

PLANNING AND ZONING COMMISSION
REGULAR SESSION- MINUTES
Tuesday, May 13, 2014 – 7:00 P.M.
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

The Planning & Zoning Commission met in regular session on Tuesday May 13, 2014 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Chairman Jim Witherow called the meeting to order at 7:01 p.m. with the following member present: Jim Witherow, Mark Farmer and Warren Pearson.

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

1. Invocation – Chairman Jim Witherow gave the invocation
2. Pledge of Allegiance – Warren Pearson led the Pledge of Allegiance
3. Quorum check – There was a quorum with three members present.

B. CONSENT AGENDA:

1. Consideration and/or action regarding approval of minutes of February 11, 2014 regular meeting.

Motion was made by Commissioner Mark Farmer, seconded by Commissioner Warren Pearson to approve the minutes from the February 11, 2014 regular meeting as presented.

Motion carried 3-0

C. CITIZEN APPEARANCES:

Citizens may speak on any issue NOT on the agenda for a maximum of three minutes. The Planning & Zoning Commission CANNOT discuss or take any action on any issue at this time.

There were no citizen appearances for this meeting.

D. REGULAR BUSINESS

1. **Public Hearing** – To receive input regarding recommendation of approval of a request for Re-plat for Lot 2R, Block 1 Fariview Addition, said tract being a 1.455 acre Re-plat of Lot 2 & 3, .Block 1 of the Fariview Addition in the City of Aledo, Parker County Texas.

Chairman Witherow opened the Public Hearing to receive input for or against the Re-plat. Public Works Director David Fain presented the Re-plat to the Commission, stating that the Re-plat is administratively complete. Tracy Britton, owner of said property spoke in favor of the Re-plat and stated that her family plans on building a new home on the site. Chairman Witherow closed the public hearing at 7:05 p.m.

2. **Discussion and consider making a recommendation** to Aledo City Council to approve the request for a Re-plat for Lot 2R, Block 1 Fariview Addition, said track being 1.455 acre Re-plat of Lot 2 & 3, Block 1 of the Fariview Addition in the City of Aledo, Parking county, Texas.

Motion was made by Commissioner Farmer, and seconded by Commissioner Pearson to approve the Re-plat as presented.

Motion carried 3-0.

3. **Discussion and consider** action concerning the partial demolition of the historic home located at Oak Street and FM 1187.

Jay Gramer representing the Church spoke to the Commission. Mr. Gramer provided the background as to why the decision was made to demolish the house. The first option was not to demolish, but have the structure moved. Mr. Gramer stated that the next option was to tear down house and to make the area a green space with grass and trees. Marshall Landers, demolition contractor spoke to the Commission admitting to the mistake. Mr. Gramer and Mr. Landers stated there was a mis-communication between Church and contractor.

Planning & Zoning recommends to the Council that the Church continue with the demolition of the home after the permit is obtained from the City and fees are paid for the permit. Planning and Zoning also recommends that Section 4, Penalties, of the Demolition Ordinance be revised to include, "Shall be fined the greater of \$10,000 or not more than \$2,000 for each offense, unless otherwise specified. Each day that a violation is permitted to exist shall constitute a separate offense. *It was noted that the penalty in the current City ordinance would not apply to the Crossroads Church for their partial demolition of this historic home without a permit, but the revision on the penalty clause (greater of \$10,000, etc.) would apply to any violators in the future. Planning and Zoning stated that any actions to demolish a historic structure in the future should have a heavy penalty.*

Commission made two motions and voted:

Motion was made by Commissioner Pearson and seconded by Commissioner Farmer to allow for the demolition of the house at Oak Street and FM 1187.

Motion carried 3-0

Motion was made by Commissioner Pearson and seconded by Commissioner Farmer recommending Council consider amending demolition ordinance in section 4 to increase fine to \$10,000 (or the greater of \$10,000).

Motion carried 3-0.

E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

There being no further items to discuss or consider, motion was made by Commissioner Farmer, seconded by Commissioner Pearson to adjourn this meeting at 7:45 p.m.

Motion carried 3-0.

PASSED AND APPROVED THIS THE _____ DAY OF _____ 2014

Chairman Jim Witherow