

**MINUTES  
PLANNING AND ZONING COMMISSION**

**Tuesday, July 12, 2016**  
Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

The Planning & Zoning Commission met in regular session on Tuesday July 12, 2016 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Chairman Jim Witherow called the meeting to order at 7:00 p.m. with the following members present: Jim Witherow, Warren Pearson, Spencer Perry, and Reign Vandertuin. Board member Juston Steltzer was absent.

Staff members present – City Administrator Ken Pfeifer and Director of Public Works David Fain. Councilperson Jean Bailey was also in attendance.

1. Invocation

Invocation was given by Chairman Jim Witherow.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Board member Spencer Perry.

3. Quorum Check

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

**B. CONSENT AGENDA**

1. Consideration and/or action regarding approval of minutes of the April 12, 2016 regular meeting.

Warren Pearson made a motion to approve the April 12, 2016 minutes. The motion was seconded by Reign Vandertuin.

Motion passed 4-0

### **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.**

Diana Schlotterbeck, 115 Chateau, Aledo, Texas briefly spoke stating she is attending the meeting because she is a member of the Versailles HOA and is in favor of a tree ordinance to protect the trees that are between her property and the commercial property that is located at 517 and 521 FM 1187.

### **D. REGULAR BUSINESS**

#### **1. Discuss and consider making a recommendation to the City Council a rear setback and commercial building height requirement when a commercial zoning district abuts a residential district.**

The Commission discussed increasing the rear setback from 10 feet to 20 feet on commercial properties that abut residential properties, and also with the 20 ft. setback decreasing a building height from 2 stories to one story (or 35'). Many scenarios were discussed and considered, but the biggest concern was how current commercial properties owners would be affected with the rear setback change, especially those owners with small lots. More specifically, with a setback change, the result would be a nonconforming status for the current commercial property owners. Commission members wanted to know what criteria, if any, current owners would have to adhere to.

Spencer Perry made a motion that additional information and research was needed to be able to make an informed decision, and that a future workshop with the Council and City Attorney is considered. The motion was seconded by Reign Vandertuin.

Motion passed 4-0

**2. Discussion and consider a tree ordinance.**

Reign Vandertuin made a motion to deny a tree ordinance due to a lack of resources to administer the ordinance. The motion was seconded by Warren Pearson.

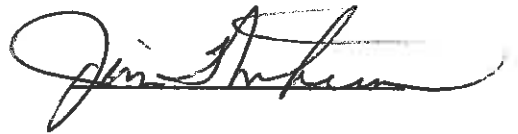
Motion passed 4-0

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

Motion was made by Commission member Warren Pearson, seconded By Spencer Perry to adjourn the meeting at 7:52 p.m.

Motion carried 4-0

Passed and approved this the 11<sup>th</sup> day of October 2016.

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

Jim Witherow, Chairman