

**MINUTES  
PLANNING AND ZONING COMMISSION**

**Thursday, January 12, 2023**

Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER SPECIAL JOINT SESSION BY CITY COUNCIL AND PLANNING & ZONING COMMISSION:**

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

Staff/P&Z Commission members present –  
Noah Simon, City Manager, City of Aledo  
Deana McMullen, City Secretary, City of Aledo  
Iván Gonzalez, Interim City Planner, City of Aledo  
Lindsey Hale, City Attorney, TOASE

Clayton Lundgren, Commission Member  
Duane W. Beck, Commission Member  
Eric Grimm, Commission Member

**1. Quorum Check**

A quorum was present at this meeting with Board members, Clayton Lundgren, Eric Grimm, Duane W. Beck, with staff members Noah Simon, Deana McMullen, Iván Gonzalez, and Lindsey Hale in attendance.

**B. ITEMS FOR DISCUSSION FOR JOINT MEETING:**

- 1) Discussion with the Planning and Zoning Commission on code topics and possible approaches for the City of Aledo Unified Development Code.

Iván Gonzalez, Interim City Planner, addressed the Council and Commission by presenting information on the process, timeline, and pertinent topics regarding the Unified Development Code. Gonzalez covered UDC topics that included: development process, design standards, administrative approvals, form-based codes, street design, walkability, and predictability. Gonzalez took questions and feedback from Council and Commission regarding their preference on approach.

**C. APPROVAL OF MINUTES:**

Consider the approval of the minutes from November 10, 2022, regular meeting.  
Motion by Clayton Lundgren and Second by Eric Grimm.  
Motion carried 3-0

**D. REGULAR BUSINESS:**

- 1) Consider an application for a Specific Use Permit (SUP) at 709 N FM 1187, Suite 400, in the El Presidente Addition, City of Aledo, Parker County, Texas.

Item was withdrawn by the property owner.

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

Item was continued to February to allow more time to review ordinance.

- 3) Consider and action to recommend approval of an Ordinance amending Sections 36, "Planning and Zoning Commission," and Section 37, "Zoning Board of Adjustment," of the City of Aledo Zoning Ordinance to provide for four alternates to serve on the to the Planning and Zoning Commission and Zoning Board of Adjustment.

Iván Gonzalez, Interim City Planner addressed the Commission and explained the amendment to alter the number of alternates allowed on the Commission and Board. Gonzalez noted that having more alternatives would help alleviate quorum concerns by having four (4) alternatives instead of two (2).

No public comments were given. Outside of P&Z and staff, no one attended the public hearing.

A motion to recommend approval was given by Commissioner Eric Grimm. A second by Commissioner Clayton Lundgren was given.

The motion carried 3-0.

This matter will be considered by the City Council at 6pm on January 26, 2023 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

**E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.**

**THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED AT 7:42 PM.**

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Tiffany Reed-Villarreal, Chair  
Planning & Zoning Commission