

MINUTES
PLANNING AND ZONING COMMISSION
Thursday, January 9th, 2020
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:08 p.m.

Staff/P&Z Commission members present –

Bill Funderburk, City Administrator, City of Aledo

Gretchen Vazquez, Director of Public Works, City of Aledo

Betty Chew, Planning and Zoning Consultant, City of Aledo

Jim Witherow, Commission Chairman

Christian Pearson, Commission Vice-Chairman

Evan McGuire, Commission Member

Nick Stanley, Commission Member

Others present -

Mr. Narayan Patel, Developer/Owner, LKP Ventures

Mr. Anand Patel, Developer/Owner, LKP Ventures

Mr. Fred Disney, Bailey Ranch Representative, Westbrook Companies

Mr. Ottis Lee, Engineer, Baird, Hampton & Brown

Mr. Andrew Yeoh, Engineer, Triangle Surveying

Mr. Mike Tolson, Architect, Arrive Architecture Group

1. Invocation

Invocation was given by Commission Chairman Jim Witherow.

2. Pledge of Allegiance

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

3. Quorum Check

A quorum was present at this meeting with Board members Jim Witherow, Evan McGuire, Nick Stanley, and Christian Pearson in attendance.

B. CONSENT AGENDA

- 1. Consideration and/or action regarding approval of minutes of the October 10, 2019, regular meeting.**

Commission Chairman Jim Witherow asked for a motion to approve the minutes of the October 10, 2019, regular meeting.

Commission member Nick Stanley made a motion to approve the October 10th, 2019 minutes. The motion was seconded by Commission member Evan McGuire.

Motion passed 4-0

C. CITIZEN APPEARANCES

Commission Chairman Jim Witherow stated that citizens may speak on any issue NOT on the agenda for a maximum of three minutes. Commission Chairman Jim Witherow also stated that the Planning and Zoning Commission CANNOT discuss or take any action on any issue at this time.

No citizens appeared to speak about any issue not on the agenda.

D. PUBLIC HEARING

1. Public Hearing to consider a request of a Specific Use Permit (SUP) - 7.479 acres located in the 900 block of Bailey Ranch Road with the proposed use of the property being an Assisted Living and Memory Care Facility.

Commission Chairman Jim Witherow opened the public hearing at 6:09 p.m.

Ottis Lee, Engineer, provided the Commission with an overview of the development. Mr. Lee stated that the property was zoned C-2 and that the applicant was requesting a Specific Use Permit to permit a Continuing Care Facility. Mr. Lee indicated that the proposed Memory Care was in a secured area of the building. The Memory Care is separate from the other areas and has its own secured courtyard. Mr. Lee indicated that 16 cottages were being proposed for those people who take care of themselves and want to downsize. These people will have access to all the facilities, such as, the cafeteria and recreational areas. Mr. Lee also indicated that an Assisted Living (largest) portion was also being proposed and that it would be a single story building. The people living there would also have access to the laundry and cafeteria.

Mr. Lee stated that the applicant had provided site plans and renderings of the project to staff and the Planning and Zoning Commission. Mr. Lee pointed out that the developers had a meeting with the Parks of Aledo residents - January 8th, 2020. Mr. Lee informed the Planning and Zoning Commission members and spoke about another similar facility that is currently under development by the applicant in the Fort Worth Clear Fork Area.

Mr. Lee reiterated that the applicant was not rezoning, but the request was for a Specific Use Permit (SUP), specifically for the continuous care. Mr. Lee explained that if the owners decided to sell or things were to change, then the owners would have the obligation to come back and have an SUP reapproved. This SUP is specific for this developer and this development.

Commission Chairman Jim Witherow asked Ottis Lee to state his name for the record. Mr. Lee stated his name, company name, and work address.

Mr. Lee also said that the developers or future owners were in attendance in case the Commission members had any questions.

Commission Chairman Jim Witherow asked if anybody else had anything they wanted to discuss.

Fred Disney, Bailey Ranch Representative, stated that he was there with Diane Taylor, owner and operator of Reading Friends, and that they both highly supported this kind of development. Mr. Disney and Ms. Taylor agreed that this development would create a great mix for the community. Mr. Disney mentioned that there were a couple of minor issues regarding the proposed driveways/approaches and that he wanted to state that just for the record, but did not want it to become a point of contention at the meeting. Mr. Disney stated that he could talk more about those minor issues if Board Members would like him to, but that he rather work out the minor issues with city staff before the City Council meeting.

Commission Chairman Jim Witherow asked if anybody else had anything they wanted to discuss or any questions they wanted to ask the developer or engineer.

Commission member Nick Stanley asked if for the record he could have everybody introduce themselves.

The following people introduced themselves:

Narayan Patel, Developer
Anand Patel, Developer
Mark Tolson, Architect, Arrive Architecture Group
Gretchen Vazquez, Public Works, City of Aledo
Betty Chew, Planning Consultant, City of Aledo

Commission Chairman Jim Witherow asked again if Commission members had any other questions for the presenters. Commission members had no other questions. In hearing no more questions or request for conversation, Commission Chairman Jim Witherow closed the public hearing at 6:16 PM.

