

MINUTES
PLANNING AND ZONING COMMISSION
Thursday, June 9, 2022
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:01 p.m.

Staff/P&Z Commission members present –
Noah Simon, City Manager, City of Aledo
Nathan Gonzales, City Planner, City of Aledo

Spencer Perry, Acting Chairperson
Jeff Corby, Commission Member
Eric Grimm, Commission Member
Duan W. Beck, Commission Member (Alternate 1)

1. Invocation
Invocation was given by Commission Chairperson, Spencer Perry.
2. Pledge of Allegiance
The Pledge of Allegiance was led by Commission Chairperson, Spencer Perry.
3. Quorum Check
A quorum was present at this meeting with Board members Spencer Perry, Jeff Corby, Eric Grimm, Duane W. Beck, and staff members Noah Simon and Nathan Gonzales in attendance.

B. APPROVAL OF MINUTES:

Consider the approval of the minutes from March 10, 2022, regular meeting.
Motion by Jeff Corby and Second by Eric Grimm.
Motion carried 4-0

C. REGULAR BUSINESS:

- 1) Public Hearing to consider and receive input regarding a request for a zoning change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District of Lots 8-9, Block 9, Lasater Addition, an addition to the City of Aledo, Parker County, Texas.

Nathan Gonzales, City Planner addressed the Commission and presented his staff report. The zoning change requests changing the two existing 75ft lots to 50ft lots, creating a third lot in process. Side yard setbacks were reduced to 5ft, and the overall lot size was reduced to 7,015 SF. The proposed PD calls for the construction of (3) single-family homes, 4 bedrooms, 2 baths, 2-car garages.

The applicants, Jodi and Doug Beard, addressed the Commission and presented a PowerPoint slide deck detailing their proposed project.

Acting Chairperson, Spencer Perry, opened the public hearing at 6:11pm. Resident Susan Houghtalin, 315 Plum Street, addressed the Commission and was opposed to the zoning change. Houghtalin provided a petition signed by residents in the Lasater Addition and page from deed records noting required setbacks.

City Manager Noah Simon addressed the audience briefly and asked the applicants, Jodi and Doug Beard, if they had any conversations with the neighborhood regarding the zoning change prior to making their formal request. Doug Beard advised they had not. Simon suggested both the applicants and the neighborhoods engage in additional discussions moving forward.

Resident James Buchannan, 305 James Street, addressed the Commission and was opposed to the zoning change.

Resident William Johnson, 209 John Street, addressed the Commission and was opposed to the zoning change.

Commission Duane W. Beck asked the applicants what their reasoning was for wanting to build 3 homes on two lots. Jodi Beard advised cost and wanting to create more opportunity for people wanting to move to Aledo as their reason.

The public hearing was closed at 6:29pm.

Commission Jeffery Corby asked staff if the zoning change request was included in the Future Land Use Plan. Nathan Gonzales, City Planner, advised that it was, noting the Future Land Use Plan shows the areas east of Cherry Street to be designated as PD (Planned Development), while the areas west of Cherry Street show to remain the existing R-2 zoning.

A motion by Commissioner Duane W. Beck to recommend denial of the zoning change request was heard. Seconded by Commissioner Eric Grimm.

Motion passed 4-0 to recommend denial of the zoning change request to City Council.

This matter will be considered by the City Council at 6pm on June 23, 2022, in the Aledo Community Center, located at 104 Robinson Court, Aledo, Texas.

Following the closure of the public hearing, there was a considerable amount of conversation between the applicants and attendees, further discussing the project on their own. Staff and the Commission requested these parties continue their conversation outside so that the meeting could continue uninterrupted.

- 2) Public Hearing to consider amending Section 27.3.1, Section 27.3.2, and Section 27.3.7 the City of Aledo Zoning Ordinance to change the size of standard and compact off-street parking spaces.

Nathan Gonzales, City Planner, addressed the Commission and presented his staff report. In changing the existing standard and compact parking spaces, the new standards would be consistent with development in the region while at the same time bringing many of the existing parking lots in the city into compliance. Many of the existing parking lots do not comply with the current standard of a 10'x20' parking space.

The public hearing was opened at 6:50pm.

No public comments were heard.

The public hearing was closed at 6:50pm.

A motion by Commissioner Jeffery Corby to recommend approval was heard. Seconded by Commissioner Eric Grim.

The motion passed 4-0.

This matter will be considered by the City Council at 6pm on June 23, 2022, in the Aledo Community Center, located at 104 Robinson Court, Aledo, Texas.

- 3) Public Hearing to consider amending Section 27.6.32 of the City of Aledo Zoning Ordinance to change the required parking ratio for restaurant uses from total floor area to total dining area.

Nathan Gonzales, City Planner, addressed the Commission and presented his staff report. Gonzales provided an example of how parking is currently assigned to restaurants, considering the entirety of the space rather than the actual use of the space. In changing the parking ratio to reflect dining areas specifically, other areas of a tenant space could be assigned a more appropriate parking ratio. The intent of this change is that this would allow staff more flexibility in determining required parking while at the same time promoting more business-friendly development standards. At times, potential businesses looking to establish occupancy in vacant tenant spaces or infill lots may be denied due to them not being able to meet the required parking.

The public hearing was opened at 6:54pm.

Resident Susan Houghtalin, 315 Plum Street, addressed the Commission but did not state if she was opposed or for the zoning amendment. Houghtalin asked the Commission to consider how the change in parking ratios for restaurants would affect accessible parking spaces.

Nathan Gonzales, City Planner, addressed the Commission again and advised that the accessible parking standards were not being changed and discussed the similarities between building code and zoning requirements with respect to accessible parking. Gonzales further elaborated on the intent of the change being directed toward smaller vacant and infill lots, whereas large building spaces and areas would still need to provide the required accessible parking spaces.

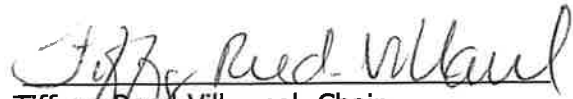
The public hearing was closed at 7:01pm.

A motion by Commissioner Jeffery Corby to recommend approval of the zoning amendment was heard. Seconded by Duane W. Beck.

The motion passed 4-0.

D. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED AT 7:04 PM.


Tiffany Reed-Villarreal, Chair
Planning & Zoning Commission