

MINUTES
PLANNING AND ZONING COMMISSION
Thursday, October 8, 2020

Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:04 p.m.

Staff/P&Z Commission members present –
Gretchen Vazquez, Director of Public Works, City of Aledo
Betty Chew, City Planner, City of Aledo
Todd Covington, Covington Services-WebEx moderator

Tiffany Reed Villarreal, Commission Chairperson, via WebEx
Jeffrey Corby, Commission Member
Nick Stanley, Commission Member, via WebEx

Others present –
Doug Boyd
Carrie Boyd

1. Invocation
Invocation was given by Commission Chairperson Tiffany Reed Villarreal.
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, Jeffrey Corby, and Nick Stanley in attendance.

B. APPROVAL OF MINUTES:

Consider the approval of the Planning and Zoning Commission meeting minutes from September 10, 2020 regular meeting.

Motion by Jeffrey Corby and Second by Nick Stanley.

Motion passed 3-0

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 – Lots 7-9, Block 9 Lasater Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Volume 277, Page 641, Plat Records, Parker County Texas.

Betty Chew spoke regarding the public hearing. Developer is proposing to subdivide into 5 single family residential lots. Developer is proposing 5,880 square foot lots with detached rear entry garages. Developer is requesting a variance to the side yard setback, the square foot lot sizes, the driveway size, and not be required to install sidewalks as there are none in this area. A notice of the public hearing was mailed to the affected parties. A question asked, "what does the staff think about not having any sidewalks". One written comment from owner at 125 Jearl St and their comments will be included. Nick Stanley asked another question regarding sidewalks on what the staff thinks about the issue for now and for the future of the area. Betty Chew explained that this is close to an area where the city is looking to do a pedestrian-oriented corridor. The developer spoke regarding the sidewalk issue and said they are willing to discuss with city staff. Written correspondence (email) from: Rhoda Hale, owner 125 Jearl Street opposing rezoning request.

OPEN PUBLIC HEARING: 6:16 pm

CLOSE PUBLIC HEARING: 6:20 pm

- 2) Public Hearing to receive input regarding revising Section 40 of the Zoning Ordinance 2008-03, Changes and Amendments to all zoning ordinances and districts and administrative procedures to comply with requirements of State Law.

Betty Chew spoke regarding this public hearing. Most of the changes and amendments are to clarify the ordinances and the zoning procedures. Betty spoke about the different things that trigger votes and notices of hearing. She talked about the provisions that are currently within and not within the zoning ordinances for the city. No questions.

OPEN PUBLIC HEARING: 6:20 pm

CLOSE PUBLIC HEARING: 6:27pm

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 – Lots 7-9, Block 9 Lasater Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Volume 277, Page 641, Plat Records, Parker County Texas.

A question was asked by Nick Stanley about the sidewalk issue again on working with the developer on adding the sidewalks. Discussion occurred regarding the possibility of putting money in escrow for the addition of sidewalks as a part of applications. P&Z recommends the addition of sidewalks to this rezoning.

MOTION by Nick Stanley and SECOND by Jeff Corby

APPROVED X

Motion passed 3-0

This matter will be considered by the City Council at 6 pm on October 22, 2020 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

- 1) Discussion and action to consider a recommendation to City Council to revise Section 40 of the Zoning Ordinance 2008-03, Changes and Amendments to all zoning ordinances and districts and administrative procedures to comply with requirements of State Law.

MOTION by Jeff Corby and SECOND by Nick Stanley

APPROVED __x__

Motion passed 3-0

This matter will be considered by the City Council at 6 pm on October 22, 2020 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

2) OTHER BUSINESS:

None

3) ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

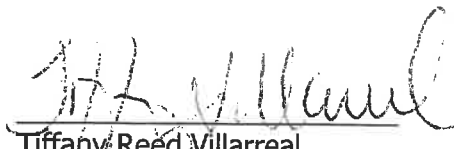
THERE BEING NO FURTHER BUSINESS THE MEETING IS ADJOURNED.

MOTION by Nick Stanley and SECOND by Jeff Corby

APPROVED __x__

Motion passed 3-0

ADJOURN MEETING: __6:37__ PM



Tiffany Reed Villarreal
Planning & Zoning Commission Chairperson

