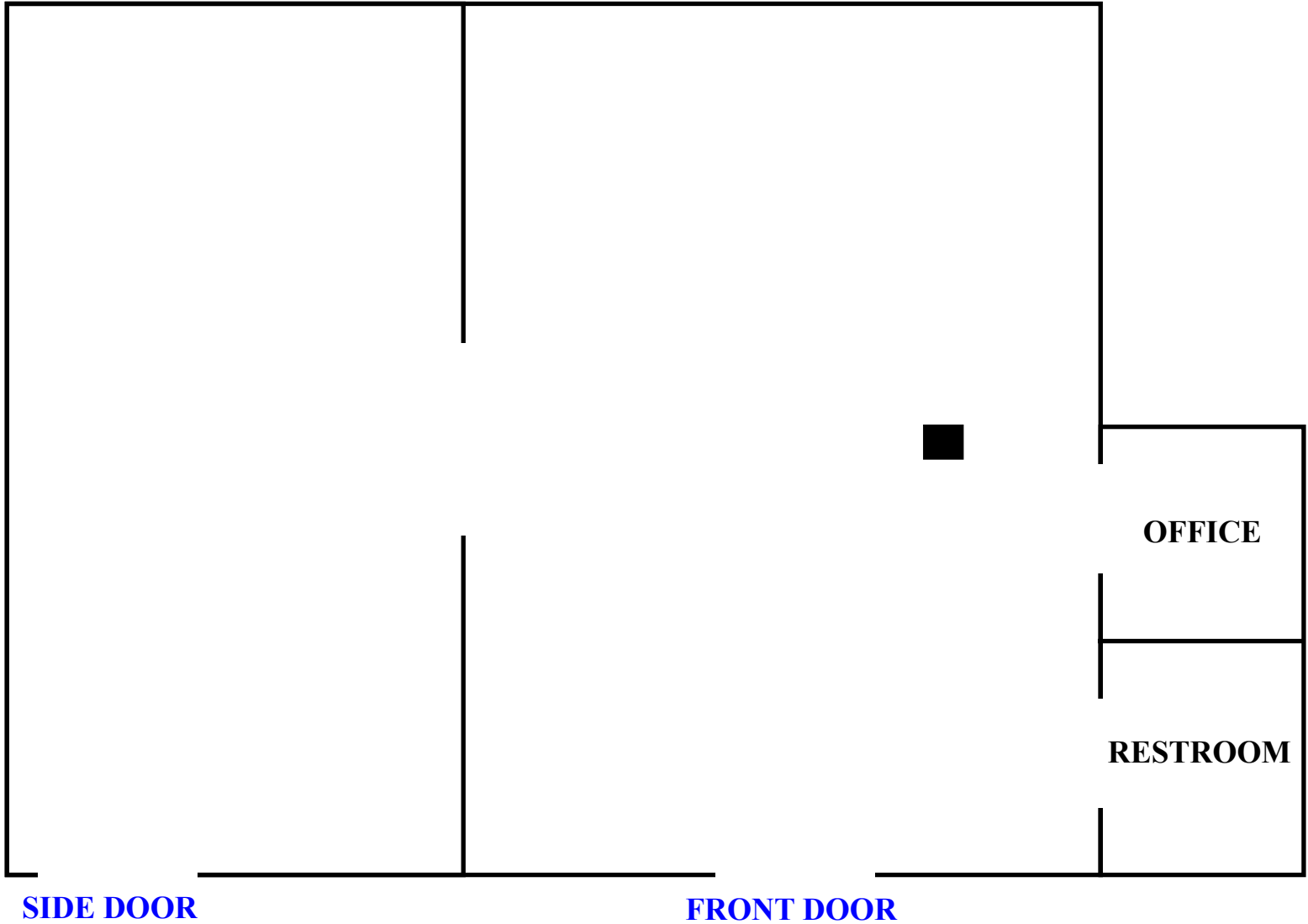


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Phone (254) 771-5959

FLOOR PLAN



*** Not Drawn to Scale**



DB Commercial Real Estate

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Broker License No. 0511146
Phone (254) 771-5959

