

MINUTES
PLANNING AND ZONING COMMISSION
Tuesday, June 12, 2018
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

The Planning & Zoning Commission met in regular session on Tuesday June 12, 2018 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Jim Witherow called the meeting to order at 6:05 p.m. with the following members present: Evan McGuire, Jeff Foust, and Jim Witherow.

Staff members present – Director of Public Works Gretchen Vazquez, Ken Pfeifer, City Administrator, Steve James, City Engineer, James C. Moore, Fire Marshall and DeAnna Failla Public Works Admin. Assistant .

1. Invocation

Invocation was given by Board member Jim Witherow.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Board member Evan McGuire.

3. Quorum Check

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

B. CONSENT AGENDA

1. Consideration and/or action regarding approval of minutes of the April 10, 2018 regular meeting.

Evan McGuire made a motion to approve the April 10, 2018 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.

Jim Witherow moved Item #4 to be addressed first as room was full of people that were there for that item.

D. REGULAR BUSINESS

- 4. Public Hearing:** Conduct a Public Hearing and consider recommendation to the City Council to approve a request for Annexation and Zoning Change from Agricultural (A) to Manufacturing/Light Industrial (M-1) for Champions Business Park on Southeast Corner of Champions Drive and E. Bankhead Hwy> being 80.76 acres out of the J. Brown Survey, Abstract No. 69, Parker County, Texas.

Chairman Witherow opened the public hearing at 6:08 p.m. for anyone attending to speak for or against the Development Plan. Ken Pfeifer showed location and explained the request. Ottis Lee, who represented the Developer, spoke in favor of the Development Plan. Mr. Lee provided the Commission with an overview of the Champions Business Park. The following People spoke against the project:

Jeff Polak - 100 Saddleback Lane

John Forrester – 132 Aledo Point Dr.

Charles Morris – 105 Prairie Ridge Dr.

Tommy Crow – 119 Prairie Ridge Dr.

Daniel Reilley – 334 Parkview Dr.

Chairman Witherow closed the public hearing at 7:23 p.m.

5. Discuss and consider making a recommendation to the City Council to approve the request for Annexation and Zoning Change from Agricultural (A) to Manufacturing/Light Industrial (M-1) for Champions Business Park on Southeast Corner of Champions Drive and E. Bankhead Hwy> being 80.76 acres out of the J. Brown Survey, Abstract No. 69, Parker County, Texas.
6. Jeff Foust made a motion that the Planning and Zoning Commission recommend to the City Council approval of the Annexation and Zoning Change of the Champions Business Park. Jim Witherow seconded the motion.

Motion carried 2-1. Commissioner Evan McGuire voting against the motion.

1. Conduct a Public Hearing and consider recommendation to City Council to approve an amendment the Political Sign Ordinance.

Ken Pfeifer explained the amendment.

Evan McGuire made a motion that the Planning and Zoning Commission recommend to the City Council approval of the amendment to the Political Sign Ordinance. Jeff Foust seconded the motion.

Motion passed 3-0

2. Discuss and consider making a recommendation to City Council to approve a Preliminary Plat for Wind Rush Estates, Lots 1 through 3, Block 1, being 8.294 acres situated in and being a portion of R.C. Eddleman Survey Abstract No. 1972 in the City of Aledo, Parker County, Texas.

The applicant, Marc Pace provided the Commission with an overview of the development that will occur and said site.

James C. Moore, Fire Marshal approved the turn around.

Jim Witherow has concerns about the flood plain and emergency access road.

Evan McGuire made a motion to approve the preliminary plat for the 8.294 acres situated in and being a portion of R.C. Eddleman Survey Abstract No. 438 and the F.H. Harmon Survey, Abstract No. 1972 in the City of Aledo, Parker County, Texas. Jim Witherow seconded the motion as long as there is an amendment to provision on Emergency Access.

Motion passed 3-0.

3. Discuss and consider approval of a Short Form Plat for Apolinar-Phillips Addition, Lots 1-2, Block 1, being a 2.384 acre addition to the ETJ of the City of Aledo, Parker County, Texas, out of the Eliza Oxer Survey, Abstract No. 1031, Parker County, Texas. recommendation to the City Council for approval of a request for a Short Form plat

Jeff Foust made a motion that the Planning and Zoning Commission recommend to the City Council approval of the Short Form Plat. Evan McGuire seconded the motion.

Motion passed 3-0.

E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

Motion was made by Commission member Jim Witherow, seconded by Evan McGuire to adjourn the meeting at 8:15 p.m.

Motion passed 3-0.

Passed and approved this 10th day of July 2018.

Jim Witherow, Chairman