

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, December 9, 2014**  
Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

The Planning & Zoning Commission met in regular session on Tuesday, December 9, 2014 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Chairman Jim Witherow called the meeting to order at 7:03 p.m. with the following members present: Jim Witherow, Paula Johns, Juston Stelzer, and Warren Pearson

Staff members present were City Administrator Ken Pfeifer and Director of Public Works David Fain.

**1. Invocation**

Invocation was given by Chairman Jim Witherow.

**2. Pledge of Allegiance**

The Pledge of Allegiance was led by Board member Juston Stelzer.

**3. Quorum Check**

A quorum was present at this meeting with Board Members Jim Witherow, Paula Johns, Juston Stelzer, and Warren Pearson present.

**B. CONSENT AGENDA:**

1. Consideration and/or action regarding approval of minutes of September 9, 2014 regular meeting. (Board approved minutes as item #5).

**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**

**1. Public Hearing** - The purpose of said hearing is to receive input regarding the amending the Future Land Use Plan (FLUP) from Planned Development to Commercial for Lot 6, Block 7, Lasater Addition.

**2. Public Hearing** - The purpose of said hearing is to receive input regarding the request from Dan Hardick for a zone change from R-2 Single Family Residential District to C-2 General Commercial District, for Lot 6, Block 7, Lasater Addition.

**Note:** Chairman Witherow held both public hearings simultaneously.

Chairman Jim Witherow opened the Public Hearing at 7:04 p.m. for anyone wishing to speak for or against this item. Dan Hardick, applicant requesting the zone change, presented to the Board his request for a change from R-2 residential to C-2 commercial. Mr. Hardick stated his desire to remodel the existing home at 417 Pine Street to a facility that will serve as professional office building. Comments from visitors during the public hearing included: Douglas Perkins, 116 Prairie View, Annetta South; Candi Briseno 125 James Street, Aledo; and Charise Yarborough, 618 Cherry Street, Aledo. Each visitor spoke to the Commission about zone change and commented of not being in favor of the zone change. Mr. Perkins also commented about the Future Land Use Plan and the designation of a portion of the Lasater Addition as a Planned

Development, and that he was unaware of this particular designation when his daughter (Ms. Briseno) purchased her home at 125 James Street. Chairman Witherow closed the public hearing at 7:22 p.m.

- 3. Discussion and consider making a recommendation** to the City Council to approve the amendment to the Future Land Use Plan from a Planned Development to Commercial for Lot 6, Block 7, Lasater Addition.

Motion was made by Board member Juston Stelzer, seconded by Board Paula Johns recommending to the City Council to amend the Future Land Use Plan from a Planned Development to Commercial for Lot 6, Block 7, Lasater Addition.

Motion carried 4-0.

- 4. Discussion and consider making a recommendation** to the City Council to approve the request from Dan Hardick for a zone change from R-2 Single Family Residential District to C-2 General Commercial District for Lot 6, Block 7, Lasater Addition.

Motion was made by Board member Paula Johns, seconded by Juston Stelzer recommending to the City Council to approve the zone change R-2 Single Family Residential District to C-2 General Commercial District for Lot 6, Block 7, Lasater Addition.

Motion carried 4-0.

- 5. Consideration and/or action regarding approval of minutes of September 9, 2014 regular meeting.**

Motion was made by Board member Paula Johns, seconded by Board member Juston Stelzer to approve the minutes from the

September 9, 2014 regular meeting of the Planning and Zoning Board meeting.

Motion carried 4-0

**6. Discussion and consider making a recommendation to the City Council regarding approval of a Short Form Plat for the City of Aledo - Elm Street Park.**

David Fain, Director of Public Works provided information to the Board about the City's desire to develop Elm Street Park. Mr. Fain described to the Board the amenities that will be placed in the park site.

Motion was made by Paula Johns, seconded by Warren Pearson recommending to the City Council to approve the Short Form plat for Elm Street Park.

Motion carried 4-0.

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

Motion was made by Board member Juston Seltzer, seconded by Board member Paula Johns to adjourn this meeting at 7:32 p.m.

Motion carried 4-0.

Passed and approved this the \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Witherow, Chairman

Jim