AERIAL



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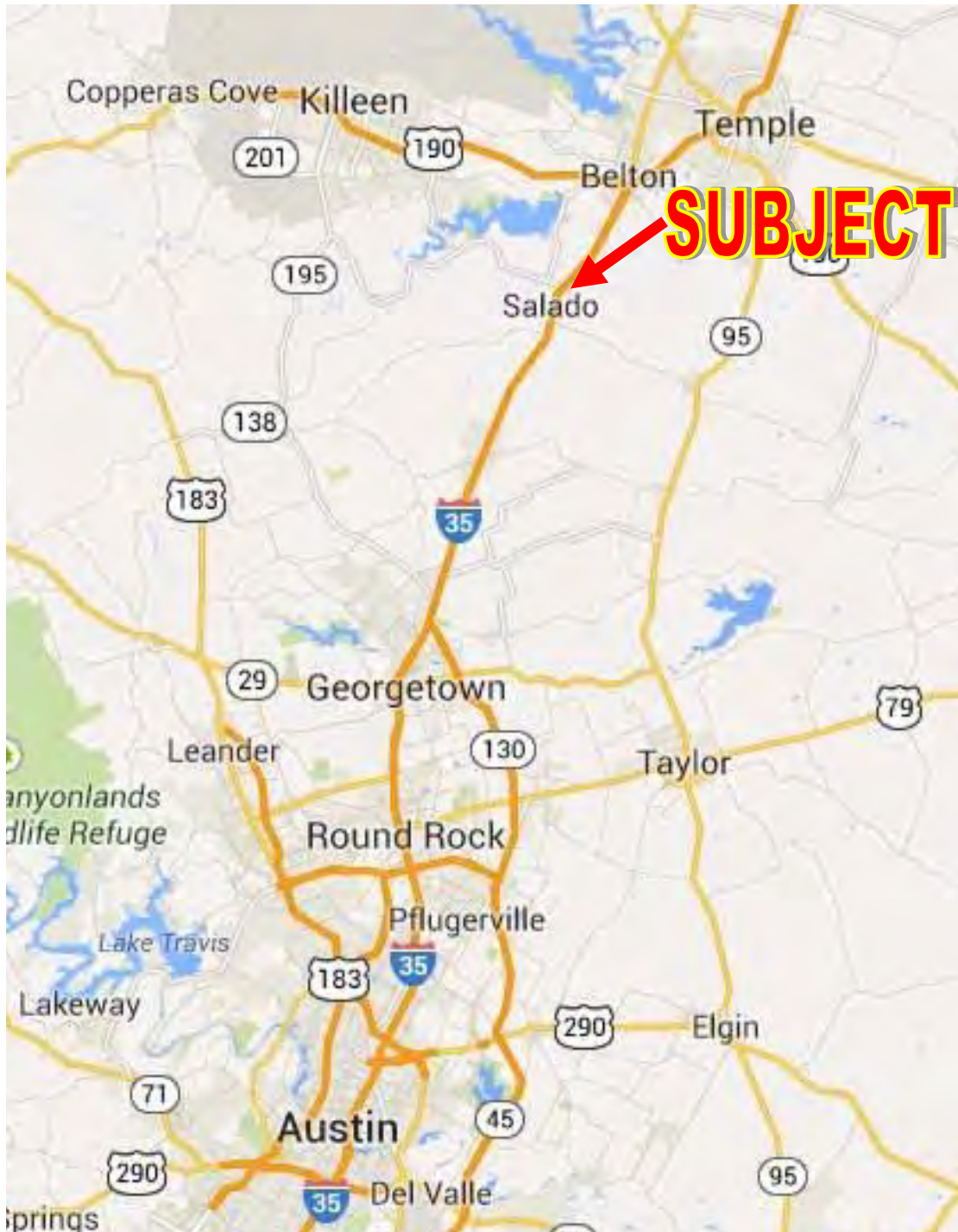
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LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DB Commercial, LLC	0511146	greg@dbcre.com	254-771-5959
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Gregory D. Davis	0280742	greg@dbcre.com	254-771-5959
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Staff Summary – Sign Ordinance Amendment (Monument Signs)

The proposed amendment to the Sign Ordinance is intended to establish monument sign standards for properties located within mixed-use zoning districts and local retail areas that are adjacent to or surrounded by residential zoning.

