

**MINUTES  
PLANNING AND ZONING COMMISSION  
Wednesday, November 10, 2021**

Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

Meeting called to order at 6:00 p.m.

Staff/P&Z Commission members present –  
Gretchen Vazquez, Director of Public Works, City of Aledo  
Betty Chew, City Planner, City of Aledo

Tiffany Reed-Villarreal, Chairperson  
Christian Pearson, Vice Chairperson  
Spencer Perry, Commission Member  
Eric Grimm, Commission Member

1. Invocation  
Invocation was given by Vice Chairperson, Christian Pearson.
2. Pledge of Allegiance  
The Pledge of Allegiance was led by Chairperson, Tiffany Reed-Villarreal.
3. Quorum Check  
A quorum was present at this meeting with Board members Tiffany Reed-Villarreal, Spencer Perry, Christian Pearson, Eric Grimm and staff members Gretchen Vazquez and Betty Chew in attendance.

**B. APPROVAL OF MINUTES:**

Consider the approval of the minutes from October 20, 2021 regular meeting.  
Motion by Spencer Perry and Second by Christian Pearson.

Motion carried 4-0

**C. REGULAR BUSINESS:**

- 1) Consider Final Plat Lots 1-19, Block A, ALEDO RIVER, PHASE I - 43.159 acre tract of land James S. Oser Survey, Abstract No. 1029, Thomas Rolston Survey, Abstract No. 923, Eliza Oser Survey, Abstract No. 1031 City of Aledo ETJ, Parker County, Texas.

Betty Chew, City Planner addressed the Commission stating this is a Final Plat for Phase 1 of this subdivision location in the City's Extraterritorial Jurisdiction (ETJ). Phase 1 is 43.159 acres with 19 single family residential lots. The Preliminary Plat for the 57.42 acre subdivision was approved by Council on July 23, 2020.

The development has access from Jenkins Road. The development will dedicate 60' right-of-way to Parker County for Jenkins Road and N. Aledo River. A rural 24' wide asphalt pavement with borrow ditches is proposed. The developer is requesting a variance to construct the streets to Parker County standards, with County inspection. Staff supports this waiver. The developer has

chosen to not extend West Oak Drive. This was approved with the Preliminary Plat. The developer is requesting a variance for the extended length of N. Aledo River (1,800 ft). Staff has no objection to the length of the cul-de-sac.

The subdivision developer proposes private water wells. The subdivision is not in Aledo's CCN. The developer will need to provide approval from the Upper Trinity Groundwater Conservation District authorizing use of private wells. The lots will be served by onsite sewage systems. Parker County will permit the wells and septic systems.

Stormwater flows from northeast to southwest across the subdivision. Drainage improvement plans are under review by the City Engineer. Drainage ditches and structures on Jenkins Road will be sized to convey the design year storm.

The developer proposes not to dedicate parkland. Staff supports a waiver to the Parkland dedication.

Staff recommends approval of the Final Plat of Lots 1-19, Block A, Aledo River, Phase 1 with approval of the following variances:

1. Street design, review, and inspection by Parker County
2. N. Aledo River extended length of cul-de-sac to 1,800 feet.
3. Parkland dedication not required.

The developer will comply with the city's drainage standards and install drainage ditches and structures on Jenkins Road to accommodate the design storm.

Fred Disney addressed the Commission representing the developer. Mr. Disney stated this is the final phase of residential development of the Bailey Ranch property. These lots will be large rural tracts and remain outside the Aledo city limits.

A motion by Commissioner Spencer Perry to approve the Final Plat, Lots 1-19, Block A, Aledo River, Phase 1 with the variances requested. Seconded by Commissioner Christian Pearson.

Motion passed 4-0

This matter will be considered by the City Council at 6pm on November 18, 2021, in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

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

**THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED AT 6:16PM.**

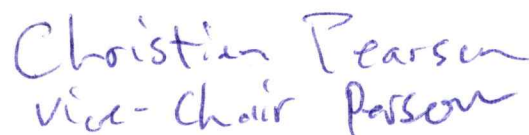
Motion to adjourn made by Commissioner Christian Pearson and seconded by Commissioner Spencer Perry.

Motion passed 3-0

**ADJOURN MEETING: 7:00 PM**



Tiffany Reed-Villarreal, Chairperson  
Planning & Zoning Commission



Christian Pearson  
Vice-Chair Pearson