

MINUTES
PLANNING AND ZONING COMMISSION
Thursday April 13, 2023
Aledo Community Center
104 Robinson Ct
Aledo, Texas 76008

A. CALL TO ORDER

Meeting called to order at 6:00 pm

Staff/P&Z Commission member present –
Iván Gonzalez, City Planner, City of Aledo
Lindsey Hale, Associate Attorney, TOASE
Tiffany Reed Villareal, Commission Chairperson
Eric Grimm, Commission Member
Taylor Renberg, Commission Member

1. Invocation
Invocation was given by Commission Member, Eric Grimm.
2. Pledge of Allegiance
The Pledge of Allegiance was led by Commission Chairperson, Tiffany Reed Villareal.
3. Quorum Check
A quorum was present at this meeting with Board member Tiffany Reed Villareal, Eric Grimm, Taylor Renberg and staff members Iván Gonzalez, and Lindsey in attendance

B. APPROVAL OF MINUTES

Consider the approval of the minutes from March 9, 2023 regular meeting.

Motion by Eric Grimm and Second by Taylor Renberg

Motion carried 3-0

C. REGULAR BUSINESS

- 1) Public Hearing to consider an ordinance amending Section 23 of the City of Aledo, Texas Zoning Ordinance pertaining to swimming pool standards.

Public Hearing opened at 6:05 pm

Iván G. Gonzalez, Interim City Planner, gave a presentation on the current standards, amended standards, and the reasoning behind the amendment.

Public Hearing closed at 6:12 pm

Motion to approve made by Commissioner Eric Grimm and second by Commissioner Taylor Renberg.

Motion passed 3-0

This matter will be considered by the City Council at 6 pm on April 27, 2023 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

- 2) Public Hearing to receive input and consider comments regarding recommending the initial zoning of newly annexed territory as Planned Development with Single Family R-2 uses for a 106.52-acre tract of land off of Bailey Ranch Road, also known as The Lakes.

Public Hearing opened at 6:15 pm

Iván G. Gonzalez, Interim City Planner, gave a presentation on the location, process, and consistency with agreements and policies within the City. Staff recommended approval of the rezoning request based on the Future Land Use Plan, Zoning Map, Area Development Agreement, and the surrounding neighborhood context.

Justin Wellborn, Parks of Aledo Developer and Applicant, addressed the commission and stated that they are a few months away from finishing public improvements and hoping to start getting permits for houses in late July.

Burnco Representative addressed the Commission, stating that they are not for or against the annexation and rezoning for this development but wants to address the commission that they are a concrete batch plant on the southern border of this property, and they have operated their business for over ten years. The property is located outside of city limits and that there could be complaints from homeowners.

Public Hearing closed at 6:25pm

- 3) Consider and discuss recommendation of the initial zoning of newly annexed territory as Planned Development with Single Family R-2 uses for a 106.52-acre tract of land off of Bailey Ranch Road, also known as The Lakes.

The commission discussed traffic and Jenkins Road being cut off at North Annetta as well as the concrete batch plant to the south.

Motion to approve made by Commissioner Eric Grimm and second by Commissioner Taylor Renberg.

Motion passed 3-0

This matter will be considered by the City Council at 6 pm on April 27, 2023 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

- 4) Public Hearing to receive input and consider comments for a Zoning Change request from Single Family Residential R-1 to Downtown Business District DB for 6.013 acres of land situated on Lot 1, Block 1-R, Aledo Original Town and 2.36 acres situated on land from Abstract 483, Fawks LR survey. (100 Pecan Drive)

Public Hearing opened at 6:28 pm

Iván G. Gonzalez, Interim City Planner, gave a presentation on the location, process, and consistency with agreements and policies within the City. Staff recommended approval of the rezoning request based on the Future Land Use Plan, Zoning Map, Area Development Agreement, and the surrounding neighborhood context.

Jim Britton, Aledo United Methodist Church, Chair of Trustees, spoke on the rezoning request as a means to help the church further improve their property.

Public Hearing closed at 6:34pm

- 5) Consider and discuss a request for a Zoning Change request from Single Family Residential R-1 to Downtown Business District DB for 3.653 acres of land located on Lot 1, Block 1-R, Aledo Original Town and 2.36 acres situated on land from Abstract 483, Fawks LR survey. (100 Pecan Drive)

Motion to approve made by Commissioner Eric Grimm and second by Commissioner Taylor Renberg.

Motion passed 3-0

This matter will be considered by the City Council at 6 pm on April 27, 2023 in the Aledo Community Center located at 104 Robinson Court, Aledo, Texas.

D. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING

There being no further business the meeting is adjourned.

Motion to approve made by Commissioner Eric Grimm and second by Commissioner Taylor Renberg.

Motion passed 3-0

ADJOURN MEETING AT 6:38 PM

TIFFANY REED VILLAREAL
PLANNING & ZONING COMMISSION CHAIRPERSON