To assist the Commission in identifying the areas affected by this amendment, staff has outlined the applicable zoning areas with a **black boundary line** on the accompanying zoning map. This map is provided as a reference to illustrate where the proposed monument sign standards would apply.

Staff recommends limiting the amendment to mixed-use and local retail zoning districts that **are adjacent to, interface with, or are surrounded by residential zoning districts**. This targeted approach is intended to provide appropriate signage for businesses while maintaining compatibility with the surrounding residential character, reducing visual impacts, and protecting nearby residential neighborhoods.

Reference – Recommended Monument Sign Standards

Based on the Village's existing development standards, including a **20-foot front setback** and **30–35 mph** posted speed limits in these commercial areas, staff recommends the Commission consider the following design standards:

- **Maximum sign height:** 4 to 6 feet (Christy's sign on Main St is 3 feet height)
 - Preferred height adjacent to residential properties: **4 feet**
- **Maximum sign face area:** 24 to 32 square feet
- **Minimum primary lettering height:** 6 to 8 inches
- **Location:** Outside the public right-of-way and clear of sight visibility triangles
- **Lighting:** External or low-brightness internal illumination only; no flashing, moving, or digital displays adjacent to residential areas
- **Landscaping:** Required at the base of all monument signs
- **Residential compatibility:** Monument signs adjacent to residential neighborhoods should maintain a lower-scale design to minimize visual impacts.

At vehicle speeds of **30–35 mph**, motorists require sufficient time to identify businesses safely without creating unnecessary visual clutter. Sign visibility is influenced more by **letter height, color contrast, and proper placement** than by overall sign height. Industry design guidance generally correlates sign readability with lettering size and overall sign design rather than the height of the supporting structure.

Staff Recommendation

Staff recommend approval of the proposed Sign Ordinance amendment establishing monument sign standards only within the mixed-use and local retail zoning areas identified on the zoning map (this will cover any future rezoning or new zoning areas).

RV Parking Ordinance Review Request

Jeff Van Cura 06/30/26





Some Examples of RV Parking in Mill Creek

- Some Long Term Parking – Behind Fence or Under Cover
- Some simply parked in the Driveway (Short Term usually)
- One example of simply parking in Grass

Short History of RV Parking in Village Ordinances



Ordinance 2018.02 – Passed 5/0 February 1st 2018

... Prohibiting the parking of Vehicles or Trailers in front yards and requiring Recreational Vehicles, Boats and Trailers to be parked in the rear yard behind a fence.



Ordinance 2018.04 – Passed 3/2 March 15th 2018

Ordinance 2018.02 Repealed



Ordinance 2020.09 – Passed 3/2 May 7th 2020

It shall be unlawful for any person to stop, stand, or park a truck-tractor, road tractor, trailer, semi-trailer, bus, commercial motor vehicle, or commercial utility trailer upon private property zoned or used as residential.

Any conditions on RV Parking not present in the Ordinance

Request to the Board of Alderman and Planning & Zoning Board



BoA – **Authorize a Review** the Current Parking Ordinances to determine if some reasonable RV Parking Conditions (such that RVs are not parked long-term on Front-Yard of Residential Driveways, Streets, or Lawns) could be added to our Village Ordinances



P&Z to Take Care to recognize that Short Term Parking (e.g. preparing for an upcoming trip) should be accommodated



P&Z - **to make a review / recommendation** to BoA for Consideration / Potential Approval



