

MINUTES
PLANNING AND ZONING COMMISSION
Thursday, March 11, 2021
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:01 p.m.

Staff/P&Z Commission members present –
Gretchen Vazquez, Director of Public Works, City of Aledo
Betty Chew, City Planner, City of Aledo

Tiffany Reed Villarreal, Commission Chairperson
Christian Pearson, Commission Vice Chairman
James E. Grimm, Commission Member

Others present –
Ottis Lee, P.E., Baird, Hampton & Brown
Edward Chadwick, P.E., Baird, Hampton & Brown
Michael Dike, President, Village Homes
Jim Lasater, owner Lot 46, Blk. 1, Parker Station

1. Invocation
Invocation was given by Commission Chairperson, Tiffany Reed Villarreal.
2. Pledge of Allegiance
The Pledge of Allegiance was led by Commission Chairperson, Tiffany Reed Villarreal.
3. Quorum Check
A quorum was present at this meeting with Board members Tiffany Reed Villarreal, Christian Pearson, James E. Grimm, and staff members Gretchen Vazquez and Betty Chew in attendance.

B. APPROVAL OF MINUTES:

Consider the approval of the minutes from February 23, 2021 regular meeting.

Motion by Christian Pearson and Second by James E. Grimm.

Motion carried 3-0

C. PUBLIC HEARING

- 1) Public Hearing to consider rezoning from (R-1) Single Family Residential District to (C-1) Commercial District- Office, Light Retail, and Neighborhood Services, Lot 46, Block 1, Parker Station Addition, located in the 500 block of Old Annetta Road.

Public hearing opened at 6:02 p.m.

Betty Chew spoke stating that this was a request to correct an error on the Zoning Map. In November 1987 the City of Aledo adopted its first zoning map and zoning ordinance. This was not platted property at the time. Staff has been able to locate the minutes from the 1987 meeting, but unable to locate the 1987 zoning map. The minutes from the November 1987 meeting state "C-1 zoning by Holt Lane". Mr. Jim Lasater is the owner of the property and was on the City Council at the time the Zoning Ordinance and Zoning Map were adopted. Staff cannot locate the adopted map that would have reference the C-1 zoning. In June 1989 final plat approved for Parker Station – the plat shows Lot 46, Blk. 1 zoned commercial. Note on the plat that says all are residential with the exception of the one lot. In September 2008, an updated Zoning Ordinance and map was adopted. Staff could not find any zoning requests being made from 1989 - 2008. Subsequent to that, in September 2008 an updated Zoning Ordinance and Zoning Map were adopted to reflect the 2008 zoning ordinance. Due to the adoption of the 2008 Zoning Ordinance and Zoning Map, the action taken in 1987 was superseded. The 2008 Zoning Map controls. Legal counsel recommended going through the rezoning process.

Commission Vice Chairman Christian Pearson asked what was the zoning request that was made that started this process. Betty explained that Mr. Lasater's realtor contacted the City several months ago to verify the commercial zoning of the property. The Zoning Map discrepancy was discovered at that time. Staff has worked with Mr. Lasater since that time to reconstruct the Council action.

Mr. Lasater spoke describing the original process that was done at the time. There was no commercial zoning on the west end of town at time. He has been paying commercial taxes on the property for 32 years.

Mr. Frank Urquidez spoke regarding the matter. His home is adjacent to the property requesting to be zoned commercial. Does not want the property zoned commercial as it would cause traffic issues disrupting Parker Station II families as people enter and exit their site, there will be light around this complex that will illuminate his yard and home. He would like it to stay zoned residential. He would be willing to present a petition at the next meeting opposing this zoning.

Ava Urquidez, 100 Sanchez Trail, spoke after her father, Mr. Frank Urquidez. She is a member of the student council and would like the committee to consider their request for not zoning this commercial.

Stephen Jones spoke, he just moved here from California. His house is also adjacent to the proposed lot and he was against the proposed commercial zoning. Jean Lolley, 505 Old Annetta Road spoke against the proposed commercial zoning too. Shea Davidson also spoke against the proposed commercial zoning.

Betty Chew said all the other lots within Parker Station are zoned residential. This rezone only impacts Lot 46, Blk. 1.

Public hearing closed at 6:25 p.m.

D. REGULAR BUSINESS:

- 1) Discuss and consider a recommendation to City Council for a Zoning Change from R-1 Single Family Residential District to C-1 Commercial District-Office, Light Retail, and Neighborhood Services – Lot 46, Block 1, Parker Station Addition, located in the 500 Block of Old Annetta Road.

