

**MINUTES
PLANNING AND ZONING COMMISSION**

Thursday, February 13, 2020

Aledo Community Center

104 Robinson Court

Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:00 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

Christian Pearson, Commission Vice-Chairman

Tiffany Reed, Commission Member

Jeffrey Corby, Commission Member

Nick Stanley, Commission Member

1. Invocation

Invocation was given by Commission Vice-Chairman Christian Pearson.

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 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 January 9, 2020, public meeting.

Commission member Nick Stanley made a motion to approve the January 9, 2020 minutes. The motion was seconded by Commission member Jeffrey Corby.

Motion passed 4-0

C. PUBLIC HEARING

Consider a request to rezone 2.032 acres, located on 325 Old Annetta Road from (R-1) Single Family Residential District to (C-2) Commercial District General as requested by ST White Trucking Company, represented by Stoney White Jr. (Principal).

This property is currently zoned (R-1) Single Family Residential District. The owner is selling the lot and requesting the entire property be zoned (C-2) Commercial District General.

The Future Land Use Plan shows Commercial as the future land use for this property. The properties to the west and south are zoned (R-1) Single Family Residential District.

This item requires a public hearing. Notice of Public Hearing was mailed and published.

Betty Chew stated that on the future land use map the green area to the southeast is public and park land dedication. Property to the southwest is zoned single family residential. Property to the north is where the town homes are being constructed, and the zoning on that was a PD, planned development. The infra-structure is in the area. The water and sanitary sewer is available and is of adequate size to handle commercial development.

Betty Chew also stated that the property will need to be platted. As seen on the survey there is a portion to the north and to the east that is not a part of the original 1.557 acre tract, and is a requirement of the city's subdivision ordinance that it be platted prior to any future development. If the property is rezoned it would have to be re-platted prior to development.

In your packet you have a zoning map, the future land use map and the site photos that were taken and also the property owners list which are the owners within the 200 ft. radius.

Commission Vice-Chairman Christian Pearson opened the public hearing at 6:05 p.m.

Applicant, Stoney White Jr provided the Commission with an overview of the reason for the sale of the property. Past few years the property has been used as a rental property. When deciding to sell the property he was advised by a relator that the property was zoned commercial. We then found out that the property was actually a split zone. He is asking to rezone so that the property can be sold as commercial for development. The property is under contract at this time to The Complete Backyard.

Joe Boydston is a neighbor at 105 Hidden Valley. He has some concerns about the property going commercial due to concerns regarding the drainage. He felt that any water back up would be in his yard. He doesn't want the extra noise pollution and would like it to remain residential.

Gordon Sagebiel at 109 Hidden Valley. He does not want any extra fill dirt so that water does not back up into his yard as all the yards slope. It would help if they put up a cyclone fence along the 400 ft. property line.

Connie Woychesin located at 113 Hidden Valley voiced concerns –there is a creek that runs through the back of the house which when he bought his home a selling point was that no one would be able to develop at the back. A considerable drop and the creek at the back will mess with my foundation. Another concern is that people speed through the addition and the traffic of a commercial property will add to the problem. Ok with a backyard company but not if another type of business were to be there.

Colton Hall at 101 Hidden Valley asked about additional limitations that can be put on the property. Members stated zoning board can only make recommendations to the council on whether or not a property should be re-zoned. The rezoning will also have an effect on the community center. Preliminary plat will have to be done once it is re-plated and a study will have to be done regarding the drainage.

Commission Vice-Chairman Christian Pearson asked if any type of study with regards to the water flow drainage had been done. Residents in attendance asked if they could be given copies of the survey maps.

Mr. White asked about the future plan and did the citizens have the opportunity to comment on the plan? Betty stated that yes the plan was planned with community involvement. Old Annetta Road is considered a thoroughfare through the city and will be developed accordingly. Betty stated that they will be required to install a screening fence at least 8 ft. high, a drainage study and meet the setbacks of the property. There were concerns over possible noise. It was asked if there were operational hours. There is a noise ordinance that would be in effect. Questions about the setbacks –are there a difference between residential and commercial. There were questions regarding The Complete Backyard. What type of equipment they might store, will there be only employees coming and going or will there also be customers coming and going.

Traffic issues were a big topic of concern from the residents who live around the location. The other big issue discussed was the drainage issues. Another topic discussed was the property value of the homeowners close to the commercial building and who might come in and take the property over if The Complete Backyard sells out.

Commission Vice-Chairman Christian Pearson 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 Vice-Chairman Christian Pearson closed the public hearing at 6:45 PM.

Commission member Nick Stanley made a motion to approve rezoning from (R-1) Single Family Residential District to (C-2) Commercial District. The motion was seconded by Commission member Jeffrey Corby.

Motion passed: 4-0

Gretchen stated that this matter will be considered by the City Council at 7 pm on February 27, 2020 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas

Motion passed 4-0

D. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

Motion was made by Commission member Nick Stanley, seconded by Commission member Jeffrey Corby to adjourn the meeting at 6:48 p.m.

Motion passed 4-0

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

Jim Witherow
Planning & Zoning Commission Chairman