Thank You for Your Consideration

Open for any further Questions / Discussion

Village of Salado

ORDINANCE NO. 2018.02

Parking Ordinance

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, PROHIBITING THE PARKING OF VEHICLES OR TRAILERS IN FRONT YARDS AND REQUIRING RECREATIONAL VEHICLES, BOATS AND TRAILERS TO BE PARKED IN THE REAR YARD BEHIND A FENCE; PROVIDING FOR SEVERABILITY, PROVIDING A PENALTY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Local Government Code Section 51.032, the Board of Aldermen of the Village of Salado ("Board of Aldermen") is authorized by law to adopt an ordinance, not inconsistent with state law, that it considers proper for the government of the Village; and

WHEREAS, pursuant to Texas Local Government Code Chapter 214 the Board of Aldermen is authorized by law to adopt an ordinance regarding building regulations and the municipal regulation of housing; and

WHEREAS, pursuant to Texas Local Government Code Chapter 217 the Board of Aldermen is authorized by law to adopt an ordinance regarding public nuisances; and

WHEREAS, the Board of Aldermen finds that the parking of vehicles, recreational vehicles, boats and trailers on yards and the long term open storage of such items is unsightly, harmful to visual lines of sight, detrimental to neighboring property values, and generally a public nuisance; and

WHEREAS, the Board of Aldermen finds that the parking of vehicles, recreational vehicles, boats and trailers on yards and the long term open storage of such items contrary to the Village's goals of promoting natural beauty and responsible landscaping; and

WHEREAS, the Board of Aldermen finds that regulation of the parking of vehicles, recreational vehicles, boats and trailers on yards and the long term open storage of such items will promote the health, safety and general welfare of the community; and

WHEREAS, the Board of Aldermen finds that the regulations established by this Ordinance are for the good government, peace, or order of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO TEXAS THAT:

SECTION 1. RECITALS

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

The following regulations are hereby enacted and shall read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be inserted into the Code and any struck-through text shall be deleted from the Code, as stated on *Attachment A*.

SECTION 3. REPEALER

Any ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 5. PUBLICATION

The Village Secretary is hereby directed to publish the caption and penalty of this Ordinance as required by law.

SECTION 6. EFFECTIVE DATE

Upon passage, this Ordinance shall be effective thirty (30) days from its publication as required by law.

SECTION 7. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by law.

PASSED & APPROVED this 1st day of February 2018, by 5 Ayes to 0 Nays to 0 Abstentions of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO, TEXAS


Skip Blancett, Mayor

ATTEST:


Cara McPartland, Village Secretary



**PARKING AND STORAGE OF VEHICLES,
RECREATIONAL VEHICLES, BOATS AND TRAILERS**

Sec. 1. Definitions.

In this Ordinance, the terms described below shall have the following meanings:

- a. **Authorized Emergency Vehicle:** A fire department or police vehicle, a public or private ambulance operated by a person who has been issued a license by the Texas Department of Health, a municipal department or public service corporation emergency vehicle so designated by the Board of Aldermen, or a private vehicle of a volunteer firefighter or certified emergency medical services employee or volunteer; when responding to an emergency.
- b. **Front Yard:** An area extending the full width of an improved single-family lot between its side property lines, the front property lot line and a line that is an extension of the front line of the residential structure located on a lot, excluding the driveway. The front yard of a corner lot shall be determined by the street address of the residence located on such lot.
- c. **Improved Surface:** An area, excluding a driveway, the surface of which is comprised of selected materials constructed to a depth sufficient to distribute the weight of a vehicle or equipment over such area to preclude deterioration and deflection of the area due to vehicle or equipment load, adverse weather, or other conditions. Examples of materials with which an improved surface might be constructed include asphalt, concrete, permeable pavement or other materials approved by the Village Administrator or his designee.
- d. **Motor Vehicle:** Any vehicle designed to carry one or more persons that is propelled or drawn by mechanical power, such as automobiles, vans, trucks, motorcycles and buses.
- e. **Operator:** A person in actual physical control of a vehicle.
- f. **Owner:** A person who has (1) legal title to a motor vehicle, or (2) the right to possess or control a vehicle.

