

**MINUTES
PLANNING AND ZONING COMMISSION**

Thursday July 8, 2021
Aledo Community Center
104 Robinson Ct
Aledo, Texas 76008

A. CALL TO ORDER

Meeting called to order at 6:05 pm

Staff/P&Z Commission member present –

Gretchen Vazquez, Director of Public Works, City of Aledo

Betty Chew, City Planner, City of Aledo

Sharon Hayes, City Administrator

Tiffany Reed Villareal, Commission Chairperson

Christian Pearson, Commission Vice Chairperson

Jeff Corby, Commission Member

Others Present –

Brad Lonberger, Kimley Horn

1. Invocation

Invocation was given by Commission Chairperson, Tiffany Reed Villareal.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Commission Chairperson, Tiffany Reed Villareal.

3. Quorum Check

A quorum was present at this meeting with Board member Tiffany Reed Villareal, Christian Pearson, Jeff Corby and staff members Gretchen Vazquez, Betty Chew and Sharon Hayes in attendance

B. APPROVAL OF MINUTES

Consider the approval of the minutes from March 11, 2021 regular meeting.

Motion by Jeff Corby and Second by Christian Pearson

Motion carried 3-0

C. PUBLIC HEARING

1) Public Hearing to consider and adopt the Aledo Downtown Master Plan

Public Hearing opened at 6:08 pm

Brad Lonberger, Project Manager Kimley-Horn addressed the Commission stating the "Downtown Master Plan" is derived from previous planning work and community engagement. This plan brings together the Pine Street District, Historic District, Civil Center District and South Commercial District. These districts create a diverse Downtown that is separate from other communities. Implementation strategy was also discussed.

Commission members discussed the plan identifying low impact development, sustainability and green space as important aspects for the plan.

- 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

Betty Chew spoke regarding the proposed "Food Truck Park" ordinance. The ordinance classifies the use in the identified districts with discretionary approval of a Special Use Permit.

Mike Sugg, 129 Robert Street, Aledo Texas addressed the Commission, stating he owns and operates a food truck at various locations in the Fort Worth area. He stated common problems are traffic and parking. He would like to have a location to operate in Aledo.

Public Hearing closed at 6:50pm

D. REGULAR BUSINESS

- 1) Discuss and consider a recommendation to City Council to adopt the Aledo Downtown Master Plan

Motion to approve made by Commissioner Jeff Corby and second by Commissioner Christian Pearson.

Motion passed 3-0

This matter will be considered by the City Council at 6 pm on July 22, 2021 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

- 2) Discuss and consider a recommendation to City Council to amend 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

Motion to approve made by Commissioner Christian Pearson and second by Commissioner Jeff Corby.

Motion passed 3-0

This matter will be considered by the City Council at 6 pm on July 22, 2021 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

There will be a joint work session with City Council and Kimley-Horn on August 19th to discuss the Downtown Master Plan and Zoning Ordinance update.

E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING

There being no further business the meeting is adjourned.

Motion to approve made by Commissioner Christian Pearson and second by Commissioner Jeff Corby.

Motion passed 3-0

ADJOURN MEETING AT 6:53 PM


TIFFANY REED VILLAREAL
PLANNING & ZONING COMMISSION CHAIRPERSON