Commission Vice Chairman Christian Pearson spoke about this being a tough decision based on the comments from the people who live in Parker Station. He also felt for Mr. Lasater who has paid taxes on it for 32 years. Betty stated that the plat was filed two years later in 1989 and shows that the lot was zoned commercial. Platting is a different instrument from the zoning. There has been no zoning request since 1987 until today that staff has been able to locate. Commission Chairperson Tiffany Reed Villarreal spoke about how she understands, but also that Aledo is growing and any commercial coming into the city will be a difficult decision. Discussion continued. This is not a new business coming in, but actually just correcting an error. Question was asked what the fence requirements were regarding a commercial business.

Motion to approve the request was made by Commission Chairperson Tiffany Reed Villarreal and second by Commission Vice Chairman Christian Pearson.

Motion carried 3-0

E. PUBLIC HEARING

- 2) Public Hearing to consider amending the City of Aledo Zoning Ordinance to establish criteria for Food Truck Parks and to classify Food Truck Parks as a permitted land use with the City Council's discretionary approval of a Specific Use Permit in the following zoning districts of the city:
 - a. A- A Agricultural District
 - b. C-1 - Commercial District - Office, Light Retail, and Neighborhood Services
 - c. C-2 - Commercial District- General
 - d. C-3 - Commercial District- Heavy
 - e. M-1- Manufacturing/Industrial District- Light
 - f. M-2- Manufacturing/Industrial District- Heavy
 - g. DB - Downtown Business District

Public Hearing opened at 6:45 p.m.

Betty Chew spoke regarding the request to consider allowing food trucks within the city. The City currently has no provision to allow this type use. Staff has researched other cities and has prepared a "Draft Ordinance" to establish locations and guidelines for food truck parks to be established in the City.

Applicants would have to submit a Specific Use Permit to the Planning and Zoning Commission and City Council for review prior to approval. Applicants would also have to follow the state guidelines. Betty spoke regarding the proposed guidelines for food truck parks. Betty asked the Commission members to review draft and if it was the Commission's desire to continue discussion of this item to the April meeting. Betty requested that any questions, comments or suggestions to be submitted to Betty or Gretchen. No applications are waiting.

Public hearing closed at 6:54 p.m.

No action was taken on this item.

F. REGULAR BUSINESS:

- 2) Final Plat of Lots 1-21, Block 1, The Enclave and Lot 1R, Block 1 Faith Presbyterian Church being a 10.00 acre tract of land out of Lot 1, Block 1 of Faith Presbyterian Church, an addition to the City of Aledo, Parker County, Texas and situated in the James B. Carr Survey, Abstract Number 255 and the John Sparger Survey, Abstract Number 1230 City of Aledo, Parker County, Texas.

Betty spoke regarding the Final Plat of Lots 1-21, Block 1, The Enclave and Lot 1R, Block 1 Faith Presbyterian Church. Betty stated that the preliminary plat and zoning had been approved. Betty spoke about the alternate access being provided across the church property, the streets will be constructed in accordance to city's specifications, and the subdivision will be served by city water and sanitary sewer. Staff has reviewed the Final Plat and determined it complies with the City of Aledo Subdivision Ordinance.

Motion to approve made by Commission Member James E. Grimm and second by Commission Vice Chairman Christian Pearson.

Motion passed 3-0

- 3) Discuss and consider a recommendation to City Council to amend the Thoroughfare Plan to reclassify Jenkins Road from Bailey Ranch Road northwest to the boundary of the City's ETJ to a local street.

Betty spoke about the proposed amendment to the City of Aledo Thoroughfare Plan. This reclassification is pursuant to the Development Agreement for Bailey Ranch (The Bluffs). Also, the proposed Aledo River Subdivision preliminary plat which is a residential estate development will have limited traffic. Finally, Parker County has permitted Jenkins Road to be gated west of the Aledo River Subdivision which will limit access and will not necessitate for Jenkins Road to be a collector street. Ottis Lee spoke regarding Jenkins Road and that reclassification should go from Underwood Road to City's ETJ, Betty stated that this would be reclassified later with The Lakes subdivision. The developer's agreement stated that for the north tract (The Bluffs) the city amends the

city's thoroughfare plan to reduce Jenkins Road from Bailey Ranch Road to the boundary of the city's ETJ from a collector road to a local road.

Motion to approve made by Commission Vice Chairman Christian Pearson and second by Commission Member James E Grimm.

Motion passed 3-0

G. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

THERE BEING NO FURTHER BUSINESS THE MEETING IS ADJOURNED.

Motion to approve made by Commission Vice Chairman Christian Pearson and second by Commission Member James E Grimm.

Motion passed 3-0

ADJOURN MEETING: 7:04 PM


Tiffany Reed Villarreal
Planning & Zoning Commission Chairperson