- g. Park or Parking:** To stand an occupied or unoccupied vehicle, other than temporarily.
- h. Paved Surface:** An area continuously surfaced by concrete, hot mix asphalt, brick pavers, stone pavers or gravel.
- i. Recreational Vehicle or RV:** Any vehicular, portable structure designed for temporary or short-term occupancy. Such vehicles shall include self-propelled recreational vehicles, travel trailers, converted buses, tent trailers, motor homes, or similar devices used for temporary portable housing.
- j. Rear Yard:** An area extending the full width of an improved single-family lot between its side property lines, the rear property lot line and a line that is an extension of the rear line of the residential structure located on a lot, excluding the driveway.
- k. Side Yard:** An area of an improved single-family lot circumscribed by a line parallel to and extending along the side of a residential structure located on the lot which line is joined at right angles by lines parallel to and that extend along the front and rear lines of the residential structure on the lot to the side property line of the lot, excluding the driveway.
- l. Semitrailer:** A vehicle without motive power that is designed, or used with a motor vehicle, so that some of its weight and the weight of its load rest on, or is carried by, the motor vehicle.
- m. Stand or Standing:** To halt an occupied or unoccupied vehicle while receiving property or passengers.
- n. Stop or Stopping:** To halt an occupied vehicle.
- o. Store or Storage:** To park or place a recreational vehicle, trailer, boat or watercraft in a location when it is not in use for its intended purpose. The term does not include the short term (72 hours or less) parking for loading, unloading or cleaning.
- p. Trailer:** A vehicle without motive power that is: (1) designed or used to carry property, including boats, or passengers on its own structure exclusively; and (2) drawn by a motor vehicle.
- q. Truck-tractor:** A motor vehicle designed or used primarily for pulling other vehicles and not constructed to carry a load other than a part of the weight of the vehicle being drawn.

- r. **Vehicle:** A mechanical device, other than a device moved by human power or used exclusively upon stationary rails or tracks, in, on, or by which a person or property can be transported. The term includes a motor vehicle, commercial motor vehicle, recreational vehicle, truck-tractor, trailer, semitrailer, boat or watercraft, but does not include: (1) manufactured housing as defined by the Texas Manufactured Housing Standards Act, Chapter 1201 of the Texas Occupations Code, or (2) self-propelled wheel chairs or mechanical devices while being used by disabled individuals.

Sec. 2. Prohibited Parking of Vehicles.

- a. **General Prohibition:** It shall be unlawful for any person to park or to cause, suffer or permit the parking of a vehicle, boat or equipment on any surface that is not an improved surface as defined in this ordinance, within the front or side yard of a single-family residence subject to this section. It is presumed the registered owner of the vehicle or equipment is the person who parked, caused, suffered or permitted the vehicle or equipment to be parked in violation of this ordinance.
- b. **General Prohibition:** It shall be unlawful for any person to park or cause, suffer or permit the parking of a vehicle, boat or equipment on within the rear yard of a lot with a single-family residence unless the vehicle, boat or equipment is located behind a seven (7) foot tall wooden fence. It is presumed the registered owner of the vehicle, boat or equipment is the person who parked, caused, suffered or permitted the vehicle, boat or equipment to be parked in violation of this ordinance. Temporary parking of a recreational vehicle, boat or equipment for the purpose of loading or unloading is permitted but shall not exceed a period of twenty-four (24) consecutive hours.
- c. **General Prohibition:** A vehicle, boat or equipment parked on the roadway shall not impede the flow of traffic or block the view of intersections, crosswalks, or traffic control signs.
- c. **Exception:** This section shall not apply to persons operating authorized emergency vehicles and vehicles displaying valid state issued disabled parking placard/plates.

Sec. 3. Penalty.

Any person violating the provisions of this Ordinance shall be guilty of a Class C misdemeanor and, upon conviction, will be subject to a fine not to exceed five hundred dollars (\$500.00) per offense. The Village is authorized in the alternative, or in conjunction, to bring civil enforcement actions, seeking injunctive relief and civil penalties. Each day that a violation continues shall constitute a separate offense.

