

**MINUTES
PLANNING AND ZONING COMMISSION
Tuesday, February 23, 2021**

Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:11 p.m.

Staff/P&Z Commission members present –

Gretchen Vazquez, Director of Public Works, City of Aledo, via WebEx

Betty Chew, City Planner, City of Aledo, via WebEx

Todd Covington, Covington Services-WebEx moderator

Tiffany Reed Villarreal, Commission Chairperson, via WebEx

Christian Pearson, Commission Vice Chairman, via WebEx

James E. Grimm, Commission Member, via WebEx

Jeffrey Corby, Commission Member, via WebEx

Others present –

Ottis Lee, P.E., Baird, Hampton & Brown, via WebEx

Justin Welborn, POA, Bluffs, LLC, via WebEx

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 Jeffrey Corby and staff members Gretchen Vazquez and Betty Chew in attendance.

B. APPROVAL OF MINUTES:

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

Motion by Commission Vice Chairman Christian Pearson and Second by Commission member James E. Grimm.

Motion carried 4-0

C. PUBLIC HEARING:

1. Public Hearing to consider a recommendation to City Council for a Zoning Change from (A) Agricultural District to (PD R-2) Planned Development Single Family Residential District – 87.67 acres of land situated in the E. Ozer Survey, Abstract Number 1031 and the J. Wray Survey, Abstract Number 1639, Parker County, Texas.

OPEN PUBLIC HEARING: 6:13 PM

Betty Chew stated that The Parks of Aledo-Bluffs is an 87.67 acre residential subdivision located off Bailey Ranch Road in the City's Extraterritorial Jurisdiction (ETJ). The City Council approved a Development Agreement for the 195 acre residential subdivision October 24, 2019. The Development Regulations (EXHIBIT E) provide for the PD R-2 development standards. The owner has submitted a petition for annexation and an application to zone the annexation tract (87.67 acres).

Justin Welborn (Developer) stated that the subdivision was being developed in accordance to the Final Plat and Development Agreement. Justin also stated that the contractor will begin paving in two weeks. Franchise utilities will begin work soon after. A walk-through inspection is tentatively scheduled for April/May.

CLOSE PUBLIC HEARING: 6:19 PM

D. REGULAR BUSINESS:

- 1) Discuss and consider a recommendation to City Council for a Zoning Change from (A) Agricultural District to (PD R-2) Planned Development Single Family Residential District – 87.67 acres of land situated in the E. Oxer Survey, Abstract Number 1031 and the J. Wray Survey, Abstract Number 1639, Parker County, Texas.

Tiffany Reed Villarreal, Commission Chairperson asked Commission members if they had any questions regarding the rezone request. Commission members did not have further questions.

Motion by Commission Vice Chairman Christian Pearson and Second by Commission member Jeffrey Corby.

Motion carried 4-0

Gretchen Vazquez stated that this matter will be considered by the City Council at 6 pm on February 25, 2021 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 IS ADJOURNED.

Motion by Commission member Jeffrey Corby and Second by Commission Vice Chairman Christian Pearson.

Motion carried 4-0

ADJOURN MEETING: 6:22 PM



Tiffany Reed Villarreal
Planning & Zoning Commission Chairperson