

MINUTES
PLANNING AND ZONING COMMISSION
Tuesday, February 12th, 2019
Aledo Community Center
104 Robinson Court
Aledo, Texas 76008

A. CALL TO ORDER:

Meeting called to order at 6:00 PM.

Staff members present –

Gretchen Vazquez, City of Aledo Public Works Director

Deana McMullen, City of Aledo City Secretary

Jim Witherow, Commission Chairman

Christian Pearson, Commission Member

Jeff Foust, Commission Member

Evan McGuire, Commission Member

Nick Stanley, Commission Member

1. Invocation

Invocation was given by Board member Jim Witherow.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Board member Christian Pearson.

3. Quorum Check

A quorum was present at this meeting with Board members Jim Witherow, Evan McGuire, Jeff Foust, Nick Stanley, and Christian Pearson in attendance.

4. Administer Oath of Office to newly appointed board member Nick Stanley. Nick Stanley was sworn in by City Secretary, Deana McMullen.

B. CONSENT AGENDA

1. Consideration and/or action regarding approval of minutes of the February 12, 2019, regular meeting.

Christian Pearson made a motion to approve the February 12, 2019 minutes. The motion was seconded by Evan McGuire.

Motion passed 5-0

C. CITIZEN APPEARANCES

NONE

D. REGULAR BUSINESS

1. Discuss and consider appointment of Vice-Chairman for the Planning and Zoning Board.

Christian Pearson accepted nomination for Vice-Chair for the Planning and Zoning Board. Appointment for Vice-Chair carried unanimously.

2. Consider the preliminary plat of Lots 1 and 2, Block 1, CVS – FM 1187 North subdivision, an addition to the City of Aledo, Parker County, Texas, being a 5.07 acre tract of land located in the John Sparger Survey, Abstract Number 1230, Parker County, Texas and being a portion of a tract of land described as Tract No. 1 in the deed to Bailey Ranch, LP., as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas as requested by Bailey Ranch LP. and represented by Fred Disney.

THIS ITEM DID NOT REQUIRE A PUBLIC HEARING.

Gretchen Vazquez stated that staff had reviewed the preliminary plat and it met all the platting requirements for the City of Aledo. She also stated that the applicant's representative was in attendance and could answer any questions regarding the two items on the agenda.

Applicant's representative, Mr. Fred Disney was at the Planning and Zoning meeting and explained in more detail the type of development that was being proposed at the northwest corner of Bailey Ranch Road and FM 1187. Mr. Disney stated that the proposed commercial development was for a new CVS store.

Board member Nick Stanley asked if applicant had provided any renderings of the building. Mr. Disney stated that he did not bring any renderings to the Planning and Zoning meeting, but that he was planning on bringing renderings/building elevation drawings to the City Council meeting.

Board member Christian Pearson asked about the access to the proposed CVS store. Mr. Disney explained that there would be an access off of FM 1187 which is TxDOT right-of-way. He noted that the access is shown on the plat as a 30' access easement. Mr. Disney also stated that there would be another access off of Bailey Ranch Road. This access is shown on the plat as a shared access or public access easement between the Aledo Medical Office and the proposed CVS store.

Jeff Foust made a motion to recommend the approval of the preliminary plat of Lots 1 and 2, Block 1, CVS – FM 1187 North subdivision. Christian Pearson seconded the motion.

Motion passed 5-0

Gretchen Vazquez stated that this matter was to be considered by the City Council @ 7:00 P.M. on February 28th, 2019 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

3. Consider the final plat of Lot 1, Block 1, CVS – FM 1187 North subdivision, an addition to the City of Aledo, Parker County, Texas, being a 2.24 acre tract of land located in the John Sparger Survey, Abstract Number 1230, Parker County, Texas and being a portion of a tract of land described as Tract No. 1 in the deed to Bailey Ranch, LP., as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas as requested by Bailey Ranch LP. and represented by Fred Disney.

THIS ITEM DID NOT REQUIRE A PUBLIC HEARING.

Gretchen Vazquez stated that staff had reviewed the final plat and it met all the platting requirements for the City of Aledo.

Nick Stanley made a motion to recommend the approval of the final plat Lot 1, Block 1, CVS – FM 1187 North subdivision. Christian Pearson seconded the motion.

Motion passed 5-0

Gretchen Vazquez stated that this matter was to be considered by the City Council @ 7:00 P.M. on February 28th, 2019 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.

Motion was made by Commission member Nick Stanley, seconded by Christian Pearson to adjourn the meeting at 6:15 p.m.

Motion passed 5-0

Passed and approved this 11 day of July 2019.


Jim Witherow