

**MINUTES**  
**PLANNING AND ZONING COMMISSION**

**Tuesday, February 9, 2016**

Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

The Planning & Zoning Commission met in regular session on Tuesday November 10, 2015 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Chairman Jim Witherow called the meeting to order at 7:04 p.m. with the following members present: Jim Witherow, Juston Stelzer, Spencer Perry, and Reign Vandertuin. Board member Warren Pearson was absent.

Staff member present – 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 Reign Vandertuin.

3. Quorum Check

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

**B. CONSENT AGENDA**

1. Consideration and/or action regarding approval of minutes of the November, 10 2015 regular meeting.

The incorrect minutes were placed in the Commission's packet, therefore the November 10, 2015 minutes will be approved and the next regularly scheduled meeting.

### **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 recommendation of approval of a request for the proposed Development Plan for a tract of land to be subdivided and named Parks of Aledo Point Vista Phase 1; said tract being 26.811 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 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, Texas.

Chairman Witherow opened the Public Hearing at 7:05 p.m. Justin Welborn, 2929 W. 6<sup>th</sup> Street, Fort Worth, Texas and representing James R. Harris Partners, LLC made a presentation to the Commission about the Parks of Aledo, Point Vista Phase 1 development. Mr. Welborn provided information to the Commission about the number of lots (70) in the first phase. Mr. Welborn also provided information about the park site the will be developed in the first phase, and what amenities and type of landscaping that will be included in the park site. Mr. Welborn also presented to the Commission the type of entrance/signage the will occur.

Chairman Witherow closed the meeting at 7:20 p.m.

- 2. Discussion and consider making recommendation** to City Council to approve the request for the proposed Development Plan for a tract of land to be subdivided and named Parks of Aledo Point Vista Phase 1; said tract being 26.811 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 Tract No. 3 as deeded to Noel R. Bailey as referenced in Volume 1161, page 505, and as described in Volume 279, page 416, deed records of Parker County, Texas.

Juston Stelzer made a motion to recommend to the City Council acceptance of the Development Plan as presented. The motion was seconded by Reign Vandertuin.

Motion passed 4-0

- 3. Discussion and consider making recommendation** to the City Council regarding approval of a final plat for a track of land – being 26.811 acres situated in the City of Aledo, Parker County, Texas and being within the John Sparger Survey, Abstract No, 1230, and John G. Wray Survey, Abstract No. 1639, City of Aledo, Parker County, Texas.

Reign Vandertuin made a motion to recommend to the City Council to approve the final plat as presented. The motion was seconded by Juston Stelzer.

Motion carried 4-0.

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

Motion was made by Commission member Spencer Perry, seconded by Juston Stelzer to adjourn the meeting at 7:38 p.m.

Motion carried 4-0

Passed and approved this the 12<sup>th</sup> day of April 2016.

Jim Witherow, Chairman