

**MINUTES  
PLANNING AND ZONING COMMISSION**

**Thursday, August 8th, 2019**

Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

Meeting called to order at 6:10 PM.

Staff/P&Z Commission members present –  
Gretchen Vazquez, Director of Public Works, City of Aledo  
Betty Chew, Consultant, City of Aledo  
Randy Law, Building Official, City of Aledo  
Christian Pearson, Commission Vice-Chairman  
Jeff Foust, Commission Member  
Evan McGuire, Commission Member  
Nick Stanley, Commission Member

Others present-

Mr. Brandon Philips, Purchaser/Developer, Feed Lot Commons. Applicant's representative, Mr. Chuck Stark, Barron-Stark Engineers.

Drs. Michelle Parker and Darcy Goode, Chiropractors, The Chiropractor Place

**1. Invocation**

Invocation was given by Board member Jeff Foust.

**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 Evan McGuire, Jeff Foust, Nick Stanley, and Christian Pearson in attendance.

**B. CONSENT AGENDA**

1. Consideration and/or action regarding approval of minutes of the July 11, 2019, regular meeting.

Jeff Foust made a motion to approve the July 11, 2019 minutes. The motion was seconded by Nick Stanley.

**Motion passed 4-0**

**C. CITIZEN APPEARANCES**

NONE

**D. REGULAR BUSINESS**

1. Consider a request for a zoning change from Commercial District-General (C-2) to Planned Development Two Family Residential District (PD R-3) of a 2.39 acres tract of land, located in the R.C. Eddleman Survey, Abstract No. 438, City of Aledo, Parker County, Texas, as requested by Morris and Ann Hataway, represented by Barron Stark Engineers.

Staff stated that this item was a zoning change request to change from C-2 to PD R-3 zoning to allow for development of the proposed site with 7 duplex structures (14 units). Staff also indicated that the developer was proposing to access the lots from a cul-de-sac off Feed Lot Road.

Staff mentioned that the lots met the PD R-3 area, setback, height, and coverage regulations. Staff also noted that the lots exceeded the minimum lot width requirement (40') and had an average lot depth of +/- 80'. The minimum lot depth (125') requirement was not met. Section 20.9.9 of the Zoning Ordinance states that "Two (2) enclosed parking spaces per dwelling unit shall be provided behind the front building line." Carports are proposed with one (1) covered and one (1) open space per dwelling unit.

Staff proceeded to list the variances requested by the applicant:

1. Parking Spaces: One (1) covered and one (1) open space per dwelling unit.

2. Minimum lot depth from 72.95' to 160.59'.

**THIS ITEM REQUIRED A PUBLIC HEARING.**

Christian Pearson opened the public hearing at 6:23 PM and closed the public hearing at 6:50 PM.

Chuck Stark provided the Commission with an overview of the proposed development. Mr. Stark discussed the two variances (depth and parking) being requested. Applicant's representative also stated that a Homeowner's Association (HOA) would be created.

Board member Nick Stanley brought up discussion about long term planning for the city and how this area could be considered a redevelopment district. Mr. Stanley discussed in detail the best use of the property in terms of long-term projections, the potential to redevelop the area into a neighborhood with a higher price point, the significance of the covered parking, and about being very selective of what is being developed.

Board member Christian Pearson also brought up discussion about the best use of the property and the duplexes located on Kelly Road.

Brandon Phillips addressed the P&Z Commission and spoke about the socioeconomic level and how the property could be developed.

Jeff Foust stated that this type of development would be a good use of the property and would blend in with the surrounding area. Mr. Foust also stated that rental property in Aledo is hard to find.

Jeff Foust made a motion to recommend the approval of the PD R-3 zoning with the two variances as presented. No board members seconded the motion.

**Motion did not carry**

Nick Stanley made a motion to recommend the approval of the PD R-3 zoning to allow for a variance on the minimum lot depth of 72.95' to 160.59' and one enclosed garage parking space per dwelling unit. Christian Pearson seconded the motion.

**Motion passed 3-1**

Gretchen Vazquez stated that this matter was to be considered by the City Council @ 7:00 P.M. on August 22<sup>nd</sup>, 2019 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

2. Consider amending the Zoning Ordinance adding (clinic, medical or dental) as a permitted use in the DB Downtown Business District.

Staff stated that a request to locate a dental clinic in the Downtown Business District had been received. To permit a clinic in the Downtown Business District would require amending Section 23: USES OF LAND AND BUILDING/REGULATIONS - TABLE 6 – Office, Retail, Commercial, and Service Type Uses.

**THIS ITEM REQUIRED A PUBLIC HEARING.**

Christian Pearson opened the public hearing at 7:07 PM and closed the public hearing at 7:11 PM.

Staff presented a copy of a letter that was received from the Amazing Kids Pediatric Dentistry expressing their appreciation for consideration in amending the Zoning Ordinance to add dental facility as a permitted use in the Downtown Business District.

Dr. Michelle Parker, Chiropractor, The Chiropractor Place, addressed the P&Z Commission and spoke in favor of the amendment. Dr. Parker also expressed her support for the item being considered.

Christian Pearson made a motion to amend the Zoning Ordinance to classify Clinics, Medical or Dental as a permitted use in the Downtown District. Nick Stanley seconded the motion.

### **Motion passed 4-0**

Gretchen Vazquez stated that this matter was to be considered by the City Council @ 7:00 P.M. on August 22<sup>nd</sup>, 2019 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

3. Consider an amendment to CHAPTER 66 – SUBDIVISION ORDINANCE to provide for administrative approval of minor plats and replats.

Staff stated that the Texas Local Government Code Chapter 212.0065 provides for cities to delegate to an officer (City Administrator) the ability to approve certain minor plats or replats. Staff also stated that this administrative approval was beneficial to the City and subdivider to allow for the efficient and orderly administration and approval of these plats. Staff indicated that these minor plats and replats must meet all informational and procedural requirements for a Final Plat and the City Administrator, may for any reason, elect to refer the plat to the Planning and Zoning Commission and City Council for consideration.

### **THIS ITEM REQUIRED A PUBLIC HEARING.**

Christian Pearson opened the public hearing at 7:18 PM and closed the public hearing at 7:18 PM.

Christian Pearson made a motion to amend the Subdivision Ordinance to provide for administrative approval of minor plats, replats, and plat amendments as authorized by Texas Local Government Code Chapter 212.0065 and designate the City Administrator as the authorized signatory. Nick Stanley seconded the motion.

### **Motion passed 4-0**

Gretchen Vazquez stated that this matter was to be considered by the City Council @ 7:00 P.M. on August 22<sup>nd</sup>, 2019 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

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

Motion was made by Commission member Christian Pearson, seconded by Evan Mcguire to adjourn the meeting at 7:19 p.m.

**Motion passed 4-0**

Passed and approved this 10 day of October 2019.



Jim Witherow

