

**CITY OF ALEDO, TEXAS
CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, JUNE 23, 2022
6:00 P.M.**

CALL MEETING TO ORDER

Mayor Nick Stanley called the regular meeting of the City Council to order at 6:04 pm on Thursday, June 24, 2022. Those in attendance at this meeting were Mayor Nick Stanley, Councilmember Christian Pearson, Mayor Pro Tem Shane Davis and Councilmember Dan Herbert. Councilmember Nelson Rowls was not in attendance at this meeting having given prior notice of his absence.

Staff present were City Manager Noah Simon, Director of Parks and Events Erica Haney, Director of Public Works Gretchen Vazquez, City Planner Nathan Gonzales, City Secretary Deana McMullen and City Attorney Lindsey Hale.

INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Christian Pearson gave the Invocation. Mayor Nick Stanley led the Pledge of Allegiance.

CITIZEN APPEARANCES

CITY COUNCIL CANNOT DISCUSS ANY PRESENTED ISSUE NOR MAY ANY ACTION BE TAKEN ON ANY ISSUE AT THIS TIME. COMMENTS ARE LIMITED TO (3) MINUTES AND THIS TIME IS NOT TRANSFERABLE. PLEASE SIGN IN BEFORE THE START OF TONIGHT'S MEETING.

There were no Citizen Appearances for this meeting.

Mayor Nick Stanley adjourned the regular meeting of the Aledo City Council at 6:06 pm to adjourn into Executive Session. Those in attendance were Mayor Nick Stanley, Mayor Pro Tem Shane Davis, Councilmember Christian Pearson, Councilmember Dan Herbert, City Attorney Lindsey Hale, City Secretary Deana McMullen, Director of Public Works Gretchen Vazquez, City Planner Nathan Gonzales and Director of Parks and Events Erica Haney.

1. **Executive Session:** Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

- (a) **§ 551.071. Consultation with Attorney.** The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- **Dean Ranch Development**
- **Seigmund vs City Aledo**

- (b) **§ 551.087. Deliberation regarding Economic Development Negotiations.** The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

- **Dean Ranch Development**

Mayor Nick Stanley adjourned the Executive Session and reconvened the regular session at 6:59 pm.

ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION

2. Discussion and/or action to approve the Dean Ranch Development Agreement, which had been tabled at the May 18, 2022 Special Meeting.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to approve the Dean Ranch Development agreement.

Motion carried 3-0

CONSENT AGENDA:

All of the following items on the consent agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests. Approval of the consent agenda authorizes the City Administrator to implement each item in accordance with the staff recommendation.

The Consent Agenda was presented as follows:

- 1. Approval of the June 6, 2022 Special City Council Minutes.**
- 2. Approval of the June 13, 2022 Special City Council Minutes.**
- 3. Approval of the May 26, 2022 Regular City Council Minutes.**

Motion was made by Councilmember Dan Herbert, seconded by Mayor Pro Tem Shane Davis to approve the Consent Agenda as presented.

Motion carried 3-0

ITEMS FOR DISCUSSION:

- 1. Public Hearing to consider and receive input regarding consideration of a request for a Zoning Change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District – Lots 8- 9, Block 9, Lasater Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Volume 277, Page 641, Plat Records, Parker County, Texas.**

Mayor Nick Stanley opened the Public Hearing at 7:01 p.m to consider and receive input for or against the request for a Zoning Change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District – Lots 8-9, Block 9, Lasater Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Volume 277, Page 641, Plat Records, Parker County, Texas. Mayor Nick Stanley stated that the applicants for this Zoning Change request are asking for the Council to waive the 45 day requirement that is in the City of Aledo Zoning Ordinance and table this item until the next meeting and have an opportunity to meet with the residents in the area.

Mayor Nick Stanley invited the citizens that signed in with a request to appear before the City Council to come up one at a time to speak.

1) Susan Houghtalin – 315 Plum St. – Ms. Houghtalin spoke to the council and stated that the owners had not spoken to any of the residents in the area as of this date. The P&Z Board unanimously voted against this request to change the lot sizes. She also mentioned that the Lasater addition has covenants against changing lot sizes that goes back to 1955. She gave the City Secretary a petition that was signed by the residents in the Lasater addition that were against the Zoning change request.

2) Maryann Godbey – 200 Robert Street – Stated that she has lived in this neighborhood for over 20 years because of the neighborhood. She does not want or need to be in a crowded

neighborhood like the new developments are. She asked the Council to take up for the residents that are against this change.