Village of Salado

ORDINANCE NO. 2020-09

Parking Ordinance

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, PROHIBITING THE PARKING OF CERTAIN VEHICLES OR TRAILERS ON PUBLIC STREETS, ALLEYS, PARKWAYS, BOULEVARDS AND ON PRIVATE PROPERTY ZONED OR USED AS RESIDENTIAL WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SALADO; REPEALING ANY ORDINANCE IN CONFLICT THEREWITH, PROVIDING FOR A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Local Government Code Section 51.032, the Board of Aldermen of the Village of Salado ("Board of Aldermen") is authorized by law to adopt an ordinance, not inconsistent with state law, that it considers proper for the government of the Village; and

WHEREAS, pursuant to Texas Local Government Code Chapter 214 the Board of Aldermen is authorized by law to adopt an ordinance regarding building regulations and the municipal regulation of housing; and

WHEREAS, pursuant to Texas Local Government Code Chapter 217 the Board of Aldermen is authorized by law to adopt an ordinance regarding public nuisances; and

WHEREAS, the Board of Aldermen finds that the parking of certain vehicles and trailers on public roadways and on private property zoned or used as residential is unsightly, harmful to visual lines of sight, detrimental to neighboring property values, and generally a public nuisance; and

WHEREAS, the Board of Aldermen finds the parking of certain vehicles and trailers on public roadways and on private property zoned or used as residential contrary to the Village's goals of promoting natural beauty and responsible landscaping; and

WHEREAS, the Board of Aldermen finds that regulation of the parking of certain vehicles and trailers on public roadways and on private property zoned or used as residential will promote the health, safety and general welfare of the community; and

WHEREAS, the Board of Aldermen finds that the regulations established by this Ordinance are for the good government, peace, or order of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, THAT:

SECTION 1. RECITALS

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

SECTION 2. ENACTMENT

The following regulations are hereby enacted and shall read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be inserted into the Code and any struck-through text shall be deleted from the Code, as stated on *Attachment "A"*.

SECTION 3. REPEALER

Any ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 5. PUBLICATION

The Village Secretary is hereby directed to publish the caption and penalty of this Ordinance as required by law.

SECTION 6. EFFECTIVE DATE

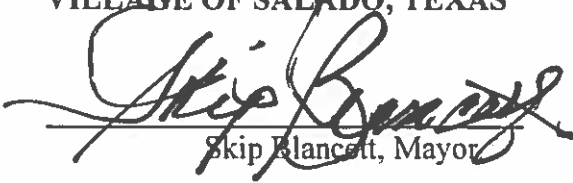
This Ordinance shall be effective immediately upon its passage and publication as required by law.

SECTION 7. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by law.

PASSED & APPROVED this 7th day of May 2020, by 3 Ayes to 2 Nays to 0 Abstentions of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO, TEXAS


Skip Blum, Mayor

ATTEST:


Cara McPartland, Village Secretary



**PARKING AND STORAGE OF
CERTAIN VEHICLES AND TRAILERS**

Sec. 1. Definitions.

In this Ordinance, the terms described below shall have the following meanings:

- a. **Bus:** A motor vehicle used to transport persons and designed to accommodate more than 10 passengers, including the operator.
- b. **Commercial Utility Trailer:** A vehicle without motive power that is: (1) designed or used to carry equipment, goods and supplies, on its own structure exclusively for commercial business reasons; and (2) drawn by a motor vehicle.
- c. **Commercial Motor Vehicle:** A motor vehicle or combination of motor vehicles used to transport passengers and property for commercial business reasons that: (A) has a gross combination weight rating of ten thousand (10,000) or more pounds; or (B) is more than twenty-two (22) feet in length, seven (7) feet in width or seven (7) feet in height.
- d. **Motor Vehicle:** Any vehicle designed to carry one or more persons that is propelled or drawn by mechanical power, such as automobiles, vans, trucks, motorcycles and buses.
- e. **Park or Parking:** To stand an occupied or unoccupied vehicle, other than temporarily.
- f. **Recreational Vehicle or RV:** Any vehicular, portable structure designed for temporary or short-term occupancy. Such vehicles shall include self-propelled recreational vehicles, travel trailers, converted buses, tent trailers, motor homes, or similar devices used for temporary portable housing.
- g. **Road Tractor:** A motor vehicle designed and used to draw another vehicle but not constructed to carry a load independently or a part of the weight of the other vehicle or its load.

