

**CITY COUNCIL MINUTES  
MEETING LOCATION: ALEDO COMMUNITY CENTER  
104 ROBINSON COURT  
ALEDO, TEXAS 76008  
THURSDAY, AUGUST 25, 2022  
6:00 P.M.**

**CALL REGULAR MEETING TO ORDER**

**1. CALL TO ORDER**

Mayor Nick Stanley called the regular meeting of the City Council to order at 6:01 pm on Thursday, August 25, 2022. Those in attendance at this meeting were Mayor Nick Stanley, Councilmember Christian Pearson, Mayor Pro Tem Shane Davis, Councilmember Dan Herbert, Councilmember Nelson Rowls and Councilmember Shawna Ford.

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 Alicia Kreh.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**3. CITIZEN APPEARANCES:** This is an opportunity for citizens to address the City Council on any matter, whether or not it is posted on the agenda. Individual citizen comments are normally limited to three (3) minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the citizen to hold their comment on an agenda item if the item is posted as a Public Hearing. The City Council cannot by law take any action nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The City Council will receive the information, and ask the City Manager to review the matter, or an item may be noticed on a future agenda for deliberation or action. Please sign in before the start of the meeting and provide the paper to the City Secretary.

**4. PRESENTATIONS/RECOGNITIONS**

- a. Mayor Nick Stanley will administer the Statement of Elected/Appointed Official and the Oath of Office to Appointed Council Place 3, Ms. Shawna Ford. This is for ceremonial purposes only, Council Member Ford was sworn in on Thursday, August 4,

2022.

**Mayor Nick Stanley administered the Statement of Elected/Appointed Officials and the Oath of Office to Appointed Council Place 3, Ms. Shawna Ford for Ceremonial Purposes.**

b. Presentation from Lawrence Colvin, President, Weatherford Mountain Bike Club.

**Mr. Larry Colvin fo the Weatherford Mountain Bike Club was present to give an update of the Trail System they are working on. They have Plans for Aledo that include the connection of the Downtown Area to the Parks of Aledo and possibly from Underwood to Old Jenkins Road to the Trail Head in the Parks of Aledo The Lakes addition. Mr. Colvin presented ideas about other ways they could expand the existing Trail System to cover other parts of the City and even eventually connect the Trail into Willow Park and into the Lake Weatherford Area. We just need to Champion this to get it started. There was no action on this item.**

**5. CONSENT AGENDA:** All items listed below are considered routine by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Council Member requests, in which event the item will be removed from the general order of business and considered in its normal sequence. Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with the staff recommendation.

- a. Consider approval of the City Council meeting minutes from the following meetings:
- July 28, 2022, Regular City Council Meeting
  - August 10, 2022, Special City Council Meeting

**Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Nelson Rowls to approve the consent agenda as presented.**

**Motion carried 5-0**

**6. REPORTS:** Reports are prepared for informational purposed and will be accepted as presented (there will be no presentations associated with the report items). There will be no separate discussion unless a City Council Member requests that the report be removed and considered separately.

- There are no reports scheduled.

**7. Continuation of a Public Hearing and consider approval 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. Tabled from the previous meeting, July 28, 2022.**

Nathan Gonzales, City Planner was present to give the back ground information on this item.



Mr. Gonzales informed the Council that the request for this zoning change will transition 2 single family lots to 3 single family residential lots. The development standards propose 7,015 square foot lots that are 50 feet wide. The proposed homes would be single story and range from 1900 to 2300 square feet, 4 bedrooms, 2 baths, with front entry 2 car garages. The Planning & Zoning Commission considered the Zoning change request on June 9, 2022 and recommended denial by a vote of 4 -0.

Mayor Nick Stanley opened the Public Hearing at 6:20pm for anyone wishing to speak for or against this item.

Mr. Zach Pedigrew Legal Counsel for the applicant spoke in favor of this request. He said he understood that the neighbors of this property do not want change, but change is coming to Aledo. It is already here. The owners want to take 2 lots and make 4 lots. The requirements are met except for the width size. It is not a cost effective use of land to leave them as 2 lots. He requested the Council approve the requested zoning change.

Mr. Stanton Pearson 205 Shary – Spoke against the Zoning Change. He stated that all of this property had deed restrictions regarding the lot sizes. He said he was here to fight for the neighborhood and the Council should stand up for them.

Mary Ann Godbey – 200 Robert Street- Stated she was against this proposed Zoning Change and the Council needs to stand up for the neighborhood.

Susan Houghlain – 315 Plum St. – She spoke against the zoning change. She gave the City Council and Secretary copies of the petition from the neighbors in the area that are against this zoning change request.

