

**MINUTES
PLANNING AND ZONING COMMISSION**

Thursday, May 14, 2020

Aledo Community Center

104 Robinson Court

Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:14 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

Todd Covington, WebEx Host, City of Aledo

Jim Witherow, Commission Chairman

Christian Pearson, Commission Vice-Chairman

Tiffany Reed, Commission Member

Jeffrey Corby, Commission Member

Nick Stanley, Commission Member

Others present -

Narayan Patel, Managing Partner, Journey Capital

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Fred Disney, Bailey Ranch Representative, Westbrook Companies

Ottis Lee, P.E., Engineer, Baird, Hampton & Brown

Andrew Yeoh, Triangle Engineering, LLC

Mike Stansberry, General Counsel, Southern Multifoods, Inc.

Jacob Hammons, P.E., Engineer, Baird, Hampton & Brown

Tim Roe, Applicant's representative, 105 Austin Street

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, 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 April 9, 2020, Planning and Zoning meeting.

2) Consider PRELIMINARY PLAT ETX Bell Addition - 2.823 acres John Sparger Survey, Abstract No. 1230, City of Aledo, Parker County, Texas.

Commission Chairman Jim Witherow moved on to the next agenda item. Betty Chew stated that this plat is on 1187 just north of the CVS and asked the WebEx Host to please show document number 5, which showed the preliminary plat for this proposed subdivision. Betty Chew stated that it is a 2.823 acres subdivision on FM 1187. The owner proposes to subdivide the property into two lots. Lot 2 is a proposed 1.898 acre lot and Lot 1 is a proposed 0.924 acre lot. The subdivision has single access off of 1187 which is the City's primary north-south arterial. An existing thirty (30') foot ingress/egress easement will provide access to both lots. There is also a twenty-four (24') foot public access/fire lane easement located on the west side of property coming from the CVS property going north. The subdivision will be served by City water and sanitary sewer which will be extended to serve the subdivision. Stormwater flows from east to west across this subdivision. The runoff will be detained and released to match the existing flow patterns as each lot develops. There will be a storm water drainage plan submitted and approved by the City Engineer prior to issuance of the permit for development. This plat does comply with the city's subdivision ordinance requirements and staff recommended approval.

Mike Stansberry spoke regarding this item. Commission Member Tiffany Reed asked if this would be an eatery or dining place. Mike Stansberry said yes and that it will be a Taco Bell.

Commission Chairman Jim Witherow asked for a motion to approve the PRELIMINARY PLAT ETX Bell Addition - 2.823 acres John Sparger Survey, Abstract No. 1230, City of Aledo, Parker County, Texas. Commission Member Tiffany Reed made a motion to approve the PRELIMINARY PLAT ETX Bell Addition - 2.823 acres John Sparger Survey, Abstract No. 1230, City of Aledo, Parker County, Texas. The motion was seconded by Commission member Jeff Corby.

Motion passed: 5-0

Gretchen Vazquez stated that this matter was to be considered by the City Council at 7 pm on May 28, 2020 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

3) Consider PRELIMINARY PLAT Bright Living Aledo Addition – 17.537 acres J. Wray Survey, Abstract No. 1639, City of Aledo, Parker County, Texas.

Commission Chairman Jim Witherow then asked for a motion to approve the FINAL PLAT Lot 1, Block 1, Bright Living Aledo Addition – 7.479 acres J. Wray Survey, Abstract No. 1639, City of Aledo, Parker County, Texas. Commission member Tiffany Reed made a motion to approve the FINAL PLAT Lot 1, Block 1, Bright Living Aledo Addition – 7.479 acres J. Wray Survey, Abstract No. 1639, City of Aledo, Parker County, Texas. The motion was seconded by Commission Vice-Chairman Christian Pearson.

Motion passed: 5-0

Gretchen Vazquez stated that this matter was to be considered by the City Council at 7 pm on May 28, 2020 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

E. 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 6:40 p.m.

Motion passed 5-0

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

Jim Witherow
Planning & Zoning Commission Chairman