

**MINUTES  
PLANNING AND ZONING COMMISSION**

**Thursday, June 11, 2020**  
Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

Meeting called to order at 6:06 p.m.

Staff/P&Z Commission members present –

Gretchen Vazquez, Director of Public Works, City of Aledo

Betty Chew, Planning and Zoning Consultant, City of Aledo

Todd Covington, WebEx Host, City of Aledo

Jim Witherow, Commission Chairman

Christian Pearson, Commission Vice-Chairman

Tiffany Reed, Commission Member

Jeffrey Corby, Commission Member

Nick Stanley, Commission Member

Others present -

Fred Disney, Bailey Ranch Representative, Westbrook Companies

Mike Stansberry, General Counsel, Southern Multifoods, Inc. (via WebEx)

Jacob Hammons, P.E., Engineer, Baird, Hampton & Brown

**1. Invocation**

Invocation was given by Commission Chairman Jim Witherow.

**2. Pledge of Allegiance**

The Pledge of Allegiance was led by Commission member Nick Stanley.

**3. Quorum Check**

A quorum was present at this meeting with Board members Jim Witherow, Christian Pearson, Tiffany Reed, Jeffrey Corby, Nick Stanley and staff members Gretchen Vazquez and Betty Chew in attendance.

**B. CONSENT AGENDA**

- 1. Consideration and/or action regarding approval of minutes of the May 14, 2020, Planning and Zoning meeting.**

Commission member Tiffany Reed made a motion to approve the May 14, 2020 minutes. The motion was seconded by Commission member Nick Stanley.

**Motion passed 5-0**

Commission member Tiffany Reed asked if the stormwater was going to be detained. Staff stated that a detention area (dry pond) was proposed and that it was labeled and shown on the plat as a drainage easement.

Commission Vice-Chairman Christian Pearson asked about the building materials being proposed for the commercial building. Mr. Disney stated that the developers will do a nice job and that masonry was being proposed as a building material. Mr. Disney also stated that the area will be landscaped and that a monument sign will be constructed, not a pole sign.

Commission Chairman Jim Witherow then asked for a motion to approve the Final Plat Lot 1, Block 1, ETX Bell Addition. Commission member Nick Stanley made a motion to recommend denial of the Final Plat Lot 1, Block 1, ETX Bell Addition-0.924 acres John Sparger Survey, Abstract No. 1230, City of Aledo, Parker County, Texas. Commission member Nick Stanley stated that the plat was not in conformance with the city's comprehensive plan by the Velocity Group and that it did not comply with Section 16, subsection 6 of the subdivision ordinance. The motion was seconded by Commission Vice-Chairman Christian Pearson.

Commission member Tiffany Reed asked Commission member Nick Stanley to explain his position for denying the final plat.

Commission member Nick Stanley stated that the plat did not comply with the Velocity Group Report.

Staff stated that the Velocity Group Report was not the comprehensive plan adopted by the City. The Velocity Group Report had not been approved by the City Council. Betty Chew explained that the comprehensive plan included a series of documents such as the Thoroughfare Plan, Parks Master Plan, and Future Land Use Plan. The property is zoned commercial and that the plat was consistent with the zoning regulations.

Commission member Tiffany Reed stated that she was going to recommend approval of the request because the plat met all of the platting requirements of the ordinance.

Commission member Nick Stanley stated that he respected Commission member Tiffany Reed's position, but that he was still going to recommend denial.

Commission Chairman Jim Witherow spoke about the Planning and Zoning Commission looking at the zoning and subdivision rules and as long as the plat is consistent with the zoning regulations and complies with all provisions of the ordinance, the Planning and Zoning Commission has a duty to approve the plat.

Commission Chairman Jim Witherow then asked for a vote to approve or deny the plat request. Commission members Nick Stanley, Christian Pearson, and Jeffrey Corby voted to recommend denial of the final plat. Commission members Jim Witherow and Tiffany Reed voted to recommend approval of the final plat.

**Motion to deny: 3-2**

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

Motion was made by Commission member Nick Stanley, seconded by Commission member Tiffany Reed to adjourn the meeting at 6:25 p.m.

**Motion passed 5-0**

A handwritten signature in dark ink, appearing to read 'Jim Witherow', written over a horizontal line.

~~Jim Witherow~~

Planning & Zoning Commission Chairman

Christian Pearson