

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Thursday, September 10, 2020**

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 –  
Gretchen Vazquez, Director of Public Works, City of Aledo  
Betty Chew, City Planner, City of Aledo

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

1. Invocation  
Invocation was given by Commission Member Nick Stanley.
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, Christian Pearson, Jeffrey Corby, Nick Stanley and staff members Gretchen Vazquez and Betty Chew in attendance.

**B. APPROVAL OF MINUTES:**

Consider the approval of the minutes from July 7, 2020 special meeting and the July 9, 2020 regular meeting.

Motion by Jeffrey Corby and Second by Christian Pearson

Motion passed 4-0

**C. PUBLIC HEARING**

- 1) Public Hearing to consider a recommendation to City Council for a Zoning Change from (R2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District – a 5.512 acre tract of land out the James B. Carr Survey, Abstract Number 255 and the John Sparger Survey, Abstract Number 1230, Parker County, Texas, said tract of land being a portion of Lot 1, Block 1 of Faith Presbyterian Church, an addition to the City of Aledo, Parker County, Texas, as shown on the plat recorded in Cabinet C, Slide 633, Plat Records, Parker County, Texas (PRPCT), and located on 301 Bailey Ranch Road in the City of Aledo, Parker

County, Texas. This item requires a public hearing. Notice of Public Hearing was mailed and published.

Commission Chairman Tiffany Reed Villarreal opened the public hearing at 6:10 pm. Betty Chew, City Planner, City of Aledo, spoke regarding the public hearing recommendation. US Postal Service is now requiring cluster mail boxes – the boxes will be placed at the top of the circle of the cul-de-sac. The trees they are reposing will be placed in the right-of-way which is a concern. Recommend it be placed outside the roadway. Recommend that replacement of the trees to be the responsibility of the property owner. Fire Marshal is ok with the layout of the subdivision. Lot size is comparable to the lot size in Parks of Aledo, Phase I. Commission member, Christian Pearson asked about the entrance into the subdivision and where the sign might go. He also asked about traffic flow concerns.

Michael Dike, developer spoke regarding the proposed development. In August he reached out to the neighbors and the Parks of Aledo HOA. They will be building homes like the one they previously built in Parks of Aledo and Point Vista. Questions were asked by Committee member, Christian Pearson regarding park space.

Ottis Lee, engineer spoke regarding the drainage questions. Commission member, Christian Pearson asked questions regarding the drainage on the lots.

Sharon Lancaster, 121 Bluestem Lane spoke regarding the letter she sent the Commission members and her concerns about this development. Ms. Lancaster spoke regarding drainage and how it will affect her yard. The lots on Vista paid a premium for the lots they bought and the proposed lots will be smaller and really close to our lots. Why the larger lots don't face the homes already there and the smaller lots facing a different direction. Another question addressed the masonry. Commission member, Christian Pearson said it is the HOA who addressed the masonry and the city cannot dictate that.

Chris Niche asked about the Fire Marshal's response regarding the fire turning radius and the cul-de-sac length. Does the fire department need to agree with the Fire Marshal? Other concerns he had were the premiums that homeowners paid to backup to no other homes. Also discussed the drainage concern he and other homeowners have. He also discussed the maintenance of the wall that is being proposed. Some discussion occurred regarding the wall and that the home owners would be responsible to maintain the wall if this does not become a joint HOA.

Property owner at 106 Greystone spoke regarding his payment for a premium lot and his contract with the builder where it states that there will be no residential lots behind him. Discussion occurred.

Lori Copeland who works for the Presbyterian Church spoke about the original plans for the property behind the church. Plans did not materialize and the church needs to sell the property due to financial needs and why they decided to sell the 5.5 acres.

Stephen Watson, Fire Chief of ESD #1 spoke regarding some of his concerns. The development going on in the city that is pushing the fire department into services that they are not equipped to cover. The cul-de-sac causes a traffic issue for the fire department. Betty Chew spoke and said these lots are not zero lot lines townhomes, but are stand-alone single family residences. Discussion occurred.

Public hearing closed at 7:00 pm.

Question was asked about how to find out when someone has filed for rezoning. The zoning map is on the city website. Discussion occurred.

- 2) Public hearing to hear public comments regarding proposed text amendments to Sections 16, 17, 18, 19, 20, 23, 26, 27 of the Zoning Ordinance in order to require a SUP for Restaurant or Cafeteria With Drive-In Service or Drive Through, add drive-through facility design standards, add Special Street Frontage Standards for properties that front FM 1187 and Bailey Ranch Road and adjust off-street parking regulations. This item requires a public hearing. Notice of Public Hearing was published.

Public Hearing opened at 7:05 p.m.

Brad Lonberger, Kimley Horn spoke to this public hearing. Discussion was about the survey that was sent out and the response from the community. Brad Lonberger said they have recommendations and some alternative conditions regarding amendments to the Zoning Ordinance. Discussion occurred.

Alexander McGuiness spoke regarding Taco Bell and when he moved here his vision did not include a strip mall or fast food restaurants. Commission member spoke about the current zoning did not offer a lot of recourse for the city to stop the Taco Bell. P&Z did not recommend the Taco Bell but city council moved forward.

Public Hearing closed at 7:48 p.m.

#### **D. REZONING**

- 1) Discussion and action to consider a recommendation to City Council for a Zoning Change from (R2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District – a 5.512 acre tract of land out the James B. Carr Survey, Abstract Number 255 and the John Sparger Survey, Abstract Number 1230, Parker County, Texas, said tract of land being a portion of Lot 1, Block 1 of Faith Presbyterian Church, an addition to the City of Aledo, Parker County, Texas, as shown on the plat recorded in Cabinet C, Slide 633, Plat Records, Parker County, Texas (PRPCT), and located on 301 Bailey Ranch Road in the City of Aledo, Parker County, Texas.

Commission member, Christian Pearson, spoke regarding the impact this has on the neighbors, installation of trees, the drainage and if it goes under one HOA. Discussion occurred. Commission member, Jeffrey Corby stated there were concerns that the Fire

Chief, Stephen Watson and the City Fire Marshal were not on the same page. Betty Chew spoke to the fact that if the HOA and POA did not join there would need to be an agreement regarding the maintenance of the existing wall and the drainage easement.

The Commission requested the developer consider the adjacent property owners drainage concerns in development of the drainage plan for The Enclave. The Commission also requested the developer continue to pursue merging the Parks of Aledo and The Enclave Home Owner's Associations.

Motion by Nick Stanley and Second by Jeffrey Corby

Motion passed 4-0

- 2) Discussion and action to consider a recommendation to City Council regarding proposed text amendments to Sections 16, 17, 18, 19, 20, 23, 26, 27 of the Zoning Ordinance in order to require a SUP for Restaurant or Cafeteria With Drive-In Service or Drive Through, add drive-through facility design standards, add Special Street Frontage Standards for properties that front FM 1187 and Bailey Ranch Road and adjust off-street parking regulations.

Motion by Jeffrey Corby to recommend approving the proposed amendments to the Zoning Ordinance including the conditions. Motion was Second by Christian Pearson.

Motion passed 4-0

**E. PLATS:**

None

**F. OTHER BUSINESS:**

None

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

Motion was made by Commission member Nick Stanley, seconded by Commission Vice-Chairman Christian Pearson to adjourn the meeting at 8:02 p.m.

Motion passed 4-0

  
Tiffany Reed Villarreal  
Planning & Zoning Commission Chairperson