3) Stanton Pearson – 605 Shary St- Have lived in this neighborhood for 11 years. We know change is coming. We know about the Pine Street Project and have concerns about people blocking our driveways and us being able to let our children ride their bicycles in the neighborhood. There should be stop signs at every intersection to slow people down. I served on the Home Rule Charter Committee because I am proud of Aledo. Mayola Lasater was proud of Aledo and she put the covenants in place in the Lasater addition for a reason. We were here a year and half ago fighting the same thing. We do not want this change in our neighborhood.

Mayor Nick Stanley stated that the Council hears what everyone is saying. The City Council and the Boards and Commissions are required to hear zoning changes when developers request them. All of your concerns will be considered. Thank you for being here.

Mayor Nick Stanley closed the Public Hearing at 7:17 pm

2. Discussion and action to consider approval of request for a Zoning Change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District – Lots 8- 9, Block 9, Lasater Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Volume 277, Page 641, Plat Records, Parker County, Texas.

The application was paused by a request from the applicant for a period of 45 days.

Motion was made by Councilmember Christian Pearson, seconded by Councilmember Dan Herbert to table this item until the July 28, 2022 regular City Council meeting as requested by the applicants.

Motion carried 3-0

3. Public Hearing to consider amending Section 27.3.1, Section 27.3.2, and Section 27.3.7 the City of Aledo Zoning Ordinance to change the size of standard and compact off-street parking spaces.

Mayor Nick Stanley opened the Public Hearing at 7:22 pm for anyone wishing to speak for or against the consideration to amend section 27.3.1, 27.3.2 and section 27.3.7 of the City of Aledo Zoning Ordinance to change the size of standard and compact off-street parking spaces.

There was no one to speak for or against this item.

Mayor Nick Stanley closed the Public Hearing at 7:23 pm.

4. Discussion and action to consider approval of amending Section 27.3.1, Section 27.3.2, and Section 27.3.7 the City of Aledo Zoning Ordinance to change the size of standard and compact off-street parking spaces.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to approve the amendment of Section 27.3.1, Section 27.3.2, and Section 27.3.7 the City of Aledo Zoning Ordinance to change the size of standard and compact off-street parking spaces as discussed.

Motion carried 3-0

5. Public Hearing to consider amending Section 27.6.32 of the City of Aledo Zoning Ordinance to change the required parking ratio for restaurant uses from total floor area to total dining area.

Mayor Nick Stanley opened the Public Hearing at 7:26 pm for anyone wishing to speak for or against the item to consider amending section 27.6.32 of the City of Aledo Zoning Ordinance to change the required parking ration for restaurants uses from total floor area to total dining area.

City Planner Nathan Gonzales gave the council an update on this item.

There was no one to speak for or against this item. Mayor Nick Stanley closed the Public Hearing at 7:30 p.m.

6. Discussion and action to consider approval of amending Section 27.6.32 of the City of Aledo Zoning Ordinance to change the required parking ratio for restaurant uses from total floor area to total dining area.

Motion was made by Councilmember Dan Herbert, seconded by Mayor Pro Tem Shane Davis to approve the amendment of Section 27.6.32 of the City of Aledo Zoning Ordinance to change the required parking ratio for restaurant uses from total floor area to total dining area.

Motion carried 3-0

7. Discussion and action to adopt Resolution authorizing the City Manager to enter into a professional service agreement between the City of Aledo and Traylor and Associates Inc. to provide grant administration and management services.

This item was pulled from this Agenda. No action was taken on this item.

8. Discussion and action to consider adopting a Resolution and executing the Transportation Alternatives Set-Aside (TASA) Program Advance Funding Agreement.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to

approve the Resolution and authorize the City Manager to execute the Transportation Alternative Set-Aside (TASA) Program Advance Funding Agreement.

Motion carried 3-0

COUNCIL AND STAFF COMMENTS

(In compliance with the Texas Open Meetings Act, Council members may comment on routine city matters, may ask questions of staff that require only responses of factual information or statements of existing city policy, or may request that non-routine matters of public concern be placed on a future agenda. Council members may not discuss non-agenda items among themselves. In compliance with the Texas Open Meetings Act, city staff members may comment on routine city operations and projects. Staff members may respond to questions from others only with statements of factual information or existing city policy.)

There were no Council/Staff comments at this meeting.

ADJOURN

There being nothing further to discuss or consider Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 7:40 pm

PASSED AND APPROVED THIS THE 28 DAY OF July 2022.

ATTEST:


City Secretary Deana McMullen


Mayor Nick Stanley

