

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, November 10, 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 –  
Nathan Gonzales, City Planner, City of Aledo  
Lindsey Hale, City Attorney, TOASE

Tiffany Reed-Villarreal, Chair  
Spencer Perry, Commission Member  
Clayton Lundgren, Commission Member  
Jeff Corby, Commission Member  
Duane W. Beck, Commission Member

1. Quorum Check

A quorum was present at this meeting with Board members Tiffany Reed-Villarreal, Spencer Perry, Clayton Lundgren, Jeff Corby, Duane W. Beck, with staff members Nathan Gonzales and Lindsey Hale in attendance.

**B. APPROVAL OF MINUTES:**

Consider the approval of the minutes from August 11, 2022 regular meeting.  
Motion by Spencer Perry and Second by Duane W. Beck.  
Motion carried 5-0

**C. REGULAR BUSINESS:**

1) Consider amending portions of Section 26, "Specific Use Permit (SUP)," of the Aledo Zoning Ordinance to require a Specific Use Permit (SUP) for all properties along FM 1187, FM 5, Champions Drive, and Bailey Ranch Road, and to prohibit restaurant drive-through queue lanes from being located between the building and the primary street frontage.

Nathan Gonzales, City Planner addressed the Commission and presented his staff report detailing the current SUP requirements for restaurant drive-through queue lanes under Section 26. Gonzales noted that the current SUP requirement only applied to similar development north of the railroad tracks as well as those along Bailey Ranch Rd. Gonzales highlighted that should a restaurant with a drive-through lane be proposed south of the railroad tracks, on FM 1187, they would not be subject to the SUP requirement, nor would any site-specific standards to screen the drive-through lane apply, as these requirements pertain to only development projects subject to an SUP.

Gonzales proposed expanding the SUP requirement for restaurants with drive-through lanes to properties that front S FM 1187, Champions Drive, and FM 5. Gonzales also proposed a change a language to prohibit drive-through lanes from being located between the building and the primary street frontage. Gonzales added by doing so, both the Planning and Zoning Commission and City Council would be provided with a greater say in how these areas develop.

Commissioners Tiffany Reed-Villarreal and Spencer Perry discussed their recollection of when the restaurant drive-through lane SUP came before P&Z and City Council for consideration.

Commissioner Tiffany Reed-Villarreal noted her concern that developments with drive-through lanes could create the potential for additional traffic and pedestrian conflicts along S FM 1187, where traffic is already an issue.

The public hearing was opened at 6:15pm.

No public comments were given. Outside of P&Z and staff, no one attended the public hearing.

The public hearing was closed at 6:16pm.

A motion to recommend approval was given by Commission Jeff Corby. A second by Commissioner Clayton Lundgren was given.

The motion carried 5-0.

This matter will be considered by the City Council at 6pm on December 1, 2022 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 6:16 PM.**

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Tiffany Reed-Villarreal, Chair  
Planning & Zoning Commission