Samantha – 201 Cherry St – We built our home here in Aledo in this neighborhood because we love the big lots and love our neighborhood. We are concerned about other lots doing the same thing and losing the integrity of our neighborhood. This is important to us.

Mayor Nick Stanley closed the Public Hearing at 6:48 p.m.

**Motion was made by Councilmember Christian Pearson, seconded by Councilmember Nelson Rowls to approve the zoning change request 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.**

**Motion carried 4-1 (Mayor Pro Tem Shane Davis voted against the motion)**

8. Conduct a Public Hearing and consider approval of Ordinance 2022-162 amending Section 28, "Accessory Building Regulations" of the City of Aledo Zoning Ordinance to add a five-foot (5') rear yard setback from the main structure, rear, and side lot lines for detached accessory storage

buildings and open-air structures that are 200' square feet or less.

**Mayor Nick Stanley opened the Public Hearing at 6:57 pm for anyone wishing to speak for or against the item approving Ordinance 2022-162 amending Section 28, "Accessory Building Regulations" to add a five-foot rear yard setback from the main structure, rear and side lot lines for detached accessory storage buildings and open air structures that are 200' square feet or less.**

**There was no one present to speak for or against this item. Mayor Nick Stanley closed the Public Hearing at 6:57pm.**

**Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to approve Ordinance No. 2022-162 amending Section 28, "Accessory Building Regulations" as discussed.**

**Motion carried 5-0**

**9. Conduct a Public Hearing and consider approval of Ordinance 2022-163 amending Section 66-61, "Sidewalk Installation Policy" of Chapter 66, "Subdivisions," of the City of Aledo Code of Ordinances to require sidewalks to be a minimum of five-feet (5') wide along residential streets and collectors and a minimum of six-feet (6') wide along arterial and thoroughfare streets.**

**Mayor Nick Stanley opened the Public Hearing at 7:01 pm for anyone wishing to speak for or against the item approving Ord 2022-163 amending Section 66-61 "Sidewalk Installation Policy"**

**There was no one present to speak for or against this item. Mayor Nick Stanley closed the Public Hearing at 7:01 pm**

**Motion was made by Councilmember Christian Pearson, seconded by Mayor Pro Tem Shane Davis to approve Ordinance 2022-163 amending Section 66-61 "Sidewalk Installation Policy" as discussed.**

**Motion carried 5-0**

**10. Discuss and consider approval of a final Plat of Lots 1-3, Block 2, The Groves of Aledo – 2.192 acres, John Sparger Survey, Abstract No. 1230, City of Aledo, Parker County, Texas. The property is generally located in the 200 block of Bailey Ranch Road, Aledo, Texas.**

**Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Nelson Rowls to approve the Final Plat of Lots 1-3, Block 2, The Groves of Aledo as discussed.**

**Motion carried 5-0**

**11. Discuss and consider approval of Resolution 2022-112, setting the time, date, and place to conduct a Public Hearing and approving the Fiscal-Year 2022-2023 Budget.**



**Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to approve Resolution 2022-112, setting the time, date and place to conduct a Public Hearing and approve the FY 2022-2023 Budget.**

**Motion carried 5-0**

**12. Discuss and consider approval of Resolution 2022-113, to schedule a Public Hearing regarding adoption of an AD Valorem Tax Rate of \$0.383113/100 for Fiscal-Year 2022-2023.**

**Motion was made by Councilmember Nelson Rowls, seconded by Mayor Pro Tem Shane Davis to approve Resolution 2022-113 to schedule a Public Hearing regarding the adoption of an AD Valorem Tax Rate of \$0.383113/100 for FY 2022-2023**

**Motion carried 5-0**

**13. 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:

b. **§ 551.071. Consultation with Attorney** – to conduct a private consultation with the City 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:

- **Seigmund vs. City of Aledo**
- **New City Hall Facility**
- **Potential Annexation North of Dean Ranch to I-20**
- **Dean Ranch Development**

**14. ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION**

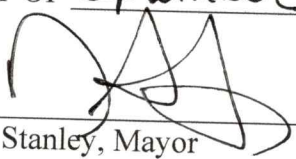
**15. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION**

**16. COUNCIL RECAP/STAFF COMMENTS DIRECTION:** (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, 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.)

**17. ADJOURN**

There being nothing further to discuss or consider Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 7:28 pm

PASSED AND APPROVED THIS THE 22nd DAY OF September 2022

  
\_\_\_\_\_  
Nick Stanley, Mayor

ATTEST:

  
\_\_\_\_\_  
Deana McMullen, City Secretary

