

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, August 11, 2022**

Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

Meeting called to order at 6:02 p.m.

Staff/P&Z Commission members present –  
Nathan Gonzales, City Planner, City of Aledo  
Alicia Kreh, City Attorney

Tiffany Reed-Villarreal, Chair  
Clayton Lundgren, Commission Member  
Duan W. Beck, Commission Member (Alternate 1)

1. Invocation  
Invocation was given by Commission Member, Clayton Lundgren.
2. Pledge of Allegiance  
The Pledge of Allegiance was led by Commission Chairperson, Tiffany Reed-Villarreal.
3. Quorum Check  
A quorum was present at this meeting with Board members Tiffany Reed-Villarreal, Clayton Lundgren, Duane W. Beck, and staff members Alicia Kreh and Nathan Gonzales in attendance.

**B. APPROVAL OF MINUTES:**

Consider the approval of the minutes from July 14, 2022, regular meeting.  
Motion by Duane W. Beck and Second by Clayton Lundgren.  
Motion carried 3-0

**C. REGULAR BUSINESS:**

- 1) Consider a request for a Final Plat of Lots 1-3, Block 2, The Groves of Aledo- 2.192 acres, John Sparger Survey, Abstract No. 1230, City of Aledo, Parker County, Texas. The property is generally located at 151 FM 5, Aledo, Texas. The property is generally located in the 200 block of Bailey Ranch Rd.

Nathan Gonzales, City Planner addressed the Commission and presented his staff report.

A motion by Commissioner Clayton Lundgren to recommend approval was heard.  
Seconded by Commissioner Duane W. Beck.

Motion passed 3-0.

This matter will be considered by the City Council at 6pm on August 25, 2022, in the Aledo Community Center, located at 104 Robinson Court, Aledo, Texas.

**D. CITIZEN APPEARANCES:**

Resident Pam Chase, 217 Walnut St, addressed the Commission and noted her opposition to extending Walnut St north into the upcoming Dean Ranch development.

Resident Lee Gardner, 225 Walnut St, addressed the Commission and noted her opposition to extending Walnut St north into the upcoming Dean Ranch development.

Resident Brandie Bach, 218 Walnut St, addressed the Commission and noted her opposition to extending Walnut St north into the upcoming Dean Ranch development.

Resident Laura Herrera, 212, Walnut St, addressed the Commission and noted her opposition to extending Walnut St north into the upcoming Dean Ranch development.

Resident Dana Fowler, 213 Walnut St, addressed the Commission and noted her opposition to extending Walnut St north into the upcoming Dean Ranch development.

Resident Susan Houghtalin, 315 Plum St, addressed the Commission and noted support for the residents of Walnut St's opposition. She asked the Commission to remember the city's motto of "*Rich Heritage*" in their decision making as she feels it is being destroyed.

**E. PUBLIC HEARING:**

- 2) Public Hearing to consider amending Section 28, "Accessory Building Regulations" of the City of Aledo Zoning Ordinance to add a five feet (5') rear yard setback from the main structure, rear, and side lot lines for detached accessory storage buildings and open-air structures that are 200 SF or less.

The public hearing was opened at 6:23 pm.

Nathan Gonzales, City Planner, addressed the Commission and presented his staff report.

Commissioner Clayton Lundgren asked if the change would affect building over easements. Gonzales advised it would not as city ordinance already prohibits building over easements.

Resident Susan Houghtalin, 315 Plum St, asked what the catalyst brought about this and mentioned fire hazard concerns for wood structures closer to homes. Gonzales advised staff has had to deny several permits for small storage building and structures for residents who have smaller backyards and cannot meet the 15' setback requirement. Gonzales added that the proposed change maintained a 5' fire separation and had the support of the city's building official and fire marshal.

The public hearing was closed at 6:30 pm.

A motion by Commissioner Duane W. Beck to recommend approval was heard. Seconded by Commissioner Clayton Lungren.

The motion passed 3-0.

This matter will be considered by the City Council at 6pm on August 11, 2022, in the Aledo Community Center, located at 104 Robinson Court, Aledo, Texas.

- 3) Public Hearing to consider amending Section 66-61, "Sidewalk Installation Policy," of Chapter 66, "Subdivisions," of the City of Aledo Code of Ordinances to require sidewalks to be a minimum of feet (5') wide along local residential streets and collectors and a minimum of six (6') feet wide along arterial and thoroughfare streets.

The public hearing was opened at 6:31 pm.

Nathan Gonzales, City Planner, addressed the Commission and presented his staff report. Gonzales noted that staff would not be moving forward with changing the width of the landscape parkway which a previous posted noted but was proposing a change to the sidewalk widths.

Resident Susan Houghtalin, 315 Plum St, asked if the city would be installing new sidewalks or requiring new sidewalks in existing neighborhoods such as the Lasater Addition as a result of this change. Gonzales noted the new standard would apply to new sidewalks as new development comes in. Gonzales added there are currently no plans to install sidewalks in existing neighborhoods, however, should the city secure funding to do so, any sidewalks which would be installed would need to meet the wider requirement. Gonzales advised this change would not require the need to secure additional right-of-way to accommodate the change as the result would simply be a smaller parkway within the same established right-of-way.

The public hearing was closed at 6:40 pm.

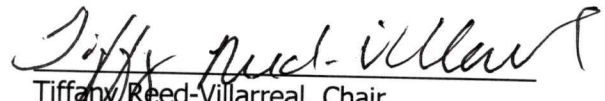
A motion by Commissioner Clayton Lundgren to recommend approval was heard. Seconded by Commissioner Duane W. Beck.

The motion passed 3-0.

This matter will be considered by the City Council at 6pm on August 11, 2022, in the Aledo Community Center, located at 104 Robinson Court, Aledo, Texas.

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

**THERE BEING NO FURTHER BUSINESS THE MEETING ADJOURNED AT 6:41 PM.**

  
Tiffany Reed-Villarreal, Chair  
Planning & Zoning Commission