

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, February 9, 2023**

Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

Meeting called to order at 6:00 p.m.

Staff/P&Z Commission members present –  
Iván Gonzalez, Interim City Planner, City of Aledo  
Lindsey Hale, City Attorney, TOASE

Tiffany Reed-Villareal, Commission Chair  
Clayton Lundgren, Commission Member  
Duane W. Beck, Commission Member

- 1) Quorum Check
  - a. A quorum was present at this meeting with Board members, Tiffany Reed-Villareal, Clayton Lundgren, Duane W. Beck, with staff members Iván Gonzalez, and Lindsey Hale in attendance.

**B. CONSENT AGENDA**

- 1) Consider the approval of the minutes from January 12, 2023, regular meeting.  
Motion by Duane Beck and Second by Clayton Lundgren.  
Motion carried 3-0

**C. REGULAR BUSINESS:**

- 1) Public Hearing to consider and recommend amendment to parking standards in the City of Aledo, Texas Zoning Ordinance.

Iván Gonzalez, Interim City Planner addressed the commission regarding the amendment by explaining the change in the parking standard for most commercial uses from 200 square feet per space to 300 square feet per space. This change is being proposed to alleviate some of the requirements that existing buildings are facing when trying to bring in a business.

No public comments were given.

A motion to recommend approval was given by Commissioner Duane Beck. A second by Commissioner Clayton Lundgren. The motion carried 3-0.

This matter will be considered by the City Council at 6pm on February 23, 2023, in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

- 2) Consider a request for a Replat of Lot 1R, Block 4, Lasater Addition – 1.188 acres, an addition to the City of Aledo, Parker County, Texas. (601 N FM 1187)

Iván Gonzalez, Interim City Planner, addressed the commission on the referenced plat. Iván stated that the plat meets all city requirements and is a replat of an existing plat in Lasater Addition and the reason is to abandon the variable utility easement that runs through the property.

A motion to recommend approval was given by Commissioner Clayton Lundgren. A second by Commissioner Duane Beck. The motion carried 3-0.

This matter will be considered by the City Council at 6pm on February 23, 2023 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

- 3) Consider a request for a Replat of Lot A, Block 8, Villages of Aledo - 0 2.488 acres, an addition to the City of Aledo, Parker County, Texas. (107 Larson Ln)

Iván Gonzalez, Interim City Planner, addressed the commission on the referenced plat. Iván stated that the application is a replat of an existing plat in Villages of Aledo and previously had been approved but never recorded with Parker County. This plat would clean up the property in compliance with the previous review and allow the property owner to continue to develop his property.

A motion to recommend approval was given by Commissioner Clayton Lundgren. A second by Commissioner Duane Beck. The motion carried 3-0.

This matter will be considered by the City Council at 6pm on February 23, 2023, in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

- 4) Public Hearing to consider a request for a Zoning Change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District – Lots 1 and 2, Block 8, Lasater Addition - .4821 acres, and addition to the City of Aledo, Parker County Texas. (127 John Street)

Iván Gonzalez, Interim City Planner, addressed the commission regarding the rezoning application on 127 John Street. Ivan stated that the Future Land Use Plan has designated this property as Planned Development, the Comprehensive Plan has a goal of more housing variety, and the property directly across the street was approved for a similar type of development. The property would remain single family residential but would be allowed to achieve the construction of three houses versus two with the current regulations.

Aaron Burke, property owner, spoke in favor of the request and addressed the commission on his intent to build single family residential homes similar to the development in front of his property.

Sheila Hill, 120 John Street, spoke against the requested rezoning based on the houses being too close together and how it would be inconsistent with the rest of the neighborhood.

A motion to recommend approval was given by Commissioner Clayton Lungren. A second by Commissioner Tiffany Reed-Villareal. Motion carried 2-1 with Commissioner Duane Beck voting against.

This matter will be considered by the City Council at 6pm on February 23, 2023, in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

- 5) Consider and action to recommend approval of an Ordinance to create standards for tree preservation.

Iván Gonzalez, Interim City Planner addressed the commission regarding tree preservation ordinance by explaining how these standards will be used to create definitions, a process, and overall prevent the clear cutting of mature trees within Aledo that make up the tree canopy.

Commissioner Tiffany Reed-Villareal commented on the direction that Aledo is going is encouraging and that we need to have a standard to try to preserve as much of the mature tree canopy.

A motion to recommend approval was given by Commissioner Duane Beck. A second by Commissioner Clayton Lundgren. Motion carried 3-0.

This matter will be considered by the City Council at 6pm on February 23, 2023, in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

#### **D. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.**

**THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED AT 7:15 PM.**

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Tiffany Reed-Villarreal, Chair  
Planning & Zoning Commission