

**MINUTES
PLANNING AND ZONING COMMISSION**

Thursday, July 9, 2020
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:06 p.m.

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

Christian Pearson, Commission Vice-Chairman
Tiffany Reed Villarreal, Commission Member
Jeffrey Corby, Commission Member
Nick Stanley, Commission Member

1. Invocation
Invocation was given by Commission Vice-Chairman Christian Pearson.
2. Pledge of Allegiance
The Pledge of Allegiance was led by Commission member Nick Stanley.
3. Quorum Check
A quorum was present at this meeting with Board members Christian Pearson, Tiffany Reed Villarreal, Jeffrey Corby, Nick Stanley and staff members, Gretchen Vazquez and Betty Chew in attendance.

B. APPROVAL OF MINUTES

1. Consideration and/or action regarding approval of minutes of the June 11, 2020 Planning and Zoning meeting.

Commission member Nick Stanley made a motion to approve the June 11, 2020. The motion was seconded by Commission member Tiffany Reed Villarreal.

Motion passed 4-0

C. PUBLIC HEARING

- 1) Public Hearing to consider a proposed amendment to Subsection 10.2.2, Section 10 "R-1 Single Family residential" of the City of Aledo Zoning ordinance concerning the keeping of livestock or fowl in the R-1 Single Family Residential District.

Public Hearing opened at 6:08 pm by Commission Vice-Chairman Christian Pearson. Aledo resident Summer Jones of 16 Fairview Lane spoke to the issue. Aledo resident also spoke to the issue. No further comments so public hearing was closed at 6:13 pm.

D. REGULAR BUSINESS

- 1) Consider a PRELIMINARY PLAT Lots 1-19, Block A and Lots 1-8, Block B, Aledo River – 157.42 acres located in the Aledo E.T.J., Parker County, Texas.

Betty Chew, City Planner spoke to the preliminary plat for the Aledo River Subdivision.

This project is outside the city limits of Aledo and will not be annexed.

The development has access provided from Jenkins Road. Jenkins Road is ultimately being removed from the Master Thoroughfare Plan by an executed developer's agreement. The development is proposing to dedicate 60' wide right-of-way to Parker County for Jenkins Road.

All streets in the Aledo River subdivision will have 60 foot right of way dedication. A rural section, 22' wide asphalt pavement with borrow ditches is proposed. The City of Aledo suburban and rural paving standards detail requires a 24'-26' pavement width, 6" asphalt surface, and 8" stabilized subgrade for a residential street.

The owner/developer has chosen not to make the connection to West Oak Drive due to the existing differences in the deed restriction, mobile home versus 2-acre residential. Furthermore, while the roadway was platted, it was never constructed. According to aerial photos, there appears to be residential improvements within the platted West Oak Drive right-of-way.

N. Aledo River - The owner/developer is requesting a variance for the extended length of the cul-de-sac. The City's subdivision ordinance states that streets to be permanently dead-ended shall be platted and constructed with a paved turnaround not to exceed 500 feet in length. The proposed dead-end street (N. Aledo River) would be approximately 1,800 feet long. Staff recommends approval of the variance request.

The streets for the Aledo River Subdivision will be owned and maintained by Parker County.

The project consists of 2-acre lots and the owner/developer is proposing private water wells. All water wells will be properly permitted through Parker County.

The project consists of 2-acre lots that will be served by onsite sewage facilities. All onsite sewage facilities will be properly permitted through Parker County.

Stormwater flows from northeast to southwest across the subdivision. The southeast part of the subdivision is located in the flood hazard area Zone AE. The approximate limits of the floodway and the 100-year floodplain are shown and labeled on the plat. Residential structures will not be constructed in this area.

A stormwater drainage study and drainage improvement plans have been submitted and will be approved by the City Engineer. Stormwater improvements will be constructed in accordance with City of Aledo design standards.

While this project is in the City of Aledo E.T.J., annexation is not being pursued and the owner/developer proposes not to dedicate parkland. The City's subdivision ordinance states that every developer who subdivides land for the establishment of four or more residential units (all single family, two family or multi-family) shall dedicate a portion of the land, or pay cash in lieu of land, to provide park and recreational facilities.

Motion made by Commission member Tiffany Reed Villarreal to approve a PRELIMINARY PLAT Lots 1-19, Block A and Lots 1-8, Block B, Aledo River – 157.42 acres located in the Aledo E.T.J., Parker County, Texas, and the variance of the street length of North Aledo River. The motion was seconded by Commission member Jeff Corby.

Motion passed 4-0

- 2) Consider a proposed amendment to Subsection 10.2.2, Section 10 "R-1 Single Family Residential" of the City of Aledo Zoning ordinance concerning the keeping of livestock or fowl in the R-1 Single Family Residential District.

Betty Chew, City Planner, spoke to the issue of the zoning ordinance regarding the keeping of livestock or fowl in the R-1 Single Family Residential District and the animal ordinance. The Council would be looking at amending the definition of livestock and fowls to separate those two. A text amendment to the zoning ordinance will repeal the prohibition of the keeping of fowl in the R-1 Single Family District. Proposed amendments to the animal ordinance will provide criteria for the keeping of fowl and birds.

Motion made by Commission member Tiffany Reed Villarreal to consider the proposed amendment to strike the 10.2.2 from the R-1 Single Family Residential ordinance. The motion was seconded by Commission member Jeffrey Corby.

Motion passed 4-0

E. OTHER BUSINESS

None

THERE BEING NO FURTHER BUSINESS THE MEETING IS ADJOURNED

Motion was made by Commission member Tiffany Reed Villarreal, seconded by Commission member Nick Stanley to adjourn the meeting at 6:47 p.m.

Motion passed 4-0



Tiffany Reed Villarreal
Planning & Zoning Commission Chairman