

MINUTES
PLANNING AND ZONING COMMISSION
Tuesday September 8, 2015
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

The Planning & Zoning Commission met in regular session on Tuesday September 8, 2015 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Chairman Jim Witherow called the meeting to order at 7:02 p.m. with the following members present: Jim Witherow, Juston Stelzer, Reign Vandertuin, Warren Pearson, and Spencer Perry.

Staff member present - City Administrator Ken Pfeifer, Director of Public Works David Fain, and City Secretary Deanna McMullen.

1. Invocation

Invocation was given by Chairman Jim Witherow.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Board member Reign Vandertuin.

3. Administer Oath of Office to newly appointed P&Z Board Members- Ms. McMullen administered the oath of office to new Board Members Reign Vandertuin and Spencer Perry.

4. Quorum Check

A quorum was present at this meeting with Board Members Jim Witherow, Juston Stelzer, Warren Pearson, Reign Vandertuin, and Spencer Perry present.

B. CONSENT AGENDA

1. Consideration and/or action regarding approval of minutes of the July 14, 2015 regular meeting.

A motion was made by Warren Pearson, second by Juston Stelzer to approve the July 14, 2015 meeting minutes as presented.

Motion carried 5-0

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.

There were no citizen appearances for this meeting.

D. REGULAR BUSINESS

(NOTE: Chairman Witherow explained to those in attendance he would open the public hearing and discuss all public hearing items consecutively. Chairman Witherow open public hearing items 1-6 at 7:06 p.m. and closed the hearings at 7:30 p.m.)

1. **Public Hearing** - to receive input regarding recommendation of approval of a request for the proposed amendment to the Ordinance for the Concept Plan for a tract of land to be subdivided and named Parks of Aledo Vista Point: said tract being 132.53 acres out of John Sparger Survey, Abstract No. 1230 the Richard R. Eddleman Survey, Abstract No. 438 the James B. Carr Survey, Abstract No. 255, being a portion of Tract No. 1, Tract No. 2 and Tact No. 3 as deeded to Noel R. Bailey and wife Elaine D. Bailey as referenced in volume 1161, page 505, and as described in Volume 279, Page 416, deed records of Parker County, Texas.

Chairman Witherow opened the public hearing for individuals to speak for or against the Concept Plan. Mr. Fred Disney, who represents the current property owner briefly spoke to the Board, and introduced the developers of described property, Justin Wellborn and Jim Harris. Mr. Wellborn presented to the Board the Concept Plan The Parks of Aledo Vista Point. Mr. Wellborn outlined the various

of the development along with the number of lots (266). With no citizen present to speak against the Concept Plan, Chairman Witherow closed the public hearing.

2. Public Hearing - to receive input regarding recommendation of approval of a request to amend the Future Land Use Plan (FLUP) from Single Family District to General Commercial District and from Single Family District and Commercial to Planned Development for 128.75 acres out of the James B. Carr Survey, Abstract No. 255, the John Sparger Survey, Abstract 1230, the Richard R. Eddleman Survey, Abstract No. 438 and the John G. Wray Survey, Abstract No. 1639, Parker County, TX, said tract of land being further described as being portions of Tract No. 1, Tract No. 2 and Tract No. 3 as deeded to Noel R. Bailey and Wife, Elaine D. Bailey as referenced in Volume 1161, Page 505, described in Volume 279, Page 416, deed records, Parker County, TX.

Chairman Witherow opened the public hearing for those individuals who desired to speak for or against the amending the FLUP. Mr. Wellborn provided the Board with an overview of the recommended amendments to the FLUP. With no citizen present to speak against amending the FLUP, Chairman Witherow closed the public hearing.

3. Public Hearing - to receive input regarding recommendation of approval of a request to rezone a tract of land from (R1 & R2) Single Family Residential District to (C2) General Commercial District said tract being 21.71 acres out of John Sparger Survey, Abstract No 1230 and the James B. Carr Survey, Abstract No. 255, being a portion of Tract No. 2 as deeded to Noel R. Bailey and wife Elaine D. Bailey as referenced in Volume 1161, page 505, Volume 279, page 416, deed records of Parker County, TX.

Chairman Witherow opened the public hearing for those individuals who desired to speak for or against the proposed zone change. Mr. Wellborn provided the Board with an overview of the recommended zone change. With no citizen present to speak

against the proposed zone change, Chairman Witherow closed the public hearing.

- 4. Public Hearing** - to receive input regarding recommendation of approval of a request to rezone a tract of land from (R2 & R1) Single Family Residential District and to Planned Development (R2)(PD); said tract being 128.75 acres out of John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey, Abstract No. 255, being a portion of Tract No. 2 as deeded to Noel R. Bailey and wife Elaine D. Bailey as referenced in Volume 1161, page 505, deed records of Parker County, TX.

Chairman Witherow opened the public hearing for those individuals who desired to speak for or against the proposed zone change. Mr. Wellborn provided the Board with an overview of the recommended zone change. With no citizen present to speak against the proposed zone change, Chairman Witherow closed the public hearing.

- 5. Public Hearing** - to receive input regarding recommendation of approval of a request to amend the Thoroughfare Plan recognizing the realignment of Bailey Ranch Road and Jenkins Road.

