

There is hereby created a Zoning Board of Adjustments, hereafter referred to as the "ZBA", for the purpose, in appropriate cases and subject to appropriate conditions and safeguards, to make special exceptions to the terms of this Ordinance that are consistent with the general purpose and intent of this Ordinance. The ZBA may be composed of the members of the Board of Aldermen of the Village of Salado as authorized by Chapter 211.008(g) of the Local Government Code.

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**Aldermen:**

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Susan Terry  
Danney McCort  
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**Municipal Inspector:**

Roxanne Valdez

Welcome  
to Salado's

## Zoning Board of Adjustment



Accessing guidance through  
Salado's Zoning Ordinance  
No. 2010.07

## Zoning Board of Adjustments

### A. Members; Terms of Office:

1. The Zoning Board of Adjustments may consist of members of the Board of Aldermen, and shall operate in accordance with Sections 211.008 through 211.011 of the Texas Local Government Code, as amended. The Board of Aldermen may also choose by a simple majority vote to appoint Zoning Board of Adjustments members.
2. If appointed, the ZBA shall consist of seven (7) people residing within the Village of Salado or in the Village's ETJ. At least five (5) members of the ZBA must reside within the Village of Salado.
3. Each person nominated by the Board of Aldermen to be a ZBA member must be approved by a simple majority vote of the Board of Aldermen before being appointed as a member of the Commission.
4. All appointments to the ZBA shall serve as a member for a term of office of two (2) years. Members may be reappointed with no limitation on the number of terms one member may serve. Upon adoption of this ordinance, the Board of Aldermen shall act as the ZBA, or shall vote to appoint members, in which case, three (3) members shall be appointed to one (1) year terms, and four (4) members to two (2) year terms. After the initial terms expire, all members shall serve two (2) year terms.
5. The Zoning Board of Adjustments shall elect a Chairperson and a Vice-Chairperson from among its membership, and each officer shall hold office until replaced by a simple majority vote of the full ZBA.

### B. Meetings:

1. Meetings of the Zoning Board of Adjustments shall be held at the call of the Chairperson or Secretary and at such other times as the ZBA may determine. All meetings of the ZBA shall be open to the public. All cases to be heard by the Zoning Board of Adjustments shall always be heard by at least seventy-five percent (75%) of the members.
2. When meeting as the Zoning Board of Adjustments, the ZBA cannot function as the Board of Aldermen. Zoning Board of Adjustments hearings must be separate from Board of Aldermen hearings.

### Authority of Zoning Board of Adjustments:

1. The Board of Adjustments shall have the authority, granted in Sections 211.008 through 211.011 of the Texas Local Government Code and those established herein, to exercise powers and to perform duties including the following:
  - a. Hear and decide an appeal that alleges error in an order, requirement, decision or determination made by an administrative official in the enforcement of this Ordinance;
  - b. Authorize, in specific cases, a variance from the terms of this Ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the Ordinance would result in unnecessary hardship, and so that the spirit of this Ordinance is observed and substantial justice is done;
  - c. In exercising its authority under Subsection 1 above, the Zoning Board of Adjustments may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision or determination from which an appeal is taken and make the correct order, requirement, decision or determination, and for that purpose the Board has the same authority as the administrative official;
  - d. The concurring vote of at least seventy-five percent (75%) of the full Zoning Board of Adjustments is necessary to:
    - (1) Reverse an order, requirement, decision or determination of an administrative official;
    - (2) Decide in favor of an applicant on a matter on which the Board is required to review under this Zoning Ordinance;
    - (3) Authorize a variance from the terms of this Zoning Ordinance; or
    - (4) Hear and decide special exceptions to this Zoning Ordinance.

IF YOU ARE INTERESTED IN APPLYING FOR A POSITION ON SALADO'S ZONING BOARD OF ADJUSTMENT, YOU MAY OBTAIN AN APPLICATION FROM THE VILLAGE OFFICE OR FROM THE VILLAGE WEBSITE AT [WWW.SALADOTX.GOV/FORMSONLINE](http://WWW.SALADOTX.GOV/FORMSONLINE)