E. REGULAR BUSINESS

1. Discussion and action to consider a request of a Specific Use Permit (SUP) to permit a Continuing Care Facility (Assisted Living and Memory Care Facility) located in the 900 block of Bailey Ranch Road as requested by Bright Living, LLC.

Commission Chairman Jim Witherow moved onto Regular Business to discuss and take action concerning the Specific Use Permit request. Commission Chairman Jim Witherow opened that portion of the meeting and asked the Planning and Zoning Committee for a motion to approve of a Specific Use Permit to permit a Continuing Care Facility (Assisted Living and Memory Care Facility).

Commission member Nick Stanley asked if there was a period during the Planning and Zoning meeting where the Planning and Zoning Commission would open up the meeting to the public or for public comment. He asked if that was the previous section of the agenda - Citizen Appearances - where citizens may speak on any issue NOT on the agenda. Commission member Nick Stanley stated that it wasn't clear based on the way Commission Chairman Jim Witherow described it.

Commission Chairman Jim Witherow stated that he thought he invited that. Commission Chairman Jim Witherow also stated that at the beginning of the meeting he asked if there were any citizens wanting to speak on any issue NOT on the agenda - *(No citizens appeared to speak about any issue not on the agenda)*. Commission Chairman Jim Witherow stated that he then proceeded to open up the public hearing to consider a request for a Specific Use Permit.

Commission member Nick Stanley stated that he just wanted to make sure everybody was clear and that he noticed that some of the residents were at the meeting and might want to speak.

Commission Chairman Jim Witherow and Commission member Nick Stanley asked if any of the residents present at the meeting wanted to share anything.

Gretchen Vazquez asked the public to sign the public participation form if they wished to address the Planning and Zoning Commission or request to speak.

Thomas Scoog (645 Prairie Avenue) addressed the Planning and Zoning Commission. Mr. Scoog asked how many people were going to live there and how many cars. Mr. Narayan Patel, Developer, stated that there were 90 units proposed, not including the cottages. Total beds 127. Mr. Patel stated that about 60% was Assisted Living, 15% Memory Care, and the rest being the cottages.

Mr. Scoogs stated that he was concerned with the school traffic on Bailey Ranch Road and the impact the future phases of Parks of Aledo could have on traffic. Mr. Scoogs felt like the Bailey Ranch Road traffic situation needed to be addressed. Mr. Scoogs pointed out that trying to get through Bailey Ranch Road when people are trying to drop off their kids is a nightmare. Mr. Scoogs also stated that it would be very difficult for an ambulance to pick up a patient during school peak hours because of the way Bailey Ranch Road is set up right now.

Commission Chairman Jim Witherow stated that there is a set of parameters for the development of anything along Bailey Ranch. Commission Chairman Jim Witherow also stated that city staff addresses those issues with the developer as those developments come up.

Ottis Lee stated that a typical commercial development would generate significantly more traffic than what the proposed development would generate. Mr. Lee indicated that the Assisted Living would have no cars and the 16 cottages would have cars.

Betty Chew noted that development was Assisted Living vs. Independent Living. Independent Living would have a higher parking space count.

Mr. Scoogs indicated that his main concerns were the transport of someone to the hospital at 8 o'clock in the morning during school peak hours, school traffic, and the way Bailey Ranch is set up right now.

Commission member Evan McGuire asked Mr. Scoogs what was his position regarding the request. Was this a yay or nay or did Mr. Scoogs just had a question.

Mr. Scoogs stated that he just had some questions and was concerned about the traffic.

Matt Graser (680 Lookout Point Avenue) also addressed the Planning and Zoning Commission and talked about the traffic on Bailey Ranch Road. Mr. Graser suggested restriping the road or creating turn lanes to improve the situation. Mr. Graser stated that Bailey Ranch Road could use some sidewalks to make it more of a walkable community. Mr. Graser was also curious about the future of the road and what it would look like. Mr. Graser thought that the proposed development was a good use of the land and was what any growing city needed. Mr. Graser wanted to make sure that the infrastructure was in place before developers started laying new buildings. Mr. Graser was grateful that this was not another nail salon or storage unit. Mr. Graser stated that he was in favor of the memory care facility.

Commission member Nick Stanley stated that the residents' concerns had been heard by the city because the City Administrator and staff members were in

attendance at the Planning and Zoning meeting, as well as, representation from the developers. Commission member Nick Stanley noted that residents' concerns about Bailey Ranch Road, its capacity, and any future transportation planning were definitely heard and would be documented in the minutes.

Commission Chairman Jim Witherow closed again the public hearing at 6:24 p.m. Commission Chairman Jim Witherow asked for a motion from the Committee to approve the Special Use Permit or if there needed to be any further discussion.

Commission member Christian Pearson made a motion to approve the Special Use Permit. The motion was seconded by Commission member Nick Stanley.

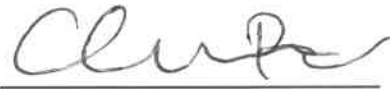
Motion passed 4-0

F. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

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

Motion passed 4-0

Passed and approved this 13 day of February 2020.



~~Jim Witherow~~