- h. **Semi-trailer:** A vehicle without motive power that is designed, or used with a motor vehicle, so that some of its weight and the weight of its load rests on, or is carried by, the motor vehicle.
- i. **Stand or Standing:** To halt an occupied or unoccupied vehicle while receiving property or passengers.
- j. **Stop or Stopping:** To halt an occupied vehicle.
- k. **Trailer:** A vehicle without motive power that is: (1) designed or used to carry property, or passengers on its own structure exclusively; and (2) drawn by a motor vehicle. The term trailer includes, but is not limited to, the following: trailer coach, semi-trailer, or pole trailer. The term does not include recreational vehicles as defined above.
- l. **Truck-tractor:** A motor vehicle designed or used primarily for pulling other vehicles and not constructed to carry a load other than a part of the weight of the vehicle being drawn.
- m. **Vehicle:** A mechanical device, other than a device moved by human power or used exclusively upon stationary rails or tracks, in, on, or by which a person or property can be transported. The term includes a motor vehicle, commercial motor vehicle, recreational vehicle, truck-tractor, trailer, semitrailer, boat or watercraft, but does not include: (1) manufactured housing as defined by the Texas Manufactured Housing Standards Act, Chapter 1201 of the Texas Occupations Code, or (2) self-propelled wheel chairs or mechanical devices while being used by disabled individuals.

Sec. 2. Prohibited Parking of Certain Vehicles and Trailers.

- a. **General Prohibition:** It shall be unlawful for any person to stop, stand or park a truck-tractor, road tractor, trailer, semi-trailer, bus, commercial motor vehicle, or commercial utility trailer upon any public street, alley, parkway, boulevard or public property within the Village limits. This section shall not apply to street construction, maintenance and repair equipment; trucks, equipment, trailers, and vehicles used by public service utility companies engaged in repairing or extending public service utilities; commercial motor vehicles and commercial utility trailers parked in or adjacent to a location where commercial business services are being performed only for the period necessary to complete the work; motor buses when taking on or discharging passengers at customary bus stops; other vehicles when actually parked at a designated loading zone; municipal vehicles used to perform Village business; or commercial motor vehicles or commercial utility trailers where it is lawful to park a

commercial motor vehicle or commercial utility trailer for the purpose of accepting or delivering transportable goods. It is an affirmative defense to prosecution under this section that the vehicle had a mechanical defect, making it unsafe to proceed further, in which event it shall be lawful to stop, stand or park the vehicle during the time necessary to make emergency repairs.

- b. **General Prohibition:** It shall be unlawful for any person to stop, stand or park a truck-tractor, road tractor, trailer, semi-trailer, bus, commercial motor vehicle, or commercial utility trailer upon private property zoned or used as residential. This section shall not apply to street construction, maintenance and repair equipment; trucks, equipment, trailers, and vehicles used by public service utility companies engaged in repairing or extending public service utilities; commercial motor vehicles and commercial utility trailers parked in or adjacent to a location where commercial business services are being performed only for the period necessary to complete the work; motor buses when taking on or discharging passengers at customary bus stops; other vehicles when actually parked at a designated loading zone; municipal vehicles used to perform Village business; or commercial motor vehicles or commercial utility trailers where it is lawful to park a commercial motor vehicle or commercial utility trailer for the purpose of accepting or delivering transportable goods. It is an affirmative defense to prosecution under this section that the vehicle had a mechanical defect, making it unsafe to proceed further, in which event it shall be lawful to stop, stand or park the vehicle during the time necessary to make emergency repairs.

Sec. 3. Penalty.

Any person violating the provisions of this Ordinance shall be guilty of a Class C misdemeanor and, upon conviction, will be subject to a fine not to exceed five hundred dollars (\$500.00) per offense. The Village is authorized in the alternative, or in conjunction, to bring civil enforcement actions, seeking injunctive relief and civil penalties. Each day that a violation continues shall constitute a separate offense.