

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, September 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, September 9, 2014 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Chairman Jim Witherow called the meeting to order at 7:05 p.m. with the following members present: Jim Witherow, Paula Johns, and Juston Stelzer.

Staff member 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 Juston Stelzer.
3. Administer the Oath of Office to newly appointed P&Z Board Members.  
Deana McMullen, City Secretary administered the oath of office to Paula Johns and Juston Stelzer.
4. Quorum Check  
A quorum was present at this meeting with Board Members Jim Witherow, Paula Johns, and Juston Stelzer present.

**B. CONSENT AGENDA:**

1. Consideration and/or action regarding approval of minutes of August 7, 2014 special session meeting.  
Motion was made by Board member Paula Johns, seconded by Board member Juston Stelzer to approve the minutes from the August 7, 2014 special session Planning and & 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 the Development 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 portions of tract No. 1 and tract No. 2 conveyed in the deed recorded in Volume 279, page 416 of said deed records.

Chair Jim Witherow opened the Public Hearing at 7:10 p.m. 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 the Parks of Aledo – Phase 3. Mr. Welborn provided information to the Board that outlined the changes that have been made throughout the different phases – that the development plan for Phase 3 will consist of 122 residential lots. Mr. Welborn stated that with all three phases combined, there will be a total of 293 residential lots. Mr. Welborn also provided information to the the Board on the amount of open space that will be provided in Phase 3. There was no one present to speak for or against this item. Chairman Witherow closed the Public Hearing at 7:22 p.m.

- 2. Discussion and consider making a recommendation** to the City Council to approve the Development 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 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 Paula Johns, seconded by Board Juston Stelzer recommending to the City Council to approve the Development Plan for the Parks of Aledo – Phase 3

Motion carried 3-0.

- 3. Discussion and consider making a recommendation** to the City Council regarding approval of the Final Plat for 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 Paula Johns, seconded by Juston Stelzer recommending to the City Council to approve the Parks of Aledo Phase 3 final plat.

Motion carried 3-0.

- 4. Discussion and consider making a recommendation** to the City Council regarding approval of a re-plat for property located at 405 FM 1187.

Motion was made by Juston Stelzer, seconded by Paula Johns recommending to the City Council to approve the re-plat for property located at 405 FM 1187.

Motion carried 3-0.

- 5. Discussion and consider making a recommendation** to the City Council regarding approval of a final plat for a tract of land being 0.382 acre tract conveyed to Michaelis Holding, LLC, lot 1, block 1, Michaelis Addition, Parker County, Texas.

Josh Michaelis, applicant for the final plat provided information to the Planning and Zoning Commission concerning his plan to develop the property.

Motion was made by Juston Stelzer, seconded by Paula Johns recommending to the City Council to approve the final plat of the Michaelis Addition.

Motion carried 3-0.

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

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

Motion carried 3-0.

Passed and approved this the 9<sup>th</sup> day of December 2014.

Jim Witherow, Chairman