

**MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL SESSION**

Thursday, August 7, 2014 – 6:30 P.M.

Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

The Planning & Zoning Commission met in regular session on Thursday, August 7, 2014 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Chairman Jim Witherow called the meeting to order at 6:33 p.m. with the following member present: Jim Witherow, Mark Farmer and Warren Pearson.

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

1. Invocation
Invocation was given by Chairman Jim Witherow.
2. Pledge of Allegiance
The Pledge of Allegiance was led by Board member Warren Pearson.
3. Quorum Check
A quorum was present at this meeting with all board members in attendance.

B. CONSENT AGENDA:

1. Consideration and/or action regarding approval of minutes of May 13, 2014 regular meeting.

Motion was made by Board member Warren Pearson, seconded by Chairman Jim Witherow to approve the minutes from the May 13, 2014 regular Planning & Zoning Board meeting.

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 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 amendment to the Ordinance for the Concept Plan for a tract of land to be subdivided and named the Parks of Aledo- Phase 3; said tract being 42.89 acres out of the John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey, Abstract No. 255, at the southwest corner of Bailey Ranch Road and FM

1187; said tract being further described as a portion of the tracts conveyed in the deed recorded in Volume 1161, Page 505, Deed Records of Parker County, Texas, and also being portions of Tract No. 1 and Tract No. 2 conveyed in the deed recorded in Volume 279, Page 416 of said Deed Records.

Chairman Jim Witherow opened the Public Hearing at 6:34 pm for anyone wishing to speak for or against this item.

Justin Welborn of James R Harris Partners gave a presentation to the Planning & Zoning Board members for Phase 3 of Parks of Aledo. Mr. Welborn discussed the changes that have been made since the development was originally approved. In Phase 1 they eliminated 4 lots in park area and added to the open space bringing it up to 17.12 acres.

In Phase 2 they took out 3 lots and shifted lot lines for pedestrian corridors to the 1.2 acre park. For Phase 3 they are requesting to eliminate 3 lots to create a park that is more than 1 acre and change some of the 70' lots to 60' based on customer requests and to make the additional green space areas. The final tally on the overall project is 100 acres of land with 293 lots vs. 300 lots and 20.3 acres of green space vs. 16.16 acres as originally planned.

There was no one present to speak for or against this item. Chairman Witherow closed the Public Hearing at 6:50 p.m.

There was no action on this item.

2. **Discussion and consider making a recommendation** to the Aledo City Council to approve the request for the proposed amendment to the Ordinance for the Concept Plan for a tract of land to be subdivided and named the Parks of Aledo- Phase 3; said tract being 42.89 acres out of the John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey, Abstract No. 255, at the southwest corner of Bailey Ranch Road and FM 1187; said tract being further described as a portion of the tracts conveyed in the deed recorded in Volume 1161, Page 505, Deed Records of Parker County, Texas, and also being portions of Tract No. 1 and Tract No. 2 conveyed in the deed recorded in Volume 279, Page 416 of said Deed Records.

Motion was made by Board member Mark Farmer, seconded by Board member Warren Pearson to accept the request for the proposed ordinance and recommend to city council to approve the Ordinance for the Concept Plan as presented for Parks of Aledo Phase 3.

Motion carried 3-0

E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

Motion was made by Board member Warren Pearson, seconded by Board member Mark Farmer to adjourn this meeting at 6:51 p.m.

Motion carried 3-0

Passed and approved this the _____ day of _____ 2014

Jim Witherow, Chairman