

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, February 13, 2018**  
Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

The Planning & Zoning Commission met in regular session on Tuesday February 13, 2018 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Jim Witherow called the meeting to order at 6:03p.m. with the following members present: Andrew Morris, Jeff Foust, and Jim Witherow.

Staff members present – Director of Public Works David Fain, Ken Pfeifer, City Administrator, James Moore, Fire Marshal, and Steve James, City Engineer.

1. Invocation

Invocation was given by Board member Andrew Morris.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Board member Jim Witherow.

3. Quorum Check

A quorum was present at this meeting with Board members Jim Witherow, Andrew Morris, and Jeff Foust in attendance.

**B. CONSENT AGENDA**

1. Consideration and/or action regarding approval of minutes of the January 9, 2018 regular meeting.

Andrew Morris made a motion to approve the November 14, 2017 minutes. The motion was seconded by Jeff Foust.

Motion passed 3-0

### **C. CITIZEN APPEARANCES:**

Citizens may speak on any issue NOT on the agenda for a maximum of three minutes. The Planning and Zoning Commission CANNOT discuss or take any action on any issue at this time.

**PLEASE SIGN IN BEFORE THE START OF TONIGHT'S MEETING.**

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

### **D. REGULAR BUSINESS**

- 1. Continuation of Public Hearing:** to receive input regarding a Concept Plan for a tract of land, said tract being 5.34 acres of land to be subdivided and named the "Villas Downtown" situated in the RC Eddleman Survey, Abstract Number 438, Aledo, Parker County, Texas.

Chairman Witherow opened the public meeting at 6:06 pm. Randall Sears, the Developer and his staff discussed at length with the Planning and Zoning Commission variances the Developer has requested for the Villas Downtown development. The variances were discussed among staff, commission and developer.

Chairman Witherow closed the public hearing at 7:58 pm.

- 2. Discuss and consider making a recommendation to City Council** regarding a Concept Plan for a tract of land, said tract being 5.3395 acre planned development located on Old Annetta Road, land to be subdivided and named the "Villas Downtown", situated in the RC Eddleman Survey, Abstract number 438, Aledo, Parker County, Texas.

Jeff Foust made a motion to recommend to Council the following variances. Andrew Morris seconded the motion.

\*Developer required to install 5' wide sidewalk along Old Annetta Road.

\*Walking trail to be crushed granite as per page 11.

\*3' wide sidewalk on both sides of the street within the subdivision.

\*Approval made with no lift station requirement. If a lift station is required, Developer will pay all costs of publishing and mailing out public hearing notice.

\*Fences on the side and front of development will be constructed of hardy board with steel supports and brick columns.

Motion passed 3-0.

- 3. Continuation Public Hearing:** to receive input regarding a request for a zoning change from (PD/C2 Planned Development to PD-R3 Residential), said tract being 5.3395 acres of land to be subdivided and named the Villas Downtown situated in the RC Eddleman Survey, abstract number 438, Aledo, Parker County, Texas.

Chairman Witherow opened the public hearing at 8:21 pm. No one spoke for or against the zone change. Chairman Witherow closed the public hearing at 8:22 pm.

- 4.** Discuss and consider making a recommendation to the City Council for approval of the request for a zoning change from (PD/C-2 Planned Development to PD-R3 Residential), said tract being 5.3395 acres of land to be subdivided and named the Villas Downtown, situated in the RC Eddleman survey, Abstract number 438, Aledo, and Parker County, Texas.

Andrew Morris made motion to recommend to the Council the zone change from PD/C2Planned Development to PD-R3 residential. Jeff Foust seconded the motion.

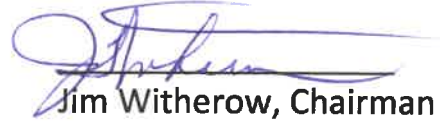
Motion passed 3-0

#### **E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.**

Motion was made by Commission member Andrew Morris, seconded by Jeff Foust to adjourn the meeting at 8:25 p.m.

Motion passed 3-0.

Passed and approved this 13<sup>th</sup> day of March 2018.

  
Jim Witherow, Chairman