Chairman Witherow opened the public hearing for those individuals who desired to speak for or against the proposed zoned change. Mr. Wellborn provided information to the Board about how the location of Bailey Ranch Road will be slightly altered when the second phase of the development will be constructed. With no citizen present to speak against the proposed zone change, Chairman Witherow closed the public hearing.

- 6. Public Hearing** - to receive input regarding recommendation of approval to amendment of the zoning ordinance, section 23.1, table 3, to add a "P" - permitted use for a fire station or similar public safety building in a C2 Commercial District.

Chairman Witherow opened the public hearing for those individuals who desired to speak for or against the proposed

amendment to the zoning ordinance. David Fain provided information to the Board stating that the zoning ordinance only allows for a fire station to be located in the Downtown Business District. Mr. Fain stated that with the proposed amendment a new fire station can be allowed in the General Commercial District (C2). With no citizen present to speak against the proposed zone change, Chairman Witherow closed the public hearing.

- 7. Discussion and consider making recommendation to the City Council to approve the request for the proposed amendment to the ordinance for the Concept Plan for a tract of land to be subdivided and named Parks of Aledo Vista Point; said tract being 132.53 acres out John Sparger Survey, Abstract No. 1230 the Richard R. Eddleman Survey, Abstract No. 438 the James B. Carr Survey, Abstract No. 255, being a portion of Tract No. 1, Tract No. 2 and Tract No. 3 as deeded to Noel R. Bailey and wife Elaine D. Bailey as referenced in volume 1161, page 505, and as described in volume 279, page 416, deed records of Parker County, TX.**

Juston Seltzer made a motion to recommend to the City Council to approve the request for the proposed amendment to the ordinance for the Concept Plan as presented. Spencer Perry seconded the motion.

Motion carried 5-0

- 8. Discuss and consider making a recommendation to the City Council to approve the request to amend the Future Land Use Plan (FLUP) from Single Family District to General Commercial District and from Single Family District and Commercial District to Planned Development for 128.75 acres out of the James B. Car Survey, Abstract No. 255, the John Sparger Survey, Abstract No. 1639, Parker County, TX., said tract of land being further described as being portions of tract No. 1, tact No. 2 and tract No. 3 as deeded to Noel R. Bailey and wife, Elaine D. Bailey as referenced in volume 1161, page 505, described in volume 279, page 416, deed records, Parker County, TX.**

Spencer Perry made a motion recommending to the City Council to amend the FLUP from Single Family District to General Commercial District and from Single Family District and Commercial District to Planned Development for the 128.75 as described above. Reign Vandertuin seconded the motion.

Motion carried 5-0

- 9. Discuss and consider making recommendation to the City Council to approve the request to rezone a tract of land from (R1 & R2) Single Family Residential to (C2) General Commercial District said tract being 21.71 acres out of John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey Abstract No. 255, being a portion of Tract No. 2 as deeded to Noel R. Bailey and wife Elaine D. Bailey as referenced in Volume 1161, page 505, Volume 279, page 416, deed records of Parker County, TX.**

Juston Stelzer made a motion to recommend to the City Council to amend the zoning ordinance from (R1 & R2) Single Family Residential to (C2) General Commercial District - said tract as being described above. Spencer Perry seconded the motion.

Motion carried 5-0

- 10. Discuss and consider making recommendation to the City Council to approve the request to rezone a tract of land from (R2 & R1) Single Family Residential District to Planned Development (R2)(PD); said tract being 128.75 acres out of John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey, Abstract No. 255, being a portion of Tract No. 2 as deeded to Noel R. Bailey and wife Elaine D. Bailey as referenced in volume 1161, page 505, deed records of Parker County, TX.**

Warren Pearson made a motion to recommend to the City to amend the zoning ordinance from (R2 & R1) Single Family Residential District to Planned Development (R2)(PD) - said tract as being described above. Spencer Perry seconded the motion.

Motion carried 5-0.

11. Discuss and consider making recommendation to the City Council to approve the request to amend the Thoroughfare Plan recognizing the realignment of Bailey Ranch Road and Jenkins Road.

Juston Stelzer made a motion to recommend to the City Council to amend the Thoroughfare Plan that recognizes the realignment of Bailey Ranch Road and Jenkins Road. Spencer Perry seconded the motion.

Motion carried 5-0.

12. Discuss and consider making recommendation to the City Council to approve amendment of zoning ordinance, section 23.1, table 3, to add a "P" - permitted use - for a fire station or similar public safety building in a C-2 Commercial District.

Spencer Perry made a motion recommending to the City Council to amend section 23.1, table 3 of the zoning ordinance to add a "P" - permitted use for a fire station or similar public safety building in a C-2 Commercial District. Warren Pearson seconded the motion.

Motion carried 3-0

Abstentions - 2 (Juston Stelzer and Reign Vandertuin)

E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

Motion was made by Board member Reign Vandertuin,
seconded by
Board member Juston Stelzer to adjourn the meeting at 7:41
p.m.

Motion carried 5-0.

Passed and approved this the _____ day of _____ 2015.

Witherow, Chairman

Jim