

**MINUTES
PLANNING AND ZONING COMMISSION**

Thursday, April 9, 2020
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:07 p.m.

Staff/P&Z Commission members present –

Kit Marshall, Mayor, City of Aledo

Bill Funderburk, City Administrator, City of Aledo

Deana McMullen, City Secretary, City of Aledo

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

Others present -

Spencer Perry, Owner, 145 Feed Lot, LLC

Fred Disney, Bailey Ranch Representative, Westbrook Companies

James Harris, James R. Harris Partners, LLC

Justin Welborn, POA, Bluffs, LLC

Ottis Lee, 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 Chairman Jim Witherow.

3. Quorum Check

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

B. CONSENT AGENDA

- 1. Consideration and/or action regarding approval of minutes of the February 13, 2020, Planning and Zoning meeting.**

Commission Vice-Chairman Christian Pearson made a motion to approve the February 13, 2020 minutes. The motion was seconded by Commission member Tiffany Reed.

Motion passed 4-0

C. REGULAR BUSINESS

1. Consider PRELIMINARY AND FINAL PLATS FEED LOT COMMONS – 2.39 acres R.C. Eddleman Survey, Abstract 438 City of Aledo, Parker County, Texas.

Betty Chew stated that the Feed Lot Commons is a 2.39 acre residential subdivision located off Feed Lot Road. The subdivision will be developed as a Planned Development PD-R3 zoning. The plat provides for 7 lots to be developed with duplex structures.

The subdivision will be served from a cul-de-sac off Feed Lot Road. The street will be constructed as a 28 foot street in accordance with City of Aledo design standards. The owner will pay a park land dedication fee in lieu of land dedication.

Betty Chew also stated that the subdivision will be served by City water. The owner will construct an 8 inch water main in Halcon Court. Fire hydrants will be installed along the water main in compliance with ISO regulations. The subdivision will also be served by City sewer. The owner will extend sanitary sewer service to the subdivision from an existing 8" main north of the subdivision through an easement located on Lot 6. All wastewater utility construction will be in accordance with City of Aledo design standards. Stormwater flows from east to west across the subdivision. A stormwater detention pond and easement are proposed on the southwest corner of the subdivision. An off-site drainage easement will be required from the adjacent property owner prior to recording of the plat.

Betty Chew indicated that the applicant was in attendance in case the Commission had any questions. Spencer Perry stated that he was happy to answer any questions.

Commission Chairman Jim Witherow asked if the Commission members had any questions for the presenters or for the applicant.

Commission Vice-Chairman Christian Pearson asked if the Feed Lot Commons development was the one where the applicant had requested the variance for the covered parking.

Ms. Chew explained that the Feed Lot Commons development was the one that the Planning and Zoning Commission had approved without the metal covered awnings for covered parking.

Commission Chairman Jim Witherow asked for a motion to approve the preliminary plat for Feed Lot Commons. Commission Vice-Chairman Christian Pearson made a motion to approve

the preliminary plat for Feed Lot Commons. The motion was seconded by Commission member Tiffany Reed.

Motion passed: 4-0

Commission Chairman Jim Witherow then asked for a motion to approve the final plat for Feed Lot Commons. Commission member Tiffany Reed made a motion to approve the final plat for Feed Lot Commons subject to the owner securing the off-site drainage easement. The motion was seconded by Commission member Jeffrey Corby.

Motion passed: 4-0

Gretchen Vazquez stated that these matters were to be considered by the City Council at 7 pm on April 23, 2020 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas

2. Consider PRELIMINARY/FINAL PLAT PARKS OF ALEDO-BLUFFS (NORTH TRACT) – 87.67 acres E. Ozer Survey, Abstract No. 1031 and the J. Wray Survey, Abstract No. 1639, Parker County, Texas.

Betty Chew stated that The Parks of Aledo-Bluffs is a 195.62 acre residential subdivision is located off Bailey Ranch Road, in the City's Extraterritorial Jurisdiction (ETJ). The City Council approved a development agreement December 18, 2019. The development agreement provides for development of the property as a residential subdivision similar to The Parks of Aledo Point Vista phase of the subdivision. The property will be annexed subject to the development agreement.

The owner proposes development of the property in two phases:

NORTH TRACT – 87.67 acres Max. 225 Residential Lots

SOUTH TRACT – 107.95 acres Max. 267 Residential Lots

The subdivision will be developed as a Planned Development with PD-R2 Single Family Residential District development standards.

Betty Chew indicated that pursuant to the Development Agreement the owner was submitting a Preliminary Plat for the North Tract. The North Tract will have 202 residential lots with 8 open space tracts. The 36 acre remainder tract will provide open space where the developer will construct a multi-use single-track earthen trail (mountain bike trail). These open space and trail dedications and improvements will satisfy the park dedication and park development requirements per the Development Agreement. The open space and trails will be privately owned and maintained. A mandatory Homeowners Association will be established.

Betty Chew also stated that all streets in the subdivision shall have 50 foot right of way dedication and be constructed 28 foot wide in accordance with City of Aledo design standards. The extension of Bailey Ranch Road will continue to the west along the North Tract as a collector street (65' right-of-way). Bailey Ranch Road was analyzed to see how the geometry of the road will affect the proposed Highlands Avenue and Bailey Ranch Road Intersection. Based on the analysis, an all-way stop control was recommended.

The subdivision will be served by City water. The owner will connect to the existing 10 inch water main in Bailey Ranch Road and construct all water distribution lines in the subdivision (on-site) to serve the North Tract. The owner will also extend a 10 inch water main in Bailey Ranch Road (off-site). Fire hydrants will be installed in compliance with ISO regulations. All water utility construction will be in accordance with City of Aledo design standards.

The subdivision will also be served by City sewer. The owner will construct a lift station and force main, and wastewater lines in the North Tract. The lift station and force main will be eligible for wastewater impact fee credits. All wastewater utility construction will be in accordance with City of Aledo design standards.

Stormwater flows from east to west across the subdivision to an Unnamed Tributary to Clear Fork Trinity River. The northwest part of the subdivision is located in the flood hazard area Zone AE (hatched area). Residential structures will not be constructed in this area. A stormwater drainage study and drainage improvement plans had been submitted to the city for review and approval by the City Engineer. Stormwater improvements will be constructed in accordance with City of Aledo design standards.

Betty Chew stated that the developer and his engineer were in attendance in case the Commission had any questions.

Justin Welborn and Ottis Lee stated that they had no comments and could answer any questions. Jim Harris stated that the proposed development surpassed the original development agreement. Fred Disney was in support of the POA, Bluffs development.

Commission Chairman Jim Witherow asked if the Commission members had any questions for the presenters or for the developer/engineer. Commission members had no other questions.

Commission Chairman Jim Witherow asked for a motion to approve the preliminary plat for the Parks of Aledo - Bluffs. Commission member Tiffany Reed made a motion to approve the preliminary plat for the Parks of Aledo - Bluffs. The motion was seconded by Commission member Jeffrey Corby.

Motion passed: 4-0

Commission Chairman Jim Witherow then asked for a motion to approve the final plat for the Parks of Aledo - Bluffs. Commission Vice-Chairman Christian Pearson made a motion to approve the final plat for the Parks of Aledo - Bluffs. The motion was seconded by Commission member Tiffany Reed.

Motion passed: 4-0

Gretchen Vazquez stated that these matters were to be considered by the City Council at 7 pm on April 23, 2020 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas

1. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

Motion was made by Commission member Tiffany Reed, seconded by Commission member Jeffrey Corby to adjourn the meeting at 